



## **SUMMARY OF DECISIONS REQUESTED**

# **QUEENSTOWN LAKES DISTRICT COUNCIL PROPOSED DISTRICT PLAN – STAGE 1**

**FURTHER SUBMISSIONS DUE 16 DECEMBER 2015**

<b>Submitter Number:</b>	2	<b>Submitter:</b>	Jeff Rogers
<b>Contact Name:</b>		<b>Email:</b>	jeff.rogers@mvsvaluers.com.au
<b>Address:</b>	33 Grey Gum Place, FRAZERS CREEK, Australia, 2446		
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<b>Point Number</b>	2.1	<b>Provision:</b>	7-Part Seven - Maps > 7.26-Map 24 - Cardrona, Albert Town
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone Lot 1 DP 303093 at Cardrona from Rural as shown on Planning Map 24a to Rural Visitor Zone.		
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<b>Point Number</b>	2.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone Lot 1 DP 303093 at Cardrona from Rural as shown on Planning Map 24a to Rural Visitor Zone. See submission point 2.1.		
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<b>Submitter Number:</b>	3	<b>Submitter:</b>	Alistair Munro
<b>Contact Name:</b>		<b>Email:</b>	z_munro@hotmail.com
<b>Address:</b>	22 Worroebil St, North Balgowlah, Sydney, Australia, 2093		
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<b>Point Number</b>	3.1	<b>Provision:</b>	7-Part Seven - Maps > 7.22-Map 20 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone the thin strip of Rural General land with a Building Restriction Overlay, as shown on Planning Map 20, located , between Lots 3, 4 and 5 DP300734 and Peak View Ridge, to Large Lot Residential.		
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<b>Point Number</b>	3.2	<b>Provision:</b>	410-11 Large Lot Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone the thin strip of Rural General land with a Building Restriction Overlay, as shown on Planning Map 20, located , between Lots 3, 4 and 5 DP300734 and Peak View Ridge, to Large Lot Residential.		

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**Point Number** 3.3 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Support

**Summary of Submission** Approve the proposed Large Lot Residential zone to the north of Studholme Road shown in Maps 22 and 23.

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**Point Number** 3.4 **Provision:** 410-11 Large Lot Residential

**Position:** Support

**Summary of Submission** Approve the proposed Large Lot Residential zone to the north of Studholme Road shown in Maps 22 and 23.

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**Point Number** 3.5 **Provision:** 7-Part Seven - Maps > 7.22-Map 20 - Wanaka

**Position:** Oppose

**Summary of Submission** Either clearly explain to the public's satisfaction why that area is proposed to be zoned Medium Density Residential, or leave it as Low Density Residential.

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**Submitter Number:** 5 **Submitter:** Twenty24 Ltd

**Contact Name:** Trish Wrigley **Email:** twenty24@vodafone.co.nz

**Address:** 87 Lagoon Avenue, Albert Town, Wanaka, New Zealand, 9305

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**Point Number** 5.1 **Provision:** 26-37Designations > 90- E.Wanaka Airport > 91- E1Aerodrome Purposes

**Position:** Oppose

**Summary of Submission** Oppose 'freight facilities' being a permitted activity on the airport, unless they are related to aerodrome purposes to clarify that only freight facilities associated with aircraft businesses be permitted on the airfield.

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**Submitter Number:** 6 **Submitter:** Twenty24 Ltd

<b>Contact Name:</b>	Trish Wrigley	<b>Email:</b>	twenty24@vodafone.co.nz
<b>Address:</b>	87 Lagoon Avenue, Albert Town, Wanaka, New Zealand, 9305		
<b>Point Number</b>	6.1	<b>Provision:</b>	26-37Designations > 90-E.Wanaka Airport
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Correct the maximum building height from 1.0 to 10 metres.		

<b>Submitter Number:</b>	7	<b>Submitter:</b>	Sue Knowles
<b>Contact Name:</b>		<b>Email:</b>	suefelsknowles@hotmail.com
<b>Address:</b>	11 York Street, Queenstown, New Zealand, 9300		
<b>Point Number</b>	7.1	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That all properties within the High Density Residential Zone having access off the York Street right of way (including numbers 11, 9, 3 and 1) be rezoned to Low Density Residential.		
<b>Point Number</b>	7.2	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the chapter generally		
<b>Point Number</b>	7.3	<b>Provision:</b>	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That Clause 9.6.3. and 9.6.3.1 are deleted and replaced with provisions to require that all building heights on sloping land above 7 metres are publically notified.		

**Submitter Number:** 8 **Submitter:** Stephen Spence  
**Contact Name:** **Email:** stev0s@yahoo.co.nz  
**Address:** 14 Sledmere Drive, RD 1, Queenstown, New Zealand, 9371

**Point Number** 8.1 **Provision:** 7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover  
**Position:** Oppose  
**Summary of Submission** Remove the proposed medium density zone and retain rural zoning on the land to the between Frankton Ladies Mile Highway and the Quail Rise Zone. Any development should be sympathetic to the style of development of the Quail Rise Zone.

**Point Number** 8.2 **Provision:** 255-8 Medium Density Residential  
**Position:** Oppose  
**Summary of Submission** Remove the proposed medium density zone and retain rural zoning on the land to the between Frankton Ladies Mile Highway and the Quail Rise Zone. Any development should be sympathetic to the style of development of the Quail Rise Zone.

**Submitter Number:** 9 **Submitter:** Terry Drayton  
**Contact Name:** **Email:** namastewanaka@slingshot.co.nz  
**Address:** 69 Studholme rd, Wanaka, New Zealand, 9382

**Point Number** 9.1 **Provision:** 138-7 Low Density Residential  
**Position:** Oppose  
**Summary of Submission** Opposes increase in density to 1 unit per 300m2 and requests retention of existing rules for the low density residential zone.  
 Requests removal of rates increases for visitor accommodation, and instead impose a 'bed tax' on tourists.

**Point Number** 9.2 **Provision:** 255-8 Medium Density Residential  
**Position:** Oppose

<b>Summary of Submission</b>	Opposes the chapter provisions generally		
<b>Point Number</b>	9.3	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Zone the land along Studholme Road as rural residential with a minimum lot size of 4000msq not 2000msq and introduce a greenbelt the length of studhome rd on both sides before any further compromise is made on the nature of this unique rural area. Also to extend this greenbelt along Orchard Rd		
<b>Point Number</b>	9.4	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667-13.5.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Opposes proposed increase to noise levels in Wanaka town centre.		
<b>Point Number</b>	9.5	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	To not increase the height of buildings on flat land in Wanaka above 2 stories but nominate an area in 3 Parks where this is permissible		
<b>Point Number</b>	9.6	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	To allow the introduction of exotic trees by resource consent application.		
<b>Point Number</b>	9.7	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 947-21.5.26.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	To limit the use of informal airports on rural land to farming or emergency needs only and that any other uses be redirected to commercial airports.		

<b>Point Number</b>	9.8	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Ban the practise of burn offs and to introduce a more sustainable and ecological practice.		
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<b>Point Number</b>	9.9	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	To ban the use of chemical control in Lake Wanaka and introduce an environmentally sustainable approach.		
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<b>Point Number</b>	9.10	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	To prohibit any structural foundational developments in Pembroke Park		
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<b>Point Number</b>	9.11	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	To develop a design philosophy along Lake Wanaka lakefront and prohibit any structural development on the lake foreshore areas.		
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<b>Point Number</b>	9.12	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	To prohibit any structural foundational developments in Pembroke Park		
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<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		
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<b>Point Number</b>	10.1	<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>	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.		
<b>Point Number</b>	10.2	<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		
<b>Summary of Submission</b>	Support especially the heritage and unique character of Arrowtown.		
<b>Point Number</b>	10.3	<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>	Protect and preserve the natural environment and ecosystems and especially care with runoff from subdivisions with contaminants		
<b>Point Number</b>	10.4	<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>	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.		
<b>Point Number</b>	10.5	<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		
<b>Summary of Submission</b>	Encourage short term rentals for itinerant workers & employees. For Arrowtown - a balance to be retained - residents young and old - all generations		



<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.		

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<b>Point Number</b>	10.7	<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>	Note that Frankton - Remarkables Park has a commercial zoning as well as Queenstown and Wanaka		

<b>Submitter Number:</b>	11	<b>Submitter:</b>	Jill Newton
<b>Contact Name:</b>		<b>Email:</b>	jillnewton@clear.net.nz
<b>Address:</b>	7A Thames St, Arrowtown, Arrowtown, New Zealand, 9302		

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<b>Point Number</b>	11.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 966-21.5.39
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Do not allow non-motorised commercial activities on Lake Hayes		

<b>Submitter Number:</b>	12	<b>Submitter:</b>	Landpro
<b>Contact Name:</b>	Werner Murray	<b>Email:</b>	werner@landpro.co.nz
<b>Address:</b>	302, Cromwell, New Zealand, 9342		

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<b>Point Number</b>	12.1	<b>Provision:</b>	948-23 Gibbston Character Zone > 1009-23.5 Rules - Standards >
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**Position:** Oppose

**Summary of Submission** To specifically exclude wind machines from the height requirements in the Gibbston Character Zone. Council may wish to include some controls around this like for instance the colour of the structure (excluding the blades), and potentially a set back from Gibbston Valley highway. With controls such as those mentioned to minimise the impact of wind machines there is no reason why wind machines can not be a permitted activity.

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**Submitter Number:** 13 **Submitter:** Cassidy Trust

**Contact Name:** Edward Cassidy **Email:** ted.c@xtra.co.nz

**Address:** Lower Shotover Rd, R D 1, Queenstown, New Zealand, 9371

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**Point Number** 13.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:** Support

**Summary of Submission** That the proposed rezoning from Rural to Rural Lifestyle as shown on map 31 at Lower Shotover be implemented .

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**Point Number** 13.2 **Provision:** 7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover

**Position:** Support

**Summary of Submission** That the proposed rezoning from Rural to Rural Lifestyle as shown on map 31 at Lower Shotover be implemented .

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**Submitter Number:** 14 **Submitter:** Gerald Siddall and Richard Tweedie

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

**Address:** Mactodd PO Box 653, Queenstown, New Zealand, 9300

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**Point Number** 14.1 **Provision:** 26-43 Millbrook Resort Zone > 28-43.2 Objectives and Policies > 29-43.2.1 Objective 1

**Position:** Oppose

**Summary of Submission** Amend 43.2.1.1 to include 'the avoidance of adverse effects on the amenities of residents within and in the vicinity of Millbrook;

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**Point Number** 14.2 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 44-43.4.5

**Position:** Oppose

**Summary of Submission** Delete 43.4.5 which provides for buildings in R14, R15 and R16; - Residential Activity Areas

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**Point Number** 14.3 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 45-43.4.6

**Position:** Oppose

**Summary of Submission** Delete 43.4.6 which provides for buildings in R17 Residential Activity Area;

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**Point Number** 14.4 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 65-43.5.2

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

**Summary of Submission** Amend 43.5.2 by deleting '450' and inserting '400'

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**Point Number** 14.5 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 66-43.5.3

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

**Summary of Submission** Amend 43.5.3 by deleting reference to R14, R15 and R16

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**Point Number** 14.6 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 67-43.5.4

**Position:** Not Stated

<b>Summary of Submission</b>	Amend 43.5.4 by deleting reference to R14, R15, R16 and R17		
<b>Point Number</b>	14.7	<b>Provision:</b>	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 68-43.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 43.5.5 regarding building height on R14, R15, R16 and R17		
<b>Point Number</b>	14.8	<b>Provision:</b>	26-43 Millbrook Resort Zone > 85-43.7 Structure Plans
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend 43.7 (the Structure Plan) by deleting all areas proposed for the expansion of the Millbrook Zone, including but not limited to the area known as Dalgleish Farm. The expansion of the Millbrook Zone to include the land known as 'Dalgleish Farm' to enable the extension of the golf course (27 holes to 36 holes) and to provide for the location of 45-55 additional residential units is opposed as: a) This expansion will have adverse effects on the amenities of persons living within and in the vicinity of Millbrook, including, but are not limited to increased traffic, reduced safety, and noise, and b) The proposed expansion does not demonstrate good resource management practice, does not enable the residents of Millbrook and others to provide for their social, economic, and cultural wellbeing and their health and safety, and does not promote sustainable management of resources.		
<b>Point Number</b>	14.9	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Make such other consequential deletions or amendments as are necessary to give full effect to this submission		
<b>Point Number</b>	14.10	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Map 26 - Amend 43.7 (the Structure Plan) by deleting all areas proposed for the expansion of the Millbrook Zone, including but not limited to the area known as Dalgleish Farm. See submission point 14.8 for detail.		

<b>Submitter Number:</b>	15	<b>Submitter:</b>	John Blennerhassett
<b>Contact Name:</b>		<b>Email:</b>	john@theestuary.co.nz

**Address:** 6B Panorama Road, Clifton, Christchurch, New Zealand, 8081

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**Point Number** 15.1 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9

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

**Summary of Submission** The density of 2000msq allotment sizes along Studholme Road a permitted activity.

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**Point Number** 15.2 **Provision:** 7-Part Seven - Maps > 7.24-Map 22 - Wanaka

**Position:** Support

**Summary of Submission** The land between Meadowstone Drive and Studholme Road as shown on Map 22 be rezoned Large Lot Residential and Low Density Residential as shown.

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**Point Number** 15.3 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Support

**Summary of Submission** The land between Meadowstone Drive and Studholme Road as shown on Maps 23 be rezoned Large Lot Residential and Low Density Residential as shown.

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**Submitter Number:** 16 **Submitter:** ds ee properties ltd

**Contact Name:** Don Lawrence **Email:** eeee@xtra.co.nz

**Address:** 1033 Frankton road, frankton, Queenstown, New Zealand, 9300

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**Point Number** 16.1 **Provision:** 138-7 Low Density Residential

**Position:** Support

**Summary of Submission** Rezone Sugar Lane from Low Density Residential as shown on planning map 33 to commercial.

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**Point Number** 16.2 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Support

<b>Summary of Submission</b>	Rezone Sugar Lane from Low Density Residential as shown on planning map 33 to commercial.
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<b>Submitter Number:</b>	17	<b>Submitter:</b>	Elizabeth Purdie
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	542 Portobello Road, MacAndrew Bay, Dunedin, New Zealand, 9014		

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<b>Point Number</b>	17.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone.		

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<b>Point Number</b>	17.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.		

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<b>Point Number</b>	17.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		

<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		

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<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.
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<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirmation of urban growth boundaries and preventing expansion of growth into rural land.		
<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.		

<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		
<b>Point Number</b>	19.1	<b>Provision:</b>	1-28 Natural Hazards
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<b>Point Number</b>	19.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions		
<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		
<b>Point Number</b>	19.4	<b>Provision:</b>	48-5 "Heading 5,5" 5 Tangata Whenua > 50-5.2 Ngai Tahu / Kai

**Position:** Support

**Summary of Submission** General support.

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**Point Number** 19.5 **Provision:** 138-7 Low Density Residential

**Position:** Oppose

**Summary of Submission** Opposes the chapter provisions generally

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**Point Number** 19.6 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** opposes the chapter provisions generally

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**Point Number** 19.7 **Provision:** 592-13 Wanaka Town Centre

**Position:** Support

**Summary of Submission** Supports the provision

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**Point Number** 19.8 **Provision:** 685-15 Local Shopping Centres > 686-15.1 Zone Purpose

**Position:** Support

**Summary of Submission** Support

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**Point Number** 19.9 **Provision:** 739-17 Queenstown Airport Mixed Use

**Position:** Support

**Summary of Submission** Supports the chapter provisions generally

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**Point Number** 19.10 **Provision:** 797-22 Rural Residential and Rural Lifestyle



**Position:** Support  
**Summary of Submission** Supports the provision

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**Point Number** 19.11 **Provision:** 948-23 Gibbston Character Zone

**Position:** Support  
**Summary of Submission** Supports the provision

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**Point Number** 19.12 **Provision:** 1059-26 Historic Heritage

**Position:** Support  
**Summary of Submission** General support.

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**Point Number** 19.13 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose  
**Summary of Submission** Opposes the provisions

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**Point Number** 19.14 **Provision:** 26-9 High Density Residential

**Position:** Oppose  
**Summary of Submission** Opposes the chapter generally

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**Point Number** 19.15 **Provision:** 26-30 Energy and Utilities

**Position:** Support  
**Summary of Submission** Supports the chapter generally.

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**Point Number** 19.16 **Provision:** 174-34 Wilding Exotic Trees

**Position:** Support

<b>Summary of Submission</b>	Supports the Provisions.		
<b>Point Number</b>	19.17	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the chapter generally.		
<b>Point Number</b>	19.18	<b>Provision:</b>	245-36 Noise
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	19.19	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the Jacks Point Zone		
<b>Point Number</b>	19.20	<b>Provision:</b>	14-10 Arrowtown Residential Historic Management Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	19.21	<b>Provision:</b>	682-32 Protected Trees
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	19.22	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		

<b>Point Number</b>	19.23	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the Provision.		
<b>Point Number</b>	19.24	<b>Provision:</b>	26-37Designations
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions		
<b>Point Number</b>	19.25	<b>Provision:</b>	26-42 Waterfall Park Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the chapter generally.		
<b>Point Number</b>	19.26	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the chapter generally.		
<b>Point Number</b>	19.27	<b>Provision:</b>	9-Map Index
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	19.28	<b>Provision:</b>	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.1-14.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

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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>	20.1	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 86-30.4.3
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Requests that any objects above 1.2m in height require the following process:

- all neighbours notified prior to erection/agreement of the object
- all neighbours have the right to lodge any objections (giving reasons)
- the applicant can amend their submissions in response to neighbours objections
- all objections are taken into account before a decision is made.

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<b>Point Number</b>	20.2	<b>Provision:</b>	26-9 High Density Residential
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Submitter requests consideration to:

- significantly higher property heights, especially towards the centre of Queenstown. Would like to see houses of 4-5 stories as the norm, with hotel complexes even higher.
- increased density
- inclusion of PassivHaus standards

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<b>Point Number</b>	20.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** All areas should have significantly higher property height, especially towards the centre of Queenstown and far greater density with houses of 4-5 stories as the norm, with hotels even higher

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<b>Point Number</b>	20.4	<b>Provision:</b>	464-12 Queenstown Town
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** That the centre of Queenstown is pedestrianised (except for service vehicles) in the short to medium term.

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**Point Number** 20.5 **Provision:** 11-4 Urban Development

**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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**Point Number** 20.6 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10

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

**Summary of Submission** All areas should have significantly higher property height, especially towards the centre of Queenstown and far greater density with houses of 4-5 stories as the norm, with hotels even higher

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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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**Address:** PO Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305

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**Point Number** 21.1 **Provision:** 9-1 Introduction  
**Position:** Support  
**Summary of Submission** General support.

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**Point Number** 21.2 **Provision:** 9-1 Introduction  
**Position:** Support  
**Summary of Submission** General support.

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**Point Number** 21.3 **Provision:** 9-1 Introduction > 11-1.2 Legal Framework  
**Position:** Support  
**Summary of Submission** General support.

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**Point Number** 21.4 **Provision:** 9-1 Introduction > 18-1.3 Cross Boundary Issues  
**Position:** Support  
**Summary of Submission** General support.

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**Point Number** 21.5 **Provision:** 9-1 Introduction > 20-1.4 Environmental Monitoring  
**Position:** Support  
**Summary of Submission** General support.

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<b>Point Number</b>	21.6	<b>Provision:</b>	9-1 Introduction > 23-1.5 Review Procedures / Changes to the Plan
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<hr/>			
<b>Point Number</b>	21.7	<b>Provision:</b>	9-1 Introduction > 23-1.5 Review Procedures / Changes to the Plan
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<hr/>			
<b>Point Number</b>	21.8	<b>Provision:</b>	9-1 Introduction > 45-1.7 Information to be submitted
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<hr/>			
<b>Point Number</b>	21.9	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.10	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<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.		
<hr/>			
<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.		
<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.		
<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.		
<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.		
<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.		
<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.		
<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.		



<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.		
<hr/>			
<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.		
<hr/>			
<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.		
<hr/>			
<b>Point Number</b>	21.22	<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>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.23	<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>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.24	<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>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.25	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the Provisions.		

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<b>Point Number</b>	21.26	<b>Provision:</b>	11-4 Urban Development > 12-4.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the Provisions.		

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<b>Point Number</b>	21.27	<b>Provision:</b>	11-4 Urban Development > 12-4.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.28	<b>Provision:</b>	11-4 Urban Development > 12-4.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	21.29	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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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
<b>Position:</b>	Support		
<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		
<b>Summary of Submission</b>	Supports the provisions.		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the Provisions.		
<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.		
<b>Point Number</b>	21.37	<b>Provision:</b>	48-5 Tangata Whenua
<b>Position:</b>	Support		

<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	21.38	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	21.39	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	21.40	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		
<b>Point Number</b>	21.41	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		
<b>Point Number</b>	21.42	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	21.43	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 827-22.3 Other Provisions and Rules
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

<b>Point Number</b>	21.44	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.45	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.46	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.47	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 939-22.7 Assessment Matters
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.48	<b>Provision:</b>	948-23 Gibbston Character Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.49	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.50	<b>Provision:</b>	1182-27 Subdivision and Development > 1183-27.1

Purpose

**Position:** Support  
**Summary of Submission** Supports the provisions.

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**Point Number** 21.51 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Support  
**Summary of Submission** Supports the provisions.

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**Point Number** 21.52 **Provision:** 1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules

**Position:** Support  
**Summary of Submission** Supports the provisions.

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**Point Number** 21.53 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

**Position:** Support  
**Summary of Submission** Supports the provisions.

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**Point Number** 21.54 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

**Position:** Support  
**Summary of Submission** Supports the provisions.

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**Point Number** 21.55 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

**Position:** Support  
**Summary of Submission** Supports the provisions.

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<b>Point Number</b>	21.56	<b>Provision:</b>	1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.57	<b>Provision:</b>	1182-27 Subdivision and Development > 1362-27.13 Structure Plans and Spatial Layout Plans
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.58	<b>Provision:</b>	1182-27 Subdivision and Development > 1362-27.13 Structure Plans and Spatial Layout Plans
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.59	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.60	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the chapter generally.		
<hr/>			
<b>Point Number</b>	21.61	<b>Provision:</b>	245-36 Noise
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<hr/>			
<b>Point Number</b>	21.62	<b>Provision:</b>	771-21Rural Zone

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.63	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.64	<b>Provision:</b>	26-37Designations
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	21.65	<b>Provision:</b>	7-Part Seven - Maps > 7.22-Map 20 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<hr/>			
<b>Point Number</b>	21.66	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<hr/>			
<b>Point Number</b>	21.67	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support..		
<hr/>			
<b>Point Number</b>	21.68	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<hr/>			



<b>Submitter Number:</b>	22	<b>Submitter:</b>	Raymond Walsh
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<b>Address:</b>	P.O.Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		

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<b>Point Number</b>	22.1	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	22.2	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the chapter provisions generally.		

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<b>Point Number</b>	22.3	<b>Provision:</b>	138-7 Low Density Residential > 139-7.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		

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<b>Point Number</b>	22.4	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		

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<b>Point Number</b>	22.5	<b>Provision:</b>	138-7 Low Density Residential > 177-7.3 Other Provisions and Rules
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		

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<b>Point Number</b>	22.6	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		

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<b>Point Number</b>	22.7	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision		
<b>Point Number</b>	22.8	<b>Provision:</b>	138-7 Low Density Residential > 251-7.6 Non-Notification of Applications
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		
<b>Point Number</b>	22.9	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the chapter provisions generally		
<b>Point Number</b>	22.10	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the chapter provisions generally		
<b>Point Number</b>	22.11	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support..		
<b>Point Number</b>	22.12	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	22.13	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka

<b>Position:</b>	Support
<b>Summary of Submission</b>	General support.

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<b>Submitter Number:</b>	23	<b>Submitter:</b>	Skydive Queenstown Limited
<b>Contact Name:</b>	Tony Ray	<b>Email:</b>	tray@mactodd.co.nz
<b>Address:</b>	Mactodd PO Box 653, Queenstown, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	23.1	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Correction of designation 239 in the Schedule of Designations (Chapter 37.2) to refer to the purpose of Glenorchy Aerodrome as 'local purpose (airport) reserve. - Amendment of Proposed District Planning Map 25a, Designation 239 to include all of Section 11 Survey Office Plan 443869 within the designation.		

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<b>Point Number</b>	23.2	<b>Provision:</b>	7-Part Seven - Maps > 7.27-Map 25 - Glenorchy, Kinloch and South of Blanket Bay
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Correction of designation 239 in the Schedule of Designations (Chapter 37.2) to refer to the purpose of Glenorchy Aerodrome as 'local purpose (airport) reserve. - Amendment of Proposed District Planning Map 25a, Designation 239 to include all of Section 11 Survey Office Plan 443869 within the designation.		

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<b>Point Number</b>	23.3	<b>Provision:</b>	7-Part Seven - Maps > 7.27-Map 25 - Glenorchy, Kinloch and South of Blanket Bay
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Correction of designation 239 in the Schedule of Designations (Chapter 37.2) to refer to the purpose of Glenorchy Aerodrome as 'local purpose (airport) reserve. - Amendment of Proposed District Planning Map 25a, Designation 239 to include all of Section 11 Survey Office Plan 443869 within the designation.		

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<b>Submitter Number:</b>	24	<b>Submitter:</b>	Hayden Tapper
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**Contact Name:** **Email:** handjtapper@gmail.com

**Address:** c/- 320 Otautau Nightcaps Road, Otautau , RD1 Southland, New Zealand, 9689

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**Point Number** 24.1 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

**Position:** Support

**Summary of Submission** Supports objective as it relates to the submitters property.

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**Point Number** 24.2 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3

**Position:** Support

**Summary of Submission** Supports Rule as it relates to the submitters property and adequately requires noise insulation and ventilation to mitigate the effects of noise generated by the Queenstown Airport.

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**Point Number** 24.3 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4

**Position:** Support

**Summary of Submission** Supports Rule as it relates to the submitters property and adequately requires noise insulation and ventilation to mitigate the effects of noise generated by the Queenstown Airport.

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**Point Number** 24.4 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Support

**Summary of Submission** Supports Rule as it relates to the submitters property.

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**Point Number** 24.5 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11

**Position:** Oppose

**Summary of Submission** Completely opposes the Rule. Requests deletion of rule. Provide exemption which provides for two dwellings on sites greater than 900m2 in the Air Noise Boundary as a permitted activity (subject to compliance with other rules) to achieve the same residential density allowance that applies under the operative district plan for properties in the Air Noise Boundaries.

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**Submitter Number:** 25 **Submitter:** Mrs S M Speight

**Contact Name:** **Email:**

**Address:** 11 Stafford Street, Arrowtown, New Zealand, 9302

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**Point Number** 25.1 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** Requests Medium Density Zone on northern side of Stafford Street be removed from the medium density zone.

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**Submitter Number:** 26 **Submitter:** David Clarke

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

**Address:** 513 Speargrass Flat Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 26.1 **Provision:** 255-8 Medium Density Residential

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

**Summary of Submission**

- Not opposed to infilling in Arrowtown but has concerns over infrastructure impacts.
- Notes reduction in zone extent compared to the initial consultation version is a significant improvement
- Questions impact of infill on parking and traffic, particularly relating to Adamson Drive, Stafford St and Centennial Ave; and corners of Stafford and Berkshire Street.
- Questions impact of infill on low key infrastructure which is part of Arrowtowns character, eg. kerb and channel impacts
- Questions effect of revised recession planes and road setbacks on character and amenity
- Notes infill development should be gas reticulated and fire free to minimise air quality impacts
- Questions impact of infill on capacity of schools
- Requests strict design controls
- Questions how affordability will be met, considering the working population travel to Queenstown or Frankton.
- Supports infilling on a case by case basis, but considers proposed rules are too liberal.

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<b>Point Number</b>	26.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 887-22.5.11 > 888-22.5.11.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The Rural Residential Zone north of Lake Hayes had an averaging rule but this has been removed. Supports the retention of the North Lake Hayes Rural Residential Rules.		
<b>Point Number</b>	26.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports the retention of the North Lake Hayes Rural Residential Rules. Questions reduction in block sizes to 1 acre.		

<b>Submitter Number:</b>	27	<b>Submitter:</b>	John, Jane, Graeme Troon, Todd, Todd
<b>Contact Name:</b>		<b>Email:</b>	graeme@gtoddlaw.com
<b>Address:</b>	PO Box 124, Queenstown, 9348		
<b>Point Number</b>	27.1	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Council confirm the zoning shown for the area east of Lower Shotover Road on Planning Map 30 and in particular the location of the boundaries between the Rural Lifestyle and Rural General Zones.		
<b>Point Number</b>	27.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>supports the zoning prepared east of Lower Shotover Road and in particular the location of boundaries between the Rural Lifestyle and Rural General Zones shown on Planning Map 30.</p> <p>Requests that the Council confirm the zoning shown for the area east of Lower Shotover Road on Planning Map 30 and in particular the location of the boundaries between the Rural Lifestyle and Rural General Zones.</p>		

<b>Submitter Number:</b>	28	<b>Submitter:</b>	John Hogue
<b>Contact Name:</b>		<b>Email:</b>	hoguetimaru@xtra.co.nz
<b>Address:</b>	69D Richardson Street, Dunedin, New Zealand, 9012		
<hr/>			
<b>Point Number</b>	28.1	<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>	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 Disticts Economic activity. The region must be active in training and supporting young people in the employment opportunities that exist so their is less reliance on transient labour.		
<hr/>			

<b>Submitter Number:</b>	29	<b>Submitter:</b>	Jane Shearer
<b>Contact Name:</b>		<b>Email:</b>	jane.shearer@resolutionz.biz
<b>Address:</b>	PO Box 2821, Wakatipu, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	29.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Glossy surfaces reflect light in concentrated, whereas matte surfaces reflect light diffusely. Add a policy considering concentrated vs diffuse reflection of light, not just reflectance value of colours/finishes.		
<hr/>			
<b>Point Number</b>	29.2	<b>Provision:</b>	948-23 Gibbston Character Zone > 1009-23.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Glossy surfaces reflect light in concentrated, whereas matte surfaces reflect light diffusely. Add a policy considering concentrated vs diffuse reflection of light, not just reflectance value of colours/finishes.		
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<b>Point Number</b>	29.3	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards

<b>Position:</b>	Other - Please clearly indicate your position in your submission below
<b>Summary of Submission</b>	Glossy surfaces reflect light in concentrated, whereas matte surfaces reflect light diffusely. Add a policy considering concentrated vs diffuse reflection of light, not just reflectance value of colours/finishes.

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<b>Submitter Number:</b>	30	<b>Submitter:</b>	Julie Rogers
<b>Contact Name:</b>		<b>Email:</b>	jules.nick@snap.net.nz
<b>Address:</b>	36 Jacksons Road, Merivale, Christchurch, New Zealand, 8014		

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<b>Point Number</b>	30.1	<b>Provision:</b>	26-16Business Mixed Use Zone > 27-16.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports this change because there is a serious lack of accommodation and business development within this zone and within walking distance to town as many people do not have transport.		

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<b>Point Number</b>	30.2	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

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<b>Point Number</b>	30.3	<b>Provision:</b>	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support. This will speed up the process for being able to create more accommodation within this zone.		

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<b>Submitter Number:</b>	31	<b>Submitter:</b>	Kingston Community Association
<b>Contact Name:</b>	Diane Holloway	<b>Email:</b>	diane@holloway.net.nz
<b>Address:</b>	PO Box 113, Kingston, New Zealand, 9748		



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**Point Number** 31.1 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

**Position:** Oppose

**Summary of Submission** concerned with change of categories for the Kingston Flyer. Retain the operative plan provisions for the protection of the Kingston Flyer. Investigate the possibility of purchasing the flyer. If the Authority will not do either of the above then ensure that the Kingston Community is not left with the physical mess to clean up after the Flyer is gone.

Submits the following:

- That the categories governing the Kingston Flyer remain at Category 1
  - QLDC have made changes to the protections without showing that anything has changed to warrant the change other than to appease the land owner
  - QLDC should purchase the flyer at a reasonable rate for onselling to a buyer that will continue its life in Kingston
  - Kingston will have lost an important part of its history if the categories are changed and the protection lifted.
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**Submitter Number:** 32 **Submitter:** Leigh Fountain

**Contact Name:** **Email:** leighfountain@gmail.com

**Address:** 4 Niger Street, Wanaka, New Zealand, 9305

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**Point Number** 32.1 **Provision:** 138-7 Low Density Residential

**Position:** Support

**Summary of Submission** supports increase in low density lots close to town. strongly supports low density residential plan change for DP 300273.

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**Point Number** 32.2 **Provision:** 7-Part Seven - Maps > 7.24-Map 22 - Wanaka

**Position:** Support

**Summary of Submission** supports increase in low density lots close to town. supports rezoning of DP300237 and shown on Map 22.

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**Submitter Number:** 33 **Submitter:** Dan Fountain  
**Contact Name:** **Email:** danfountainandco@gmail.com  
**Address:** 4 Niger Street, Wanaka, New Zealand, 9305

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**Point Number** 33.1 **Provision:** 138-7 Low Density Residential  
**Position:** Support  
**Summary of Submission** supports increase in low density lots close to town.

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**Point Number** 33.2 **Provision:** 7-Part Seven - Maps > 7.24-Map 22 - Wanaka  
**Position:** Support  
**Summary of Submission** supports increase in low density lots close to town. Supports LDR Zoning shown on Map 22.

**Submitter Number:** 34 **Submitter:** Robert A Fountain  
**Contact Name:** **Email:** tonyfountain@outlook.com  
**Address:** 26 Kings Drive, Wanaka, New Zealand, 9305

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**Point Number** 34.1 **Provision:** 138-7 Low Density Residential  
**Position:** Support  
**Summary of Submission** supports increased low density lots close to town in Wanaka, as shown on Map 22

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**Point Number** 34.2 **Provision:** 7-Part Seven - Maps > 7.24-Map 22 - Wanaka  
**Position:** Support  
**Summary of Submission** supports increased low density lots close to town in Wanaka, as shown on Map 22. Supports low density zoning of DP300273

<b>Submitter Number:</b>	35	<b>Submitter:</b>	Keith Hubber Family Trust No 2
<b>Contact Name:</b>	Keith Hubber	<b>Email:</b>	keithhubber@xtra.co.nz
<b>Address:</b>	45 Rosewood Drive, Rosedale, Invercargill, New Zealand, 9810		
<hr/>			
<b>Point Number</b>	35.1	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	opposes rule 7.4.11 completely. Delete rule 7.4.11 and provide an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted activity (subject to compliance with other rules) as provided for by the operative district plan.		
<hr/>			
<b>Point Number</b>	35.2	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports objective as it relates to the submitters property.		
<hr/>			
<b>Point Number</b>	35.3	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports objective as it relates to the submitters property.		
<hr/>			
<b>Point Number</b>	35.4	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports objective as it relates to the submitters property.		
<hr/>			
<b>Point Number</b>	35.5	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports planning map and air noise boundaries as it relates to the submitters property.		

<b>Submitter Number:</b>	36	<b>Submitter:</b>	Malcolm, Anna McKellar, Stevenson
<b>Contact Name:</b>		<b>Email:</b>	malcolmandanna@me.com
<b>Address:</b>	19 Rimu Street, Riccarton, Christchurch, New Zealand, 8041		
<b>Point Number</b>	36.1	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 199- 7.4.11
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes rule 7.4.11 completely. Requests deletion of rule 7.4.11 and provision of an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted activity (subject to compliance with other applicable rules) resulting in the same allowance that applies under the operative district plan for properties located in the air noise boundaries.		
<b>Point Number</b>	36.2	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Adopt (retain) planning map 33 as it relates to 64 McBride Street.		
<b>Point Number</b>	36.3	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision as it relates to the submitters property.		
<b>Point Number</b>	36.4	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 227- 7.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision as it relates to the submitters property.		
<b>Point Number</b>	36.5	<b>Provision:</b>	138-7 Low Density Residential >

**Position:** Support

**Summary of Submission** supports the provision as it relates to the submitters property.

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**Point Number** 36.6 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Support

**Summary of Submission** supports the provision as it relates to the submitters property.

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**Submitter Number:** 37 **Submitter:** Olga Thomas

**Contact Name:** **Email:**

**Address:** 5 Gala Street, Waverley, Dunedin, New Zealand, 9013

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**Point Number** 37.1 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** Opposes the Medium Density Residential Zone in Arrowtown.

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**Submitter Number:** 38 **Submitter:** Stewart Mahon

**Contact Name:** **Email:** stewartmahon@gmail.com

**Address:** PO Box 881, Queenstown, Queenstown, New Zealand, 9300

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**Point Number** 38.1 **Provision:** 10-Entire Plan

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 38.2 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 891-21.5.1

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Allow a minimum allotment size of 5 acres in the Rural Zone.		
<hr/>			
<b>Point Number</b>	38.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Allow a minimum allotment size of 5 acres in the Rural Zone.		
<hr/>			
<b>Point Number</b>	38.4	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Allow a minimum allotment size of 5 acres in the Rural Zone.		
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<b>Submitter Number:</b>	39	<b>Submitter:</b>	George Frederick Ritchie
<b>Contact Name:</b>		<b>Email:</b>	gritchie@xtra.co.nz
<b>Address:</b>	PO Box 683 , Wanaka, Wanaka, New Zealand, 9343		
<hr/>			
<b>Point Number</b>	39.1	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove protection status for item 603 at Lakeside Road Wanaka.		
<hr/>			

<b>Submitter Number:</b>	42	<b>Submitter:</b>	J, E & ML Russell & Stiassny
<b>Contact Name:</b>		<b>Email:</b>	andrew.lovelock@gallawaycookallan.co.nz
<b>Address:</b>	Andrew Lovelock of Gallaway Cook Allen PO Box 450, Wanaka, New Zealand, 9343		
<hr/>			

<b>Point Number</b>	42.1	<b>Provision:</b>	9-1 Introduction > 45-1.7 Information to be submitted > 51-1.7.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Part 1.7.6 to add a new sentence at the end of the current draft provision, as follows: 'the erection of height poles outside the resource consent process and beyond the period of assessment by the Council is prohibited'.		
<hr/>			
<b>Point Number</b>	42.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Include in the medium density zone, or another appropriate chapter:</p> <ul style="list-style-type: none"> <li>• objectives and policies raising the presence of the Cardrona Gravel Aquifer and its potential effect on earthworks and residential development.</li> <li>• a rule requiring specific consideration of earthworks and building with reference to the Cardrona Gravel Aquifer</li> <li>• The requirement for engineering assessment and notification of any applications involving development in areas likely to be significantly impacted by the Cardrona Gravel Aquifer</li> <li>• Include a diagram of the Cardrona Gravel Aquifer in the Proposed District Plan (shown on Diagram A4-17 of the Operative District Plan).</li> </ul>		
<hr/>			
<b>Point Number</b>	42.3	<b>Provision:</b>	1-28 Natural Hazards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Include in the Medium Density Zone, or in another appropriate chapter of the proposed Plan:</p> <p>(i) Objectives and policies raising the presence of the Cardrona Gravel Aquifer and its potential effect on earthworks and residential development;</p> <p>(ii) A rule requiring specific consideration of earthworks and building with reference to the Cardrona Gravel Aquifer;</p> <p>(iii) The requirement for engineering assessment and notification of any applications involving development in areas likely to be significantly impacted by the Cardrona Gravel Aquifer.</p>		
<hr/>			
<b>Point Number</b>	42.4	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Include in the Medium Density Zone, or in another appropriate chapter of the proposed Plan:</p> <ul style="list-style-type: none"> <li>• Objectives and policies raising the presence of the Cardrona Gravel Aquifer and its potential effect on earthworks and residential development;</li> <li>• A rule requiring specific consideration of earthworks and building with reference to the Cardrona Gravel Aquifer;</li> <li>• The requirement for engineering assessment and notification of any applications involving development in areas likely to be significantly impacted by the Cardrona Gravel Aquifer.</li> <li>• Include a diagram of the Cardrona Gravel Aquifer in the Proposed District Plan (shown</li> </ul>		

on Diagram A4-17 of the Operative District Plan)

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<b>Submitter Number:</b>	43	<b>Submitter:</b>	KE & HM, RD Hamlin, Liddell
<b>Contact Name:</b>		<b>Email:</b>	kevnhaze@xtra.co.nz
<b>Address:</b>	315 Lower Shotover Road, RD 1, Queenstown, New Zealand, 9371		
<b>Point Number</b>	43.1	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	opposes rule 7.4.11 completely. Requests deletion of rule 7.4.11 and provision of an exemption that provides for two residential dwellings on sites greater than 900m2 in the air noise boundary as a permitted activity (subject to compliance with other applicable rules) resulting in the same allowance that applies under the operative district plan for properties located in the air noise boundaries.		
<b>Point Number</b>	43.2	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision as it relates to the submitters property		
<b>Point Number</b>	43.3	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision as it relates to the submitters property		
<b>Point Number</b>	43.4	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision as it relates to the submitters property		
<b>Point Number</b>	43.5	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton



<b>Position:</b>	Support
<b>Summary of Submission</b>	supports the provision as it relates to the submitters property

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<b>Submitter Number:</b>	44	<b>Submitter:</b>	Valerie Parker
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	48 Russell Street, Wanaka, New Zealand, 9305		

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<b>Point Number</b>	44.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	General support for the proposed district plan. Requests that properties on Russell Street (Wanaka) are exempt from rate rises.		

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<b>Submitter Number:</b>	45	<b>Submitter:</b>	Maree Horlor
<b>Contact Name:</b>		<b>Email:</b>	mareehorlor@actrix.co.nz
<b>Address:</b>	7 Scaife Place, Wanaka, Wanaka, New Zealand, 9035		

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<b>Point Number</b>	45.1	<b>Provision:</b>	682-32 Protected Trees > 684-32.2 Objective and Policies > 685-32.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	45.2	<b>Provision:</b>	682-32 Protected Trees > 684-32.2 Objective and Policies > 690-32.2.2Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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<b>Point Number</b>	45.3	<b>Provision:</b>	682-32 Protected Trees > 684-32.2 Objective and Policies > 694-32.2.3 Objective 3
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	45.4	<b>Provision:</b>	682-32 Protected Trees > 711-32.4 Rules – Protected Trees
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	45.5	<b>Provision:</b>	682-32 Protected Trees > 711-32.4 Rules – Protected Trees
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	45.6	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 856-21.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	A farm building should not need resource consent - resource consent is expensive. The council be firm where a landowner puts up buildings, calls them farm buildings, and then applies retrospectively for consent those buildings to be used for another, non-farm purpose.		
<b>Point Number</b>	45.7	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 966-21.5.39
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the separation on motorised and non-motorised boating. Support the inclusion of 'remoteness and isolation' as areas where there are few people are important. The people that go to remote areas go there by choice and their own work, rather than being on a offered a commercial activity. Some places should be hard to get to!		
<b>Point Number</b>	45.8	<b>Provision:</b>	771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 848-21.3.3.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions		
<b>Point Number</b>	45.9	<b>Provision:</b>	771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 848-21.3.3.7

<b>Position:</b>	Support
<b>Summary of Submission</b>	Supports the Provisions

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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>	N/A 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>	47	<b>Submitter:</b>	Peter Bullen
<b>Contact Name:</b>		<b>Email:</b>	pete.bullen@xtra.co.nz
<b>Address:</b>	PO Box 315, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	47.1	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the Large Lot Residential Zone and zoning as shown on Planning Map 22.		

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<b>Point Number</b>	47.2	<b>Provision:</b>	410-11 Large Lot Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the Large Lot Residential Zone and zoning as shown on Planning Map 22.		

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<b>Point Number</b>	47.3	<b>Provision:</b>	410-11 Large Lot Residential
<b>Position:</b>	Support		

**Summary of Submission**

Confirm the Large Lot Residential Zone and zoning as shown on Planning Map 22.

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**Submitter Number:** 48 **Submitter:** Kerr Ritchie Architects

**Contact Name:** Pete Ritchie **Email:** pete@kerritchie.com

**Address:** Kerr Ritchie Architects PO Box 1894, Queenstown, New Zealand, 9348

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**Point Number** 48.1 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Rezone the land at 48 and 50 Peninsula Road, Kelvin Heights from Rural as shown on planning map 33 to Low Density Residential.

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**Point Number** 48.2 **Provision:** 138-7 Low Density Residential

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

**Summary of Submission** Rezone the land at 48 and 50 Peninsula Road, Kelvin Heights from Rural to Low Density Residential.

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**Point Number** 48.3 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

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

**Summary of Submission** Rezone the land at 48 and 50 Peninsula Road, Kelvin Heights from Rural as shown on planning map 33 to Low Density Residential.

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**Point Number** 48.4 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Support

**Summary of Submission** Rezone the land at 48 and 50 Peninsula Road, Kelvin Heights from Rural as shown on planning map 33 to Low Density Residential.

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**Submitter Number:** 49 **Submitter:** Alan Stewart

<b>Contact Name:</b>		<b>Email:</b>	alan.stewart@calderstewart.co.nz
<b>Address:</b>	P O Box 8356, Riccarton, Christchurch, New Zealand, 8440		
<hr/>			
<b>Point Number</b>	49.1	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.7-32.7 Schedule of Character Trees in the Arrowtown Residential Historic Management Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove protection status (Arrowtown Character Tree) of the Copper Beach tree and Walnut tree at 24 Anglesea Street, Arrowtown.		
<hr/>			
<b>Point Number</b>	49.2	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the protection status (Protected Tree) of the Copper Beach Tree at 24 Anglesea Street, Arrowtown.		
<hr/>			

<b>Submitter Number:</b>	50	<b>Submitter:</b>	Terry Drayton
<b>Contact Name:</b>		<b>Email:</b>	namastewanaka@slingshot.co.nz
<b>Address:</b>	69 Studholme Road, RD 2, Wanaka, New Zealand, 9382		
<hr/>			
<b>Point Number</b>	50.1	<b>Provision:</b>	410-11 Large Lot Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	refer to point 9.3 -		
<hr/>			

<b>Submitter Number:</b>	51	<b>Submitter:</b>	for the Hall Family Trusts
<b>Contact Name:</b>	James Hall	<b>Email:</b>	jameshall56@gmail.com
<b>Address:</b>	88 Mountain View Road, RD 1, Queenstown, 9371		

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<b>Point Number</b>	51.1	<b>Provision:</b>	26-37Designations
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend designation 574 (Aurora Substation) on Planning Map 29 to only the area where the substation is located.		

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<b>Submitter Number:</b>	52	<b>Submitter:</b>	Graeme Lester
<b>Contact Name:</b>		<b>Email:</b>	graeme@constructionsurvey.co.nz
<b>Address:</b>	5 Widgeon Place, Lake Hayes Estate, Queenstown, New Zealand, 9304		

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<b>Point Number</b>	52.1	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules- Standards
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the proposed noise limits for the residential zones be implemented as soon as possible		

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<b>Submitter Number:</b>	53	<b>Submitter:</b>	Shipleys AV
<b>Contact Name:</b>	paul Inger	<b>Email:</b>	pauli@shipleys.co.nz
<b>Address:</b>	36 Quill Street, Lake Hayes Estate, Queenstown, New Zealand, 9304		

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<b>Point Number</b>	53.1	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the creation of an entertainment precinct in the CBD, however the boundaries will need to be reviewed every six months. Council needs to understand more as to how waves (frequencies) work, their effect when interacting with other surfaces and substances, and how sound travels through the air and ground, and the different ways of handling noise pollution - absorption, reflection and diffusion.		

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<b>Submitter Number:</b>	54	<b>Submitter:</b>	DD and KK Dugan Family Trust
<b>Contact Name:</b>	Andrew Lovelock	<b>Email:</b>	andrew.lovelock@gallawaycookallan.co.nz
<b>Address:</b>	Gallaway Cook Allan PO Box 450, Wanaka, New Zealand, 9343		
<hr/>			
<b>Point Number</b>	54.1	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Supports the Wanaka Height Precinct (shown on proposed planning map 21), in particular where it applies to the submitter's property at 8 Dungarvon St.</p> <p>Supports good quality urban design and would like to see more flexible development options made available in this part of Wanaka Town Centre that better utilise the sites capacity and location.</p> <p>Requests that the Council confirm the Wanaka Height Precinct in the Wanaka Town Centre Zone and Precinct applying to the land owned by the submitter.</p>		
<hr/>			
<b>Point Number</b>	54.2	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Supports the Wanaka Height Precinct (shown on proposed planning map 21), in particular where it applies to the submitter's property at 8 Dungarvon St. Requests that the Council confirm the Wanaka Height Precinct in the Wanaka Town Centre Zone and Precinct applying to the land owned by the submitter.</p>		
<hr/>			

<b>Submitter Number:</b>	55	<b>Submitter:</b>	Willum Richards Consulting Ltd
<b>Contact Name:</b>	William Richards	<b>Email:</b>	willum.richards@wrconsulting.co.nz
<b>Address:</b>	30 Mataraki Place, Wanaka, Wanaka, New Zealand, 9305		
<hr/>			
<b>Point Number</b>	55.1	<b>Provision:</b>	7-Part Seven - Maps > 7.22-Map 20 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Introduce a 10m 'no build zone' be put in place to the west of the walkway that borders the eastern edge of the proposed medium density zone shown on planning map 20, Wanaka.</p> <p>The no build zone could incorporate the playground and / or green areas which would be required as part of any medium density development.</p>		

That the eastern most buildings in the development (nearest the walkway) be restricted to 5m.

Depending on how the landscaping of the area is done and how the current hills etc. are flattened or enhanced, that breaking the visual amenity line of the lake from the walkway be a factor for consideration in the development of the whole area (whether this is within or in excess of the currently recommended 7m limit.).

That the development / design / materials / colour schemes used for the building on the eastern side of the area (nearest the walkway) be sympathetic to the fact that they will be viewed by tourists and locals using the scenic walkway. Given that the 'front' of the buildings will generally be towards the lake, their 'back' should be neat, tidy and sympathetic to the fact that it will, in part, be framing an area of significant scenic amenity.

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<b>Point Number</b>	55.2	<b>Provision:</b>	255-8 Medium Density Residential
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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>	Introduce a 10m 'no build zone' be put in place to the west of the walkway that borders the eastern edge of the proposed medium density zone shown on planning map 20, Wanaka.
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The no build zone could incorporate the playground and / or green areas which would be required as part of any medium density development.

That the eastern most buildings in the development (nearest the walkway) be restricted to 5m.

Depending on how the landscaping of the area is done and how the current hills etc. are flattened or enhanced, that breaking the visual amenity line of the lake from the walkway be a factor for consideration in the development of the whole area (whether this is within or in excess of the currently recommended 7m limit.).

That the development / design / materials / colour schemes used for the building on the eastern side of the area (nearest the walkway) be sympathetic to the fact that they will be viewed by tourists and locals using the scenic walkway. Given that the 'front' of the buildings will generally be towards the lake, their 'back' should be neat, tidy and sympathetic to the fact that it will, in part, be framing an area of significant scenic amenity.

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<b>Submitter Number:</b>	56	<b>Submitter:</b>	Aviation New Zealand
<b>Contact Name:</b>	Samantha Sharif	<b>Email:</b>	samantha.sharif@aviationnz.co.nz
<b>Address:</b>	12 Johnston Street, Wellington Central, Wellington, New Zealand, 6011		

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<b>Point Number</b>	56.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Submission relates to objectives, policies and rules for Informal Airports.
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Notes that agriculture and tourism are both totally reliant on rural airstrips. Submitter states it is critically important we protect, enable and encourage aviation which underpins these



sectors – rather than seeking to ban it.

Submitter sees no rationale for QLDC to make informal Airports a prohibited activity across the entire QLDC district unless they are 500m from any legal road or residential unit and then limited to 3 movements a week.

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**Submitter Number:** 57 **Submitter:** New Zealand Police  
**Contact Name:** Michael O'Flaherty **Email:** michael@mmlaw.co.nz  
**Address:** Mortlock McCormack Law 13474, Riccarton, Christchurch, New Zealand, 8141

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**Point Number** 57.1 **Provision:** 26-37Designations  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Amendment to Police designations

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**Submitter Number:** 58 **Submitter:** Sue Wilson  
**Contact Name:** **Email:** suewilson65@btopenworld.com  
**Address:** 1 Earnslaw Terrace, Queenstown, 9300

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**Point Number** 58.1 **Provision:** 255-8 Medium Density Residential  
**Position:** Oppose  
**Summary of Submission** Do not increase building height

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**Submitter Number:** 59 **Submitter:** Lynda Baker  
**Contact Name:** **Email:** lyndab@queenstown.school.nz  
**Address:** 10 Golden Terrace, Queenstown, New Zealand, 9300

<b>Point Number</b>	59.1	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support proposed policy 12-2-2-2 but request that:</p> <p>a) a clause be added such as '<i>Developers required to add positively to the availability of car parking spaces in CBD or near surrounds</i>'</p> <p>b) provision be made for car parking based on the size of the building. At present workers are parking all day in the gardens and Park St, which is stopping genuine users of the Gardens from having somewhere to park.</p> <p>c) the word 'historic' be added to the third point as follows. '<i>Positively respond to the Town Centre's historic character</i>' as the term 'Town Centre's character' is ambiguous and does not refer to the heritage of the Town Centre.</p>		

<b>Point Number</b>	59.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain/ change the maximum height limit in Precinct 1 to 8.5 m as the proposed 15 m height has adverse effects and contradicts policies 12-2-2-2 and 12-2-2-3.		

<b>Point Number</b>	59.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Retain/ change the maximum height limit in Precinct 1 to 8.5 m, as increasing height will adversely affect views, sunlight, and the quality of public spaces and contradicts policies 12-2-2-2 (regarding maintaining the existing human scale of the CBD and contributing to the quality of public spaces and footpaths and positively responding to the Town Centre's character) and 12-2-2-3 (regarding retaining and providing important view shafts of surrounding landscapes and maintaining sunlight access to public spaces and footpaths). Increased height and mass of buildings will increase the number of workers and visitors to the Town Centre and this will increase traffic congestion, pollution and parking issues.</p>		

<b>Point Number</b>	59.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Remove policies 12-2-2-4 and 12-2-2-5 such that the policies make no provision for buildings to exceed the height limits in the Town Centre.		

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<b>Submitter Number:</b>	60	<b>Submitter:</b>	Mike Hansen
<b>Contact Name:</b>		<b>Email:</b>	hansens2@xtra.co.nz
<b>Address:</b>	P O Box 378, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	60.1	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks.		

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<b>Point Number</b>	60.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Low Density Residential Zone of "Old Frankton" in particular.		

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<b>Point Number</b>	60.3	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Low Density Residential Zone of "Old Frankton" in particular.		

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<b>Submitter Number:</b>	61	<b>Submitter:</b>	Dato Tan Chin Nam
<b>Contact Name:</b>	Tony Ray	<b>Email:</b>	tray@mactodd.co.nz
<b>Address:</b>	Mactodd PO Box 653, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	61.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone of all the land, bounded by Frankton Road (SH6A), Adelaide Street and Suburb Street, more particularly shown outlined on the copy of Map 35 attached to this submission, from Medium Density Residential to High Density Residential.		
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<b>Point Number</b>	61.2	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone all the land, bounded by Frankton Road (SH6A), Adelaide Street and Suburb Street, more particularly shown outlined on the copy of Map 35 attached to this submission, from Medium Density Residential to High Density Residential.		
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<b>Point Number</b>	61.3	<b>Provision:</b>	255-8 Medium Density Residential > 256-8.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	delete last sentence of paragraph 5 (the reference to the expiry date)		
<hr/>			
<b>Point Number</b>	61.4	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Enable low (the word 'low' to be crossed out)		
<hr/>			
<b>Point Number</b>	61.5	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	insert after 8.4.23 '8.4.24 - Visitor accommodation (not otherwise identified)' as a Restricted Discretionary Activity. Discretion is restricted to all the following: - The location, external appearance and design of buildings; - The extent to which the development positively addresses the street; - The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm; - Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity and on-street parking; - Where a site is subject to any natural hazard and the proposed results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.' - and renumber as required. -		

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**Point Number** 61.6 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

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

**Summary of Submission** delete last three lines commencing 'Notwithstanding the above...' relating to the expiry clause for Homestar

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**Point Number** 61.7 **Provision:** 255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 409-8.6.2.2

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

**Summary of Submission** Delete 8.6.2.2 relating to the expiry of Homestar clauses. Replace 8.6.2.2 with "Visitor Accommodation"

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**Submitter Number:** 62 **Submitter:** Stonebrook Properties Limited

**Contact Name:** Iain Valentine **Email:** ia@valentinenz.net

**Address:** PO Box 28479, Remuera, Auckland, New Zealand, 1541

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**Point Number** 62.1 **Provision:** 7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

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

**Summary of Submission** To investigate whether it is deliberate error or not that the visitor accommodation sub zone has not been defined for the set of apartments 8 Stonebrook Dr, Wanaka, as shown as Low Density Residential on Planning Map 22.

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**Point Number** 62.2 **Provision:** 138-7 Low Density Residential

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

**Summary of Submission** To investigate whether it is deliberate error or not that the visitor accommodation sub zone has not been defined for the set of apartments 8 Stonebrook Dr, Wanaka, as shown as Low Density Residential on Planning Map 22.

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<b>Submitter Number:</b>	63	<b>Submitter:</b>	Karl Barkley
<b>Contact Name:</b>		<b>Email:</b>	csi@hotmail.co.nz
<b>Address:</b>	New Zealand, 7848		
<hr/>			
<b>Point Number</b>	63.1	<b>Provision:</b>	1059-26 Historic Heritage
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Reinstate the Kingston Flyer on the Inventory of Protected Features.		
<hr/>			

<b>Submitter Number:</b>	64	<b>Submitter:</b>	Trustees - Panorama Trust
<b>Contact Name:</b>	Gordon & Alison Sproule	<b>Email:</b>	sproule@xtra.co.nz
<b>Address:</b>	50 Oriel Avenue, Tawa, Wellington, New Zealand, 5028		
<hr/>			
<b>Point Number</b>	64.1	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Does not support the Restricted Discretionary height limit for sloping sites without public notification. Submitters main interest relates to the Pounamu Hotel site at 94-130 Frankton Road and the outcomes of a previous case in the environment court (ENV-2007-CHC-191).</p> <p>Requests the 7m height limit be enforced for the Pounamu Hotel site at 94-130 Frankton Road.</p> <p>Requests that full notification is required if the 7m height is exceeded.</p> <p>Requests that the council acknowledge that the submitter is an affected party and have the right to object to any plans submitted to council on this site that exceeds 7m in height.</p>		
<hr/>			
<b>Point Number</b>	64.2	<b>Provision:</b>	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Does not support the Restricted Discretionary height limit for sloping sites without public notification. Submitters main interest relates to the Pounamu Hotel site at 94-130 Frankton Road and the outcomes of a previous case in the environment court (ENV-2007-CHC-191).</p> <p>Requests that full notification is required if the 7m height is exceeded.</p> <p>Requests that the council acknowledge that the submitter is an affected party and have the right to object to any plans submitted to council on this site that exceeds 7m in height.</p>		

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**Submitter Number:** 65 **Submitter:** John Blennerhassett  
**Contact Name:** **Email:** john@theestuary.co.nz  
**Address:** 6B Panorama Road, Clifton, Christchurch, New Zealand, 8081

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**Point Number** 65.1 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision  
**Position:** Oppose  
**Summary of Submission** Amend Rule 27.4.1 so default subdivision remains a controlled activity.

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**Point Number** 65.2 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1  
**Position:** Support  
**Summary of Submission** Adopt Rule 27.5.1 as it relates to the 2000m<sup>2</sup> minimum lot area for land between Studholme Road and Meadowstone Drive within the Large Lot residential Zone.

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**Point Number** 65.3 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1292-27.7.4 Objective - Large Lot Residential  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Adopt Objective 27.7.4 and Amend Policy 27.7.4.1 with word 'ridgelines' to 'skyline ridges'. Delete Policy 27.7.4.2.

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**Point Number** 65.4 **Provision:** 7-Part Seven - Maps > 7.24-Map 22 - Wanaka  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 to Large Lot Residential and Low Density Residential.

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**Point Number** 65.5 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka  
**Position:** Support

<b>Summary of Submission</b>	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Map 23 to Large Lot Residential and Low Density Residential		
<b>Point Number</b>	65.6	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 to Large Lot Residential and Low Density Residential.		
<b>Point Number</b>	65.7	<b>Provision:</b>	410-11 Large Lot Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 to Large Lot Residential and Low Density Residential.		

<b>Submitter Number:</b>	66	<b>Submitter:</b>	Keith Syme
<b>Contact Name:</b>		<b>Email:</b>	symequenestown@actrix.co.nz
<b>Address:</b>	15 Stewart Street, Frankton, Queenstown, New Zealand, 9300		
<b>Point Number</b>	66.1	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	I submit that the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan be incorporated in any District Plan that is adopted by Council.		

<b>Submitter Number:</b>	67	<b>Submitter:</b>	Keith Syme
<b>Contact Name:</b>		<b>Email:</b>	symequenestown@actrix.co.nz
<b>Address:</b>	15 Stewart Street, Frankton, Queenstown, New Zealand, 9300		
<b>Point Number</b>	67.1	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8
<b>Position:</b>	Oppose		



<b>Summary of Submission</b>	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.		
<b>Point Number</b>	67.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.		
<b>Point Number</b>	67.3	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	that the Council look to maintain the current rules as outlined in the Operative District Plan regarding building heights for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.		

<b>Submitter Number:</b>	68	<b>Submitter:</b>	Nigel Sadlier
<b>Contact Name:</b>		<b>Email:</b>	n.a.sadlier@gmail.com
<b>Address:</b>	Nigel Sadlier Submitting on behalf of: Fritz and Heather Kaufmann 9 Henry Street Queenstown 50 Kings Avenue, Matua, Tauranga, New Zealand, 3110		
<b>Point Number</b>	68.1	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the Definition of 'Ground Level' as proposed.		
<b>Point Number</b>	68.2	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rule – Standard 9.5.1.1 and the associated note should be amended so that the definition of a “Flat Site” applies to land in its original state, meaning land that has not been subject to any prior earthworks and/or development. Any consequential amendments that stem from the amendment set out above.		

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**Point Number** 68.3 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1 > 93-9.5.1.1

**Position:** Oppose

**Summary of Submission** Rule – Standard 9.5.1.1 and the associated note should be amended so that any proposal to construct buildings to a maximum height of 12 metres (3 storeys) or 15 metres (4 storeys) in Queenstown is a Discretionary Activity and subject to full notification processes. Any consequential amendments that stem from the amendment set out above.

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**Point Number** 68.4 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** Opposes proposed Rule – Standard 9.5.2 and associated notes as a building height of 10 metres on sloping sites is excessive. Requests Rule – Standard 9.5.2 and the associated note should be deleted. Any consequential amendments that stem from the amendment set out above.

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**Point Number** 68.5 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3

**Position:** Oppose

**Summary of Submission** Rule – Standard 9.5.3 should be amended so that the maximum building height is retained at 7 metres. Any consequential amendments that stem from the amendment set out above.

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**Submitter Number:** 69 **Submitter:** Terence Hetherington

**Contact Name:** **Email:** carin.terry@gmail.com

**Address:** 30 Rockhaven, Albert Town, Wanaka, New Zealand, 9305

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**Point Number** 69.1 **Provision:** 410-11 Large Lot Residential

**Position:** Support

**Summary of Submission** Supports the proposed changes to large lot residential. That section 11 changes to the district plan be accepted.

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**Point Number** 69.2 **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** supports the proposed Wanaka Urban growth boundary and this should be the absolute limit of the Urban growth boundary for Wanaka and Albertown

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**Point Number** 69.3 **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** 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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**Submitter Number:** 70 **Submitter:** Westwood Group

**Contact Name:** Tony Butson **Email:** tony@butson.co.nz

**Address:** PO Box 1120, Queenstown, New Zealand, 9300

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**Point Number** 70.1 **Provision:** 464-12 Queenstown Town Centre

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

**Summary of Submission** The proposed entertainment zone should also include the Steamer Wharf and a 'Steamer Wharf entertainment zone' established.

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**Point Number** 70.2 **Provision:** 3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone

**Position:** Support

**Summary of Submission** Supports the proposed Business Mixed Use Zone , and suggests that it should also include the area from Boundary road to Robins road.

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**Point Number** 70.3 **Provision:** 7-Part Seven - Maps

**Position:** Support

**Summary of Submission** Supports the proposed Business Mixed Use Zone , and suggests that it should also include

<b>Submission</b>	the area from Boundary road to Robins road.
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<b>Submitter Number:</b>	71	<b>Submitter:</b>	Chris Duffy
<b>Contact Name:</b>		<b>Email:</b>	chris.duffy@crowehorwath.co.nz
<b>Address:</b>	716 Peninsula Road, Kelvin Heights, Queenstown, New Zealand, 9300		
<b>Point Number</b>	71.1	<b>Provision:</b>	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Steamer Wharf should also be classified as part of the Entertainment Precinct.		

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<b>Submitter Number:</b>	72	<b>Submitter:</b>	Kelvin Peninsula Community Association
<b>Contact Name:</b>	Phillipa Cook	<b>Email:</b>	talk2kpca@gmail.com
<b>Address:</b>	6A Oregon Drive, Kelvin Heights, Queenstown, New Zealand, 9300		
<b>Point Number</b>	72.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports in part, with suggested additional considerations for the zone in the area of Kelvin Peninsula:</p> <ol style="list-style-type: none"> <li>1. - infrastructure adequate in quality/longevity to sustain planned and zoned growth. Especially sewerage, as it is understood the current system was built to sustain 600 properties not the proposed extra 1800. We also understand the original pipes are of poor quality.</li> <li>2. - a local shopping centre</li> <li>3. - LDR zone boundary to align with Mee's land</li> </ol>		
<b>Point Number</b>	72.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Supports general concepts of low density to become gentle density.		
<b>Point Number</b>	72.3	<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>	Supports urban growth boundary concept.		
<b>Point Number</b>	72.4	<b>Provision:</b>	1059-26 Historic Heritage
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the protection of the historic Kawarau Falls meat and dairy buildings.		
<b>Point Number</b>	72.5	<b>Provision:</b>	174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		
<b>Point Number</b>	72.6	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 85-30.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports making it easier to put solar panels on residences through the resource consent process.		

<b>Submitter Number:</b>	73	<b>Submitter:</b>	Margaret Prescott
<b>Contact Name:</b>		<b>Email:</b>	prescott2407@hotmail.com
<b>Address:</b>	Mt Gold Place, Wanaka, New Zealand, 9305		
<b>Point Number</b>	73.1	<b>Provision:</b>	7-Part Seven - Maps > 7.22-Map 20 - Wanaka

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Impose a maximum building height restriction along the Scurr Heights Walkway to protect the scenic views from the walkway.		
<b>Point Number</b>	73.2	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Impose a maximum building height restriction along the Scurr Heights Walkway to protect the scenic views from the walkway.		

<b>Submitter Number:</b>	74	<b>Submitter:</b>	QLDC rates payer
<b>Contact Name:</b>	Jude Hayward	<b>Email:</b>	jude@theestuary.co.nz
<b>Address:</b>	6B Panorama Road, Clifton, Christchurch, 8081		
<b>Point Number</b>	74.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 27.4.1 so default subdivision remains a controlled activity.		
<b>Point Number</b>	74.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, Large Lot Residential Zone as shown on Planning map 18.		
<b>Point Number</b>	74.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1292-27.7.4 Objective - Large Lot Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Adopt Objective 27.7.4 and Amend Policy 27.7.4.1 with word 'ridgelines' to 'skyline ridges'. Delete Policy 27.7.4.2.		

<b>Point Number</b>	74.4	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23 to Large Lot Residential and Low Density Residential as shown on map attached.		
<b>Point Number</b>	74.5	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, Large Lot Residential Zone as shown on Planning map 18.		
<b>Point Number</b>	74.6	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, Large Lot Residential Zone as shown on Planning map 18.		

<b>Submitter Number:</b>	75	<b>Submitter:</b>	Peter Manthey
<b>Contact Name:</b>		<b>Email:</b>	manthey3@live.com.au
<b>Address:</b>	18 Vancouver Drive, NZ, NZ, New Zealand, 9300		
<b>Point Number</b>	75.1	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 37 - Kelvin Peninsula
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezoning the land parcel (adjacent to 18 Vancouver Drive Queenstown Hill) to a Non-developable Green Space Zoning .		

<b>Submitter Number:</b>	76	<b>Submitter:</b>	Angela Waghorn
<b>Contact Name:</b>		<b>Email:</b>	awaghorn20@gmail.com

<b>Address:</b>	9D York Street, Queenstown, 9300		
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<b>Point Number</b>	76.1	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>1. That York Street properties numbered 1 – 11 be included in the Low Density zone designation.</p> <p>2. High density zoning be designated to properties south west side of Hallenstein Street.</p>		
<hr/>			

<b>Submitter Number:</b>	77	<b>Submitter:</b>	Angela Waghorn
<b>Contact Name:</b>		<b>Email:</b>	awaghorn20@gmail.com
<b>Address:</b>	9D York Street, Queenstown, 9300		
<hr/>			
<b>Point Number</b>	77.1	<b>Provision:</b>	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Clause 9.6.2 and 9.6.2.1 be amended to read notification be required.</p> <p>Clause 9.6.3 and 9.6.3.1 be amended to read notification be required.</p>		
<hr/>			

<b>Submitter Number:</b>	78	<b>Submitter:</b>	Jennie Blennerhassett
<b>Contact Name:</b>		<b>Email:</b>	jennieblen@xtra.co.nz
<b>Address:</b>	19 Dale Street, Albert Town, Wanaka, 9305		
<hr/>			
<b>Point Number</b>	78.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 27.4.1 so default subdivision remains a controlled activity.		



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**Point Number** 78.2 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Support

**Summary of Submission** Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive in the Large Lot Residential Zone.

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**Point Number** 78.3 **Provision:** 7-Part Seven - Maps > 7.24-Map 22 - Wanaka

**Position:** Support

**Summary of Submission** Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23.

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**Point Number** 78.4 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9

**Position:** Support

**Summary of Submission** Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive in the Large Lot Residential Zone.

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**Point Number** 78.5 **Provision:** 410-11 Large Lot Residential

**Position:** Support

**Summary of Submission** Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23.

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**Point Number** 78.6 **Provision:** 138-7 Low Density Residential

**Position:** Support

**Summary of Submission** Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23.

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**Submitter Number:** 79 **Submitter:** David Jerram

**Contact Name:** **Email:** dlcj@clear.net.nz

<b>Address:</b>	96A McBride Street, Frankton, Queenstown, New Zealand, 9300		
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<b>Point Number</b>	79.1	<b>Provision:</b>	26-37Designations
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Designation 2, Queenstown Airport. Amend either;- Condition D1 16 is amended to include the requirement for cooling where necessary or that the relevant table in Apendix 13 be modified to include the requirement for cooling as well as heating. (It would be more sensible if Appendix 13 was modified as this would then cover requirements for new construction rather than only the Noise Mitigation obligations of QAC).		
<hr/>			

<b>Submitter Number:</b>	80	<b>Submitter:</b>	David Jerram
<b>Contact Name:</b>		<b>Email:</b>	dlcj@clear.net.nz
<b>Address:</b>	96A McBride Street, Frankton, Queenstown, New Zealand, 9300		
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<b>Point Number</b>	80.1	<b>Provision:</b>	245-36 Noise > 278-36.6 Airport Noise
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	We submit that ;- Table 4 is amended to include the requirement for cooling where necessary. (Submission relates to 36.6.3 Table 4)		
<hr/>			
<b>Point Number</b>	80.2	<b>Provision:</b>	245-36 Noise > 278-36.6 Airport Noise
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Table 4 is amended to include the requirement for cooling where necessary (Submission relates to 36.6.3 Table 4)		
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<b>Submitter Number:</b>	81	<b>Submitter:</b>	KiwiRail Holdings Limited
<b>Contact Name:</b>	Rebecca Beals	<b>Email:</b>	Rebecca.Beals@kiwirail.co.nz
<b>Address:</b>	Wellington Railway Station, PO Box 593, Wellington, New Zealand, 6140		
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<b>Point Number</b>	81.1	<b>Provision:</b>	7-Part Seven - Maps > 7.42-Map 39 - Arthurs Point, Kingston
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Remove Designation 5 from Schedule 37.21 and Planning map 39a. KiwiRail Holdings Limited have request that Designation 5 over the Kingston Railway Line is to be uplifted.		
<hr/>			
<b>Point Number</b>	81.2	<b>Provision:</b>	7-Part Seven - Maps > 7.42-Map 39 - Arthurs Point, Kingston
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Remove Designation 5 from Schedule 37.21 and Planning map 39a. KiwiRail Holdings Limited have request that Designation 5 over the Kingston Railway Line is to be uplifted.		
<hr/>			

<b>Submitter Number:</b>	82	<b>Submitter:</b>	Toni Okkerse
<b>Contact Name:</b>		<b>Email:</b>	tokkerse@outlook.com
<b>Address:</b>	32 Park Street, Queenstown, New Zealand, 9300		
<hr/>			
<b>Point Number</b>	82.1	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Support Policy 2.2.2.2 but amend it by:</p> <p>a) Adding the clause 'development required to add positively to the parking spaces in the CBD or near surrounds'</p> <p>b) Adding the word 'historic' to the last bullet point (i.e. '- Positively respond to the Town Centre's <u>historic</u> character'</p> <p>And make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street</p>		
<hr/>			
<b>Point Number</b>	82.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 475-12.2.2.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support proposed policy 12.2.2.3 however make provision for carparking based on the size of the building - currently workers are parking all day in places like the gardens and the Park Street		

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**Point Number** 82.3 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1

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

**Summary of Submission** Change the proposed maximum height limit in Precinct 1 to 8.5 m as opposed to the 15 m proposed.

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**Point Number** 82.4 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4

**Position:** Oppose

**Summary of Submission** Remove Policy 12.2.2.4 and, as such, make no provision for buildings to exceed the height limits in the CBD

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**Point Number** 82.5 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 477-12.2.2.5

**Position:** Oppose

**Summary of Submission** Remove Policy 12.2.2.5 and, as such, make no provision for buildings to exceed the height limits in the CBD

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**Submitter Number:** 83 **Submitter:** A M Mavora MacKenzie

**Contact Name:** **Email:**

**Address:** 46 Stewart Street, Frankton, Queenstown, New Zealand, 9300

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**Point Number** 83.1 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

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

**Summary of Submission** that the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan, which specifies maximum building height for the Visitor Accommodation Sub Zone located on Lake Ave, Frankton, be incorporated in any District Plan that is adopted by Council.

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**Point Number** 83.2 **Provision:** 138-7 Low Density Residential >

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

**Summary of Submission** the Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.

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**Point Number** 83.3 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8

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

**Summary of Submission** the Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.

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**Point Number** 83.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

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

**Summary of Submission** the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.

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**Submitter Number:** 84 **Submitter:** Richard Hanson

**Contact Name:** **Email:** richardh@aoteanz.com

**Address:** 2 Healecote Lane, RD 1, Queenstown, 9371

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**Point Number** 84.1 **Provision:** 54-2Definitions

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

**Summary of Submission** Amend the proposed definition of Ski Area Activities to replace b: with (b) cable cars, gondolas, chairlifts, T-bars, platter lifts, rope tows and conveyor lifts to facilitate commercial recreational activities.

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**Submitter Number:** 85 **Submitter:** Gillian Flahive

**Contact Name:** **Email:** noel\_flahive@xtra.co.nz

**Address:** 12 Shaw Street, Arrowtown, Arrowtown, New Zealand, 9302

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**Point Number** 85.1 **Provision:** 174-34 Wilding Exotic Trees

**Position:** Support

**Summary of Submission** Remove wilding pines, in particular the pines that are in McDonnell Road.

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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** 86.1 **Provision:** 9-1 Introduction

**Position:** Support

**Summary of Submission** General support

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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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**Point Number** 86.5 **Provision:** 11-4 Urban Development

**Position:** Support

<b>Summary of Submission</b>	Supports the provisions		
<b>Point Number</b>	86.6	<b>Provision:</b>	26-9 High Density Residential > 27-9.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Suggests that Gorge road should be looked at under this high density zone as a worker accomodation area.		

<b>Submitter Number:</b>	87	<b>Submitter:</b>	Shelley McMeeken
<b>Contact Name:</b>		<b>Email:</b>	shelley@dyslexia.net.nz
<b>Address:</b>	9 Cotter Avenue, Arrowtown, New Zealand, 9302		
<b>Point Number</b>	87.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 27.4.1 so default subdivision remains a controlled activity.		
<b>Point Number</b>	87.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, in the Large Lot Residential Zone.		
<b>Point Number</b>	87.3	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Planning Maps 22 & 23.		
<b>Point Number</b>	87.4	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for

**Position:** Support

**Summary of Submission** Adopt Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive.

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**Point Number** 87.5 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9

**Position:** Support

**Summary of Submission** Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, in the Large Lot Residential Zone.

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**Point Number** 87.6 **Provision:** 138-7 Low Density Residential

**Position:** Support

**Summary of Submission** Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Planning Maps 22 & 23.

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**Point Number** 87.7 **Provision:** 410-11 Large Lot Residential

**Position:** Support

**Summary of Submission** Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Planning Maps 22 & 23.

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**Submitter Number:** 88 **Submitter:** Queenstown Lakes Community Housing Trust

**Contact Name:** Julie Scott **Email:** julie@qlcht.org.nz

**Address:** PO Box 1748, Queenstown, Queenstown, New Zealand, 9300

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**Point Number** 88.1 **Provision:** 11-4 Urban Development

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

**Summary of Submission** 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.

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**Point Number** 88.2 **Provision:** 255-8 Medium Density Residential

**Position:** Support

**Summary of Submission** QLCHT supports changes for increased medium density in all proposed areas of Queenstown, Wanaka and Arrowtown.

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**Point Number** 88.3 **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** 1. That the land located at Jopp Street, Arrowtown should be included within the Arrowtown Urban Growth Boundary.

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**Point Number** 88.4 **Provision:** 7-Part Seven - Maps > 7.29-Map 27 - Arrowtown

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

**Summary of Submission** 1. That the land located at Jopp Street, Arrowtown should be included within the Arrowtown Urban Growth Boundary.

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**Submitter Number:** 89 **Submitter:** Emma Chisholm

**Contact Name:** **Email:** emma\_chisholm@hotmail.com

**Address:** 33 Oregon Drive, Kelvin Heights, Queenstown, 9300

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**Point Number** 89.1 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6

**Position:** Oppose

**Summary of Submission** Opposes site density of 300m2 for infill development in the LDR Zone and requests that the site area size be increased to at least 400m2. Supports the need for infill development in Queenstown generally.

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<b>Submitter Number:</b>	90	<b>Submitter:</b>	Trout Bar
<b>Contact Name:</b>	Graeme Barbara	<b>Email:</b>	troutbar14@gmail.com
<b>Address:</b>	Lake Front, Wanaka, Wanaka, New Zealand, 9305		
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<b>Point Number</b>	90.1	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667-13.5.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Increase the noise limits.		
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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>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>Point Number</b>	91.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Remove the discretionary activity status and add a new rule providing for subdivision in the residential zones as a controlled activity.		
<b>Point Number</b>	91.4	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone Lot 99 DP445766 and Lot 3 DP374697, being the land located between the Plan Change 36 land and Orchard Road, from Rural to Low Density Residential, located on planning maps 18 and 23.		
<b>Point Number</b>	91.5	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone Lot 99 DP445766 and Lot 3 DP374697, being the land located between the Plan Change 36 land and Orchard Road, from Rural to Low Density Residential, located on planning maps 18 and 23.		

<b>Submitter Number:</b>	92	<b>Submitter:</b>	Deborah Richards
<b>Contact Name:</b>		<b>Email:</b>	willdeb@xtra.co.nz
<b>Address:</b>	30 Mataraki Place, Wanaka, 9305		
<b>Point Number</b>	92.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Submitters requests relate to the area of Medium Density Zone at Scurr Heights in Wanaka. Supports the medium density zone in this location, subject to the following requests: .</p> <ol style="list-style-type: none"> <li>1. That a 10m 'no build zone' be put in place to the west of the walkway. This could incorporate the playground and / or green areas which would be required as part of any medium density development.</li> <li>2. The eastern most buildings in the development (nearest the walkway) be restricted to 5m.</li> <li>3. Depending on how the landscaping of the area is done and how the current hills etc. are flattened or enhanced, that breaking the visual amenity line of the lake from the walkway be a factor for consideration in the development of the whole area (whether this is within or in excess of the currently recommended 7m limit.)</li> <li>4. That the development / design / materials / colour schemes used for the building on the eastern side of the area (nearest the walkway) be sympathetic to the fact that they will be viewed by tourists and locals using the scenic walkway. Given that the 'front' of the buildings</li> </ol>		

will generally be towards the lake, their 'back' should be neat, tidy and sympathetic to the fact that it will, in part, be framing an area of significant scenic amenity.

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**Submitter Number:** 93  
**Submitter:** Mike Evans  
**Contact Name:**  
**Email:** mike@turbomeca.co.nz  
**Address:** 121 Essex Avenue, Arrowtown, New Zealand, 9302

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**Point Number** 93.1  
**Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26  
**Position:** Oppose  
**Summary of Submission** Remove the rule controlling informal airports. The required 500m setback from roads and the frequency limit of 3 flights per week is not appropriate.

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**Submitter Number:** 94  
**Submitter:** Ross Hawkins  
**Contact Name:**  
**Email:** ross.hawkins@sothebysrealty.com  
**Address:** 47 Mountain View Road, Dalefield, Queenstown, New Zealand, 9371

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**Point Number** 94.1  
**Provision:** 138-7 Low Density Residential  
**Position:** Support  
**Summary of Submission** Supports rezoning of Lot 300273 shown on Map 22 - Wanaka

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**Point Number** 94.2  
**Provision:** 7-Part Seven - Maps > 7.24-Map 22 - Wanaka  
**Position:** Support  
**Summary of Submission** Supports rezoning of Lot 300273 shown on Map 22 - Wanaka

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<b>Submitter Number:</b>	95	<b>Submitter:</b>	Albert Town Community Assoc
<b>Contact Name:</b>	Kim Badger	<b>Email:</b>	kimbadger@yahoo.com
<b>Address:</b>	Albert Town Community Association 7 Ash Avenue, Albert Town, Wanaka, New Zealand, 9382		
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<b>Point Number</b>	95.1	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the proposed rules relating to wilding exotic trees but would like them amended to include Albert Town Residential Zones. Supports the height rules for boundary planting. Requests that QLDC add the rule 9.2.3.5 (ii) (Township Zone Rules - Operative District Plan) to mirror 7.5.3.6 (ii) (Residential Areas Rules - Operative District Plan).		
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<b>Submitter Number:</b>	96	<b>Submitter:</b>	Peter Terence Hale
<b>Contact Name:</b>	Tony Ray	<b>Email:</b>	tray@mactodd.co.nz
<b>Address:</b>	Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	96.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirmation of the Rural Zone provisions as notified in particular Rule 21.4.6 that provides for the location of one residential unit within any approved building platform as a permitted activity.		
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<b>Submitter Number:</b>	97	<b>Submitter:</b>	Hurtell Proprietary Limited, Landeena Holdings Limited, Shellmint Proprietary Limited
<b>Contact Name:</b>	Tony Ray	<b>Email:</b>	tray@mactodd.co.nz
<b>Address:</b>	Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	97.1	<b>Provision:</b>	255-8 Medium Density Residential > 256-8.1 Zone Purpose

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone Lot 1 DP 21182 (OT12D/1648) to high density residential. Delete last sentence of paragraph 5 relating to the Homestar expiry date.		
<b>Point Number</b>	97.2	<b>Provision:</b>	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone Lot 1 DP 21182 (OT12D/1648) to high density residential.		
<b>Point Number</b>	97.3	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Objective 'Enable low ( <b>the word 'low' to be crossed out</b> ) medium density forms of visitor accommodation that are appropriate for a medium density environment and do not adversely impact on the supply of permanent rental accommodation.'		
<b>Point Number</b>	97.4	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	insert after 8.4.23 ' <b>8.4.24 - Visitor accommodation (not otherwise identified) as a Restricted Discretionary Activity. Discretion is restricted to all the following: - The location, external appearance and design of buildings - The extent to which the development positively addresses the street - The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm - Parking and access arrangements: safety and efficiency, and potential impacts on neighbours' amenity and on-street parking - Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.</b> ' and renumber as required		
<b>Point Number</b>	97.5	<b>Provision:</b>	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 409-8.6.2.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete 8.6.2.2 - Add as replacement for 8.6.2.2 ' <b>8.6.2.2 Visitor Accommodation'</b>		

<b>Point Number</b>	97.6	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rule 8.5.5 - delete last three lines commencing 'Notwithstanding the above...' relating to the expiry of Homestar incentives		

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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>	Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	98.1	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>A) Rezone Lots 1-4 on Deposited Plan 427059 from 'Rural' to 'Rural Lifestyle' (refer attached plan).</p> <p>B) Re-draw (if necessary) the boundary between ONL and RLC to follow the northern boundary of Lots 1,3,4 DP 427059 (off Malaghans Road).</p>		

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<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).		

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<b>Point Number</b>	98.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>A) Rezone Lots 1-4 on Deposited Plan 427059 from 'Rural' to 'Rural Lifestyle' (refer attached plan).</p> <p>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).</p>		

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<b>Point Number</b>	98.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
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<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>A) Rezone Lots 1-4 on Deposited Plan 427059 from 'Rural' to 'Rural Lifestyle' (refer attached plan).</p> <p>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).</p>		
<b>Point Number</b>	98.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Modify the Proposed District Plan to provide for subdivision, the identification of building platforms and new residential development (compliant with density controls) as controlled activities in the Rural Lifestyle Zone.		

<b>Submitter Number:</b>	99	<b>Submitter:</b>	Elizabeth Winstone
<b>Contact Name:</b>		<b>Email:</b>	lizandphilwinstone@xtra.co.nz
<b>Address:</b>	P.O Box 99253, Newmarket, Auckland, New Zealand, 1149		
<b>Point Number</b>	99.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That Arrowtown's zoning remains as it is currently.		

<b>Submitter Number:</b>	100	<b>Submitter:</b>	Stephen Leary
<b>Contact Name:</b>		<b>Email:</b>	steveleary@outlook.com
<b>Address:</b>	219A Wanaka-Mount Aspiring Road, Wanaka, New Zealand, 9305		
<b>Point Number</b>	100.1	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		



<b>Summary of Submission</b>	Confirm the Rural Lifestyle Zone on the property at 218a Wanaka Mt Aspiring Road.		
<b>Point Number</b>	100.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain the Operative District Plan Rural Lifestyle Zone on the property at 218a Wanaka Mt Aspiring Road.		
<b>Point Number</b>	100.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the Operative District Plan Rural Lifestyle Zone on the property at 218a Wanaka Mt Aspiring Road.		

<b>Submitter Number:</b>	101	<b>Submitter:</b>	Waimea Plains Railway Trust
<b>Contact Name:</b>	Colin Smith	<b>Email:</b>	croydon.aircraft@esi.co.nz
<b>Address:</b>	Chairman of Waimea Plains Railway Trust 1552 Waimea Highway, RD 6, Gore, New Zealand, 9776		
<b>Point Number</b>	101.1	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Support		
<b>Summary of Submission</b>	We wish to support your current plan changes as have been outlined in the Proposed District Plan, Part, 5. 2015.		

<b>Submitter Number:</b>	102	<b>Submitter:</b>	PR Queenstown Ltd
<b>Contact Name:</b>	Pete Ritchie	<b>Email:</b>	pete@kerrritchie.com
<b>Address:</b>	Kerr Ritchie PO Box 1894, Queenstown, New Zealand, 9348		
<b>Point Number</b>	102.1	<b>Provision:</b>	26-16Business Mixed Use Zone > 27-16.1Purpose

<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		
<b>Point Number</b>	102.2	<b>Provision:</b>	26-16Business Mixed Use Zone > 27-16.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		
<b>Point Number</b>	102.3	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose..		
<b>Point Number</b>	102.4	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose..		

<b>Submitter Number:</b>	103	<b>Submitter:</b>	Neki Patel
<b>Contact Name:</b>	Pete Ritchie	<b>Email:</b>	pete@kerritchie.com
<b>Address:</b>	Kerr Ritchie Ltd 38A Gorge Road, Queenstown, New Zealand, 9300		
<b>Point Number</b>	103.1	<b>Provision:</b>	26-16Business Mixed Use Zone > 27-16.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

<b>Point Number</b>	103.2	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		
<b>Point Number</b>	103.3	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

<b>Submitter Number:</b>	104	<b>Submitter:</b>	Hamish Munro
<b>Contact Name:</b>		<b>Email:</b>	Hamish.Munro@ipsos.com
<b>Address:</b>	PO Box 1894, Queenstown, New Zealand, 9300		
<b>Point Number</b>	104.1	<b>Provision:</b>	26-16Business Mixed Use Zone > 27-16.1Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		
<b>Point Number</b>	104.2	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		
<b>Point Number</b>	104.3	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance		

with the Business Mixed Use Zone purpose.

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<b>Submitter Number:</b>	105	<b>Submitter:</b>	Allan Chartres
<b>Contact Name:</b>		<b>Email:</b>	chartres@xtra.co.nz
<b>Address:</b>	66, Albert Town, Wanaka, NZ, 9344		
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<b>Point Number</b>	105.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the rule controlling informal airports. The required 500m setback from roads and the frequency limit of 3 flights per week is not appropriate.		
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<b>Point Number</b>	105.2	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the rule controlling informal airports. The required 500m setback from roads and the frequency limit of 3 flights per week is not appropriate.		
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<b>Point Number</b>	105.3	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the rule controlling informal airports. The required 500m setback from roads and the frequency limit of 3 flights per week is not appropriate.		
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<b>Submitter Number:</b>	106	<b>Submitter:</b>	Trelawn Place
<b>Contact Name:</b>	Michael Clark	<b>Email:</b>	trelawn@ihug.co.nz
<b>Address:</b>	35 Watties track, Arthurs Point, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	106.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 946-21.5.26.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete this 500m requirement, and do not impose a replacement distance until you know exactly what the Plan Change 27A will allow.		

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<b>Submitter Number:</b>	107	<b>Submitter:</b>	Barry Sarginson
<b>Contact Name:</b>		<b>Email:</b>	pete@kerrritchie.com
<b>Address:</b>	Kerr Ritchie PO Box 1894, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	107.1	<b>Provision:</b>	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

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<b>Point Number</b>	107.2	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

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<b>Point Number</b>	107.3	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		

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<b>Submitter Number:</b>	108	<b>Submitter:</b>	Clyde Macintrye
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<b>Contact Name:</b>		<b>Email:</b>	pete@kerritchie.com
<b>Address:</b>	Kerr Ritchie PO Box 1894, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	108.1	<b>Provision:</b>	26-16Business Mixed Use Zone > 27-16.1Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		
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<b>Point Number</b>	108.2	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		
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<b>Point Number</b>	108.3	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the subject land comprising 5 adjoining sites at 30-46 Gorge Road, proposed to be zoned High Density Residential, is alternatively zoned Business Mixed Use in accordance with the Business Mixed Use Zone purpose.		
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<b>Submitter Number:</b>	109	<b>Submitter:</b>	Steve Couper
<b>Contact Name:</b>		<b>Email:</b>	steve@stealthfilms.co.nz
<b>Address:</b>	Unknown, Lower Shotover, Queenstown, New Zealand, 9371		
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<b>Point Number</b>	109.1	<b>Provision:</b>	771-21Rural Zone > 890- 21.5Rules - Standards > 945- 21.5.26
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain the existing rules that require a discretionary activity resource consent for the use of land as an informal airport (with regard to the Wakatipu Basin)		
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<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		
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<b>Point Number</b>	110.1	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add definition of <u>Precedent</u> .		
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<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.		
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<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.		
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<b>Point Number</b>	110.4	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone Penrith Park Special Zone to LDR Zone.		
<hr/>			
<b>Point Number</b>	110.5	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports provisions that will facilitate infill housing i.e. reducing the lot sizes.		
<hr/>			

<b>Point Number</b>	110.6	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223- 7.5.2 > 226-7.5.2.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	requests rule to acknowledge aspect and topography which may allow additional height without adverse effects.		
<b>Point Number</b>	110.7	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 164- 7.2.7.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	supports in part. Requests incentives to encourage initiatives. Where development within the LDR installs an on-site Storm water management system then rates relief should be given and charges against that property for the QLDC SW network should be waived.		
<b>Point Number</b>	110.8	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 246- 7.5.13
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add clause related to motion activated systems  <b>All motion activated lights on private land shall have sensors directed and tuned to ensure activation can only be triggered by activities on the related parcel of private land. Unless authorised by the Council it is not permissible to have private lights and /or alarms triggered by activities on public land.'</b>		
<b>Point Number</b>	110.9	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Fully supports the introduction of Medium Density Zones.  For Wanaka the Medium Density throughout the southern side of the CBD could be extended further along the old lake terrace.  Opposes to the blanket rezoning of the Scurr Heights parcel of land as MD.		
<b>Point Number</b>	110.10	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports proposal to concentrate and extend Wanaka CBD. Opportunities for café and specialized retail extending towards the toe of the old lake terrace, especially alongside Bullock Creek should be explored.		



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**Point Number** 110.11 **Provision:** 592-13 Wanaka Town Centre

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

**Summary of Submission** Supports proposal to concentrate and extend Wanaka CBD. Opportunities for café and specialized retail extending towards the toe of the old lake terrace, especially alongside Bullock Creek should be explored.

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**Point Number** 110.12 **Provision:** 26-9 High Density Residential

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

**Summary of Submission** Supports the Policies and Objectives supporting and facilitating higher levels of residential living and commercial activities in the central area around Wanaka CBD.

Considers there is potential for the area between Lakeside Rd and Lismore Streets to enable 'boutique' retail, and develop into a tourist boulevard including café's, fashion, arts and crafts, ice-cream parlours, chocolate /sweet shops etc.

---

**Point Number** 110.13 **Provision:** 7-Part Seven - Maps > 7.26-Map 24 - Cardrona, Albert Town

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

**Summary of Submission** Correct map 24. The ONF line on the true right bank either side of the SH bridge must extend beyond the edge of the river. With regard to ONL mapping Clutha River ONF at Albert Town (Map 24b)

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**Point Number** 110.14 **Provision:** 81-6 Landscape

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

**Summary of Submission** 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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**Point Number** 110.15 **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** Add the word 'visual' to sentence. I.e. "quality, character and visual amenity values"

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**Point Number** 110.16 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions

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

**Summary of Submission** Add a clause to address modern large scale industrial farming technologies, ie pivot irrigators.

---

**Point Number** 110.17 **Provision:** 7-Part Seven - Maps > 7.21-Map 19 - Beacon Point

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

**Summary of Submission** Rezone Penrith Park Special Zone to LDR Zone.

---

**Point Number** 110.18 **Provision:** 7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

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

**Summary of Submission** For Wanaka the Medium Density throughout the southern side of the CBD could be extended further along the old lake terrace.

---

**Point Number** 110.19 **Provision:** 7-Part Seven - Maps > 7.22-Map 20 - Wanaka

**Position:** Support

**Summary of Submission** Opposes the blanket rezoning of the Scurr Heights parcel of land as Medium Density.

---

**Point Number** 110.20 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12

**Position:** Support

**Summary of Submission** Supports the objective and associated policies.

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**Submitter Number:** 111 **Submitter:** Iain Weir

**Contact Name:** **Email:** lweir@infinitywanaka.com

**Address:** PO Box 777, Wanaka, New Zealand, 9343

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<b>Point Number</b>	111.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but keep the existing Visitor Accommodation subzone in place.		
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<b>Point Number</b>	111.2	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but keep the existing Visitor Accommodation subzone in place.		
<hr/>			
<b>Point Number</b>	111.3	<b>Provision:</b>	410-11 Large Lot Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but keep the existing Visitor Accommodation subzone in place.		
<hr/>			

<b>Submitter Number:</b>	112	<b>Submitter:</b>	Iain Weir
<b>Contact Name:</b>		<b>Email:</b>	lweir@infinitywanaka.com
<b>Address:</b>	PO Box 777, Wanaka, New Zealand, 9343		
<hr/>			
<b>Point Number</b>	112.1	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Impose TCEP. (Retain Town Centre Entertainment Precinct as proposed).		
<hr/>			
<b>Point Number</b>	112.2	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Impose TCEP. Retain Town Centre Entertainment Precinct as proposed.		
<hr/>			

<b>Submitter Number:</b>	113	<b>Submitter:</b>	Neil Matchett
<b>Contact Name:</b>		<b>Email:</b>	duncan.white@ppgroup.co.nz
<b>Address:</b>	Duncan White Paterson Pitts Partners (Wanaka) Ltd PO Box 283, Wanaka, 9343		
<hr/>			
<b>Point Number</b>	113.1	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the land west of Far Horizons be confirmed as Large Lot Residential and that this area be within the Urban Growth Boundary as notified in the Proposed District Plan.		
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<b>Point Number</b>	113.2	<b>Provision:</b>	410-11 Large Lot Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the land west of Far Horizons be confirmed as Large Lot Residential and that this area be within the Urban Growth Boundary as notified in the Proposed District Plan.		
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<b>Submitter Number:</b>	114	<b>Submitter:</b>	Jules Tapper
<b>Contact Name:</b>		<b>Email:</b>	julestapper@xtra.co.nz
<b>Address:</b>	39 Arrowtown- Lake Hayes Road, Queenstown, Queenstown, New Zealand, 9371		
<hr/>			
<b>Point Number</b>	114.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That any new plan conditions only apply to any new place being proposed for the purpose of aircraft taking off and landing and also that the restrictions on movements (3 per week) be replaced with 21 in any calendar week (maximum 3 per day) or unlimited in backcountry/ remote areas and the setback on new alighting areas be 100 m for fixed wing and 120 metres for rotary wing aircraft.		
<hr/>			

<b>Submitter Number:</b>	115	<b>Submitter:</b>	Florence Micoud
<b>Contact Name:</b>		<b>Email:</b>	florencemicoud@gmail.com

**Address:** 57 Kennedy Crescent, Wanaka, New Zealand, 9305

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**Point Number** 115.1 **Provision:** 9-1 Introduction

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

**Summary of Submission** Amend 1.1 Purpose as follows: Add after ' to carry out its functions in order to achieve the purpose of the Resource Management Act (RMA) 1991' 'and to provide a framework that enable the realisation of our vision for our district, as defined in the strategic direction chapter.'

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**Point Number** 115.2 **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** 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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**Point Number** 115.3 **Provision:** 11-4 Urban Development

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

**Summary of Submission** 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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**Point Number** 115.4 **Provision:** 81-6 Landscape

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

**Summary of Submission** 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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**Point Number** 115.5 **Provision:** 1182-27 Subdivision and Development

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

**Summary of Submission** Each new road must have one pathway and one separate cycle way. Each subdivision must have 20% reserves on which are grown native plants and edible plants.

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<b>Point Number</b>	115.6	<b>Provision:</b>	26-30 Energy and Utilities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	On each new building and for each renovation, imposing a 6-star level and providing incentives for a 7-star level.		
<b>Point Number</b>	115.7	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the Bullock creek spring and stream is designated Significant Natural Area and protected for its intrinsic value, Map 21.		
<b>Point Number</b>	115.8	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the Bullock creek spring and stream is designated Significant Natural Area and protected for its intrinsic value, Map 21.		
<b>Point Number</b>	115.9	<b>Provision:</b>	245-36 Noise
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<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.		

<b>Submitter Number:</b>	116	<b>Submitter:</b>	Self
<b>Contact Name:</b>	mike harris	<b>Email:</b>	mike@whiteshadows.co.nz
<b>Address:</b>	none Unknown, 9371		
<b>Point Number</b>	116.1	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests response to the following question: Does the Council have any long range plans to improve parking at the airport by using the airport's profits to create a parking		

terrace/structure to alleviate the neighbourhood traffic congestion in and around Frankton?

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**Submitter Number:** 117 **Submitter:** Maggie Lawton  
**Contact Name:** **Email:** maggie@futurebydesign.co.nz  
**Address:** 3 Maggies Way, Wanaka, New Zealand, 9305

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**Point Number** 117.1 **Provision:** 57-3Strategic Direction

**Position:** Support

**Summary of Submission** 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.

---

**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** 117.3 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 148-7.2.3 Objective 3. > 151-7.2.3.3

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

**Summary of Submission** Questioned methods to encourage and regulate activities such as rainwater tanks and composting toilets.

---

**Point Number** 117.4 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

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

**Summary of Submission** If Homestar is used then it needs to be checked at the design stage and then certified when built.

Incentivisation to use Homestar for all densities should be considered given the benefits of housing achieving a 6 star rating.

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**Point Number** 117.5 **Provision:** 410-11 Large Lot Residential

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

**Summary of Submission** Clarify the intention for the zones and adhere to them.

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**Point Number** 117.6 **Provision:** 592-13 Wanaka Town Centre

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

**Summary of Submission** 13.2.1 Make the town centre somewhat low-key and people friendly, rather than focus on commercial.

13.2.5.6 What measures are proposed to limit the impact of flooding?

13.2.6 Why not completely pedestrianise the bottom part of Helwick St? It would create a great space for people and retail activity.

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**Point Number** 117.7 **Provision:** 685-15 Local Shopping Centres

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

**Summary of Submission** Confirms Zone's purpose. More amenities need to be included at Northlake

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**Point Number** 117.8 **Provision:** 797-22 Rural Residential and Rural Lifestyle

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

**Summary of Submission** If this is about rural residential outside of the urban boundary that should be made clearer. 22.2.2.3 Florences is a good example of a restaurant that blends well with its peri-rural surroundings. I'm glad that Florences wasn't discouraged, maybe consider the wording of that clause further.

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**Point Number** 117.9 **Provision:** 1182-27 Subdivision and Development > 1183-27.1 Purpose

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

**Summary of Submission** Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.

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**Point Number** 117.10 **Provision:** 26-9 High Density Residential



<b>Position:</b>	Support		
<b>Summary of Submission</b>	Questions meaning of rule, please expand. Questions if it is it about restricting high density below the specified datums.		
<b>Point Number</b>	117.11	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>30.2.4 How will QLDC encourage other than for increasing housing intensity as previously described? Suggests providing an eco design service.</p> <p>With the restrictions on planting exotics how does QLDC propose to have a wood fire source in the future.</p> <p>30.2.4.4 Using Homestar and GreenStar ensure that certain attributes of buildings are focused on and enhanced. How will they be encouraged here?</p>		
<b>Point Number</b>	117.12	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	If certain trees, suitable for building and for energy sources are to be banned from new establishments in the District what is the plan to provide firewood. This may be a difficult subject because of strong opposition to wilding trees but if these trees are to be banned then what is the strategy to provide for firewood in the future. It is a renewable source and therefore, providing the emissions are controlled, should be encouraged.		
<b>Point Number</b>	117.13	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Need to be sure of who is responsible for what, ORC or QLDC. Clarify so everybody knows. I suggest QLDC takes greater responsibility for rural environmental well-being, both biodiversity and water quantity and quality as ORC isn't taking a strong enough approach.		
<b>Point Number</b>	117.14	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 94-6.3.1.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Clarify linkages with indigenous vegetation and biodiversity.		
<b>Point Number</b>	117.15	<b>Provision:</b>	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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**Point Number** 117.17 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 453-11.5.3

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

**Summary of Submission** Clarify the intention for the zones and adhere to them.

---

**Point Number** 117.18 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 460-11.5.10

**Position:** Support

**Summary of Submission** Clarify the intention for the zones and adhere to them.

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**Point Number** 117.19 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12

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

**Summary of Submission** Need to be sure of who is responsible for what, ORC or QLDC. Clarify so everybody knows. I suggest QLDC takes greater responsibility for rural environmental well-being, both biodiversity and water quantity and quality as ORC isn't taking a strong enough approach.

---

**Point Number** 117.20 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7

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

**Summary of Submission** Need to be sure of who is responsible for what, ORC or QLDC. Clarify so everybody knows. I suggest QLDC takes greater responsibility for rural environmental well-being, both biodiversity and water quantity and quality as ORC isn't taking a strong enough approach.

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**Point Number** 117.21 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 785-21.2.2.2

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

**Summary of Submission** When the wind blows in Wanaka topsoil is removed from its source in significant quantities as a result of urban development but also farm management practices. Should be sanctions for both sectors.

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**Point Number** 117.22 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 786-21.2.2.3

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

**Summary of Submission** Referencing the planting of exotic trees doesn't fit here.

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**Point Number** 117.23 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4

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

**Summary of Submission** Agree. This has not been occurring, how will QLDC ensure that it does in future?

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**Point Number** 117.24 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1209-27.2.4.3

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

**Summary of Submission** Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.

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**Point Number** 117.25 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5

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

**Summary of Submission** Consideration should be given to other species such as ecosystems for birds and insects in the design of a sub-division.

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**Point Number** 117.26 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1220-27.2.5.6

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

**Summary of Submission** Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.

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**Point Number** 117.27 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1225-27.2.5.11

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

**Summary of Submission** Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.

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**Point Number** 117.28 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1222-27.2.5.8

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

**Summary of Submission** Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.

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**Point Number** 117.29 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1226-27.2.5.12

**Position:** Support

**Summary of Submission** Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.

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**Point Number** 117.30 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 152-7.2.4 Objective 4

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

**Summary of Submission** Council should be able to identify now where in-fill is to be allowed

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**Point Number** 117.31 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6

**Position:** Support

**Summary of Submission** objective should also cater for people being able to walk or cycle rather than drive

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**Point Number** 117.32 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 164-7.2.7.2

**Position:** Support

**Summary of Submission** Sufficient land must be provided for an on-site stormwater system so that it should not impact on on-site or neighbouring natural waterways and wetlands

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**Point Number** 117.33 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 165-7.2.7.3

**Position:** Support

**Summary of Submission** consider inclusion of ecological corridors in this policy

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**Point Number** 117.34 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

**Position:** Support

**Summary of Submission** Wording "as necessary" is ambiguous. Questioned if is there an internal decibel level that is required to be met?

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**Point Number** 117.35 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies

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

**Summary of Submission** 8.2.1.5 clarify meaning of "higher density"  
8.2.2.3 questions whether this will be enforced through building consent  
8.2.3.1 certification of Homestar should be checked at design stage and certified when built

8.2.5 supports the provision

8.2.7 supports the provision and notes also relevant to Low Density development

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<b>Point Number</b>	117.36	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 396-8.5.11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	About time Green Waste was considered other than through composting education		

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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>	<p>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</p> <p>4.2.2 Communicating urban growth boundaries and zoning and what that means for people buying sections/land needs to be clearer.</p> <p>4.2.2.5 While urban growth boundaries will need to be reviewed the zones within them shouldn't be.</p> <p>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.</p> <p>4.2.6 The Wanaka Map should be updated to reflect what is there.</p> <p>4.2.6.2 Ensure that the land is zoned so that it is clear where greenfield and in-fill development will occur.</p>		

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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.		
<b>Point Number</b>	117.40	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	117.41	<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>	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.)		
<b>Point Number</b>	117.42	<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>	Support		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	117.43	<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>	Again ensure that natural water courses of any significant scale is included, whether in an urban or rural location.		
<b>Point Number</b>	117.44	<b>Provision:</b>	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:** 118 **Submitter:** Janet Macdonald

**Contact Name:** **Email:** macdeejay@vodafone.co.nz

**Address:** 66 Rahui Road, OTAKI, New Zealand, 5512

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**Point Number** 118.1 **Provision:** 1059-26 Historic Heritage

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

**Summary of Submission** Please reinstate this rolling stock to the Heritage Register to ensure it stays where it belongs. (Submission relates to the Kingston Flyer).

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**Submitter Number:** 119 **Submitter:** Laura Solbak

**Contact Name:** **Email:** solbak@paradise.net.nz

**Address:** 22 Sam John Place, RD 2, Wanaka, New Zealand, 9382

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**Point Number** 119.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle



<b>Position:</b>	Support		
<b>Summary of Submission</b>	The current Rural Residential Zone in Lake Hawea remain unchanged.		
<b>Point Number</b>	119.2	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The current Rural Residential Zone in Lake Hawea remain unchanged.		
<b>Point Number</b>	119.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The current Rural Residential Zone in Lake Hawea remain unchanged.		

<b>Submitter Number:</b>	120	<b>Submitter:</b>	Elizabeth Macdonald
<b>Contact Name:</b>		<b>Email:</b>	ebmacdonald@xtra.co.nz
<b>Address:</b>	15 Belfast Terrace, Queenstown, New Zealand, 9300		
<b>Point Number</b>	120.1	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	1.Designate the land used for surface and subsurface drainage and other pipes behind and to the north west of 15 Belfast Terrace as Reserve for QLDC purposes. 2. Designate the start of the Queenstown Hill walkway as walkway.		
<b>Point Number</b>	120.2	<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>	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>	121	<b>Submitter:</b>	Lindsay Topp
<b>Contact Name:</b>		<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown , New Zealand, 9348		

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<b>Point Number</b>	121.1	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<b>Point Number</b>	121.2	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The proposed district plan maps are amended to include existing and approved residential development on Lots 1 and 2 DP 476278.  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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<b>Point Number</b>	121.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The proposed district plan maps are amended to include existing and approved residential development on Lots 1 and 2 DP 476278, located west of Alec Robbins Road on planning map 30.		

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**Submitter Number:** 122      **Submitter:** Skydive Queenstown Limited  
**Contact Name:** Tony Ray      **Email:** tray@mactodd.co.nz  
**Address:** Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348

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**Point Number** 122.1      **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Amend to add the second paragraph after '...commercial and tourism activities' the following: 'and for the Zone to make provision for these activities.'

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**Point Number** 122.2      **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Add the following objective and policies.  
Objective: Recognise and provide opportunities for recreation, including commercial recreation and tourism activities  
Policy: Recognise the importance and economic value of recreation including commercial recreation and tourist activities  
Policy: Ensure that recreation including commercial recreation and tourist activities do not degrade rural quality or character or visual amenities and landscape values

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**Point Number** 122.3      **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Delete words following 'managed' and insert 'in accordance with CAA regulations'.

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**Point Number** 122.4      **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 933-21.5.21  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Increase from 10 to 28.

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<b>Point Number</b>	122.5	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 946-21.5.26.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Redraft as follows: 'Informal airports where sound levels do not exceed limits prescribed in Rule 36.5.14'.		
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<b>Point Number</b>	122.6	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 948-21.5.26.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule 21.5.26.1.		
<hr/>			

<b>Submitter Number:</b>	123	<b>Submitter:</b>	Edwin Lamont
<b>Contact Name:</b>		<b>Email:</b>	pete@kerrritchie.com
<b>Address:</b>	Kerr Ritchie Architects PO Box 1894, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	123.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone the 25 hectare property located at the southwest corner of McDonnell Road and Hogans Gully Road from Rural to Rural Lifestyle to provide for a total of 6 residential lots with an existing winery.		
<hr/>			
<b>Point Number</b>	123.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone the 25 hectare property located at the southwest corner of McDonnell Road and Hogans Gully Road from Rural to Rural Lifestyle to provide for a total of 6 residential lots with an existing winery.		
<hr/>			
<b>Point Number</b>	123.3	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Rezone the 25 hectare property located at the southwest corner of McDonnell Road and Hogans Gully Road from Rural to Rural Lifestyle to provide for a total of 6 residential lots with an existing winery.

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**Submitter Number:** 124 **Submitter:** Bruce & Alison Hebbard  
**Contact Name:** **Email:** hebbard@xtra.co.nz  
**Address:** PO Box 1 , Albert town, Wanaka, New Zealand, 9344

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**Point Number** 124.1 **Provision:** 10-Entire Plan  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Supports the concept of a simplified district plan, but concerned that an important rule of the operative district plan has been dropped, therefore submitter wishes to make a further submission or be heard at a later date if necessary.

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**Submitter Number:** 125 **Submitter:** Kenneth Muir  
**Contact Name:** **Email:** muir@xtra.co.nz  
**Address:** 693 Peninsula Road, Kelvin Heights, Queenstown, New Zealand, 9300

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**Point Number** 125.1 **Provision:** 26-16Business Mixed Use Zone > 27-16.1Purpose  
**Position:** Support  
**Summary of Submission** Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.

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**Point Number** 125.2 **Provision:** 7-Part Seven - Maps  
**Position:** Support  
**Summary of Submission** Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.

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**Point Number** 125.3 **Provision:** 138-7 Low Density Residential

<b>Position:</b>	Support
<b>Summary of Submission</b>	Change the Sugar Lane area from Low Density Residential to Business Mixed Use Zoning.

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<b>Submitter Number:</b>	126	<b>Submitter:</b>	Hunter Leece / Anne Kobienia
<b>Contact Name:</b>	Hunter Leece	<b>Email:</b>	hunterleece@hotmail.com
<b>Address:</b>	PO Box 1937, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	126.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	A commitment to robustly defend the density limits proposed.		

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<b>Point Number</b>	126.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 858-22.4.13
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Make informal airports a non-complying activity in the Rural Lifestyle and Rural residential zones with the exception of the exemptions in 22.4.14 (farming, fire fighting and emergencies) with the addition of construction activities.		

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<b>Point Number</b>	126.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 886-22.5.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Revise the allowable storage of heavy vehicles in rural residential/lifestyle zones to exclude commercial vehicles but include privately owned for personal use or in association with the use of the land, and to be parked in close proximity to the buildings (house/garages) on the property.		

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<b>Point Number</b>	126.4	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 45-30.2.4 Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Requests protection of access to sunshine from shading by neighbours trees. Notes that while this section identifies the need to avoid shading from buildings it should also enable protection of sunshine access from encroachment by trees.		
<b>Point Number</b>	126.5	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 85-30.4.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests reflection of potential use for electric vehicle charging and/or grid tied applications. Clarification that the capacity limit is not the combined total of solar water and photovoltaic panels.  Notes most useful sized systems would be larger than the 3.5kW limit.  Requests the limitation be dropped and a better outcome would be achieved if there were design requirements that ensured panels fitted against the roof line.		
<b>Point Number</b>	126.6	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 209-35.2.6 Objective 6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amendments and strengthening requirements to the use of relocated used building to reflect the objective and not produce the undesirable outcomes exhibited in recent local examples.		
<b>Point Number</b>	126.7	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 224-35.4.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Strengthening the requirements for compliance with the objective 35.2.6 by imposing a bond to encourage compliance and penalise in the case of non compliance.		
<b>Point Number</b>	126.8	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	A commitment to robustly defend the density limits proposed.		
<b>Point Number</b>	126.9	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 86-30.4.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Relating to installations in the rural zone, suggests some design restrictions be put in place based on height that would encourage larger systems to be installed as a permitted activity.

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**Submitter Number:** 127 **Submitter:** Simon Chisholm  
**Contact Name:** **Email:** simon.chisholm007@gmail.com  
**Address:** 100 Borell Rd, Te Puna, Te Puna, New Zealand, 3174

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**Point Number** 127.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 862-22.4.17  
**Position:** Oppose  
**Summary of Submission** That commercial secondary meat processing at a scale limited by output (maximum 10 metric tonnes/year) be a discretionary activity for rural residential and rural lifestyle zones

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**Point Number** 127.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 876-22.5.7 > 879-22.5.7.3  
**Position:** Oppose  
**Summary of Submission** That the maximum net floor areas for home occupation in Rural Residential and Rural Lifestyle be increased to 80m<sup>2</sup> and 180m<sup>2</sup> respectively

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**Submitter Number:** 128 **Submitter:** Russell Marsh  
**Contact Name:** **Email:** marshshoney@xtra.co.nz  
**Address:** 47 Ettrick Road, RD 2, Roxburgh, New Zealand, 9572

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**Point Number** 128.1 **Provision:** 255-8 Medium Density Residential  
**Position:** Support  
**Summary of Submission** Please (a) amend the plan to reinstate the original Frankton - Proposed Medium Density Zoning - per the MACTODD report or (b) amend the plan to include Stewart Street Lake Avenue Burse Street McBride Street into MDR zoning as opposed to LDR or (c) amend the plan to include Frankton district streets into MDR that are currently outside the Air noise Boundary (ANB) - per the Queenstown Airport website



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**Point Number** 128.2 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Support

**Summary of Submission** *Copied from submission point 128.1 (MDR Zone)*

(a) amend the plan to reinstate the original Frankton - Proposed Medium Density Zoning - per the MACTODD report or (b) amend the plan to include Stewart Street Lake Avenue Burse Street McBride Street into MDR zoning as opposed to LDR or (c) amend the plan to include Frankton district streets into MDR that are currently outside the Air noise Boundary (ANB) - per the Queenstown Airport website

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**Point Number** 128.3 **Provision:** 138-7 Low Density Residential

**Position:** Support

**Summary of Submission** Please (a) amend the plan to reinstate the original Frankton - Proposed Medium Density Zoning - per the MACTODD report or (b) amend the plan to include Stewart Street Lake Avenue Burse Street McBride Street into MDR zoning as opposed to LDR or (c) amend the plan to include Frankton district streets into MDR that are currently outside the Air noise Boundary (ANB) - per the Queenstown Airport website

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**Submitter Number:** 129 **Submitter:** Lake Bar Limited

**Contact Name:** Peter Byrne **Email:** info@lakebar.co.nz

**Address:** 155 Ardmore Street, Wanaka, 9305

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**Point Number** 129.1 **Provision:** 592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667-13.5.10

**Position:** Support

**Summary of Submission** Supports Lower Ardmore Street Entertainment Precinct and Increased Decibel Level. Requests consideration of an extension of outside drinking and dining time to 11pm during the period 1st November to 30th April Annually.

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**Submitter Number:** 130 **Submitter:** Richard & Lynn Kane

**Contact Name:** **Email:** kane.wanaka@gmail.com

**Address:** 22 Tenby Street, Wanaka, New Zealand, 9305

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**Point Number** 130.1 **Provision:** 255-8 Medium Density Residential > 256-8.1 Zone Purpose

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

**Summary of Submission** The submitter considers incentives for sustainable building design, which will expire in five years after the date it is made operative are definitely not required in Wanaka. Questions why sustainable buildings are afforded special privileges.

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**Point Number** 130.2 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

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

**Summary of Submission** Notes that the development of the previous Wanaka primary school is at the 25 degree building in relation to boundary, and houses are very close. Submitter considers there will be an even greater loss of sun with the proposed change to 45 degrees. Requests this be considered and amendments made.

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**Submitter Number:** 131 **Submitter:** Joanna & Simon Taverner

**Contact Name:** **Email:** jo\_dey@hotmail.com

**Address:** 47 McChesney Road, Arthurs Point, Queenstown, New Zealand, 9371

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**Point Number** 131.1 **Provision:** 287-41 Jacks Point Zone

**Position:** Oppose

**Summary of Submission** Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

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**Point Number** 131.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.		
<b>Point Number</b>	131.3	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.		
<b>Point Number</b>	131.4	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities</i> " and that there be no residential and/ or commercial subdivision and development in this area.		
<b>Point Number</b>	131.5	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space</i> " and that there be no residential and/ or commercial subdivision and development in this area.		
<b>Point Number</b>	131.6	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.		
<b>Point Number</b>	131.7	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		
<b>Point Number</b>	131.8	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		
<b>Point Number</b>	131.9	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		
<b>Point Number</b>	131.10	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		
<b>Point Number</b>	131.11	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		
<b>Point Number</b>	131.12	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose

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

**Summary of Submission** Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

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**Point Number** 131.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

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

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 131.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

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

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 131.15 **Provision:** 287-41 Jacks Point Zone

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

**Summary of Submission** Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

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**Point Number** 131.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

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<b>Submitter Number:</b>	132	<b>Submitter:</b>	Rupert & Elizabeth Le Berne Illes
<b>Contact Name:</b>		<b>Email:</b>	ilesnz@ihug.co.nz
<b>Address:</b>	25 Berkshire Street, Arrowtown, New Zealand, 9302		
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<b>Point Number</b>	132.1	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.		
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<b>Point Number</b>	132.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Opposes the Medium Density Zone and infilling in Arrowtown. Requests the Council abandon the proposal and pursue other options.		
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<b>Point Number</b>	132.3	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.		
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<b>Point Number</b>	132.4	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes changes to building heights, recession planes and setbacks to boundary. Requests abandoning proposed changes and pursue other options.		
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<b>Point Number</b>	132.5	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the Medium Density Zone and infilling in Arrowtown		

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<b>Submitter Number:</b>	133	<b>Submitter:</b>	Kate Woodfield
<b>Contact Name:</b>		<b>Email:</b>	fourwoodies@hotmail.com
<b>Address:</b>	32 Estuary Crescent, Fairfield, Dunedin, 9018		
<b>Point Number</b>	133.1	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the provisions. All this land was cleared and used for farming long before the council was established.		

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<b>Submitter Number:</b>	134	<b>Submitter:</b>	Keri Lemaire-Sicre
<b>Contact Name:</b>		<b>Email:</b>	stop@ladiesmile.co.nz
<b>Address:</b>	465 Ladies-Mile RD15H6, Frankton, Queenstown, New Zealand, 9300		
<b>Point Number</b>	134.1	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Submitter owns and runs the Queenstown Pet Boarding Facility at Frankton-Ladies Mile and generally opposes changes to the Proposed District Plan which would impact on providing a healthy environment for boarding pets, and potential reverse sensitivity effects of further domestication of the rural area. Standards of the proposed district plan do not give confidence that the effects of development on the pet lodge will be adequately addressed.		
<b>Point Number</b>	134.2	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Submitter owns and runs the Queenstown Pet Boarding Facility at Frankton-Ladies Mile and generally opposes changes to the Proposed District Plan which would impact on providing a healthy environment for boarding pets, and potential reverse sensitivity effects of further domestication of the rural area. Standards of the proposed district plan do not give confidence that the effects of development on the pet lodge will be adequately addressed.		

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<b>Submitter Number:</b>	135	<b>Submitter:</b>	Joan Baker
<b>Contact Name:</b>		<b>Email:</b>	jbaker@gallarus.co.nz
<b>Address:</b>	326 Tucker Beach Road, RD 1, Queenstown, New Zealand, 9371		
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<b>Point Number</b>	135.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject the increase to landing rights from informal airports at Tucker Beach Reserve (DoC Estate).		
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<b>Submitter Number:</b>	136	<b>Submitter:</b>	Feldspar Capital Management
<b>Contact Name:</b>	Joff Riley	<b>Email:</b>	joff.riley@feldspar.co.nz
<b>Address:</b>	9043, St Clair, Dunedin, New Zealand, 9012		
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<b>Point Number</b>	136.1	<b>Provision:</b>	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests that the plan in this area, provides for lower cost, high density accommodation that would suit rentals for working people from sectors such as construction and tourism. Residential accommodation in Gorge Rd, Queenstown, has been provided for and I would suggest that Andersons Rd is a similar area of mixed use.		
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<b>Submitter Number:</b>	137	<b>Submitter:</b>	Glenorchy Air
<b>Contact Name:</b>	Robert Rutherford	<b>Email:</b>	glenorchy@hotmail.com
<b>Address:</b>	91 McBride Street, Frankton, Queenstown, New Zealand, 9300		
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<b>Point Number</b>	137.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26



<b>Position:</b>	Other - Please clearly indicate your position in your submission below
<b>Summary of Submission</b>	Confirm the standards laid out in 21.5.26 with the following amendment to 21.5.26.3 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of 500 metres from any formed legal road where the gazetted speed limit is 50 kilometers an hour or less, or the notional boundary of any residential unit not located on the same site.

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<b>Submitter Number:</b>	138	<b>Submitter:</b>	Cliff Baker
<b>Contact Name:</b>		<b>Email:</b>	c4aviation@hotmail.co.nz
<b>Address:</b>	224 Malaghans Road, RD 1, Queenstown, new zealand, 9371		

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<b>Point Number</b>	138.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Review the setbacks distances and movements allowed. The setback from property boundaries is impractical as it limits nearly every property in the basin.		

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<b>Submitter Number:</b>	139	<b>Submitter:</b>	Iain Weir
<b>Contact Name:</b>		<b>Email:</b>	lweir@infinitywanaka.com
<b>Address:</b>	PO Box 777, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	139.1	<b>Provision:</b>	7-Part Seven - Maps > 7.22-Map 20 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Zone Lot 2 DP340530 on Ironside Drive Wanaka, from Low Density Residential to Medium Density residential		

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<b>Point Number</b>	139.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Zone Lot 2 DP340530 on Ironside Drive Wanaka (shown on proposed planning map 20), from Low Density Residential to Medium Density residential		

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<b>Submitter Number:</b>	140	<b>Submitter:</b>	Ian & Dorothy Williamson
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	971 Frankton Road, Queenstown , New Zealand, 9300		
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<b>Point Number</b>	140.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the potential rezoning of properties at Frankton Road to Medium Density. Requests that the Council retain the operative low density zoning.		
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<b>Point Number</b>	140.2	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the potential rezoning of properties at Frankton Road to Medium Density. Requests that the Council retain the operative low density zoning.		
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<b>Submitter Number:</b>	141	<b>Submitter:</b>	Barbara Williams
<b>Contact Name:</b>		<b>Email:</b>	barbara@shootnz.com
<b>Address:</b>	PO Box 240, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	141.1	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the objective as it relates to the submitters property.		
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<b>Point Number</b>	141.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4

<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the objective as it relates to the submitters property.		
<b>Point Number</b>	141.3	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Supports planning map 33 as it relates to the submitters property in regards to plan change 35.</p> <p>Requests that as an alternative to Low Density Residential Zone, properties located at 58-106 McBride St are rezoned to a form of commercial zoning.</p>		
<b>Point Number</b>	141.4	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Opposes Rule 7.4.11 and requests this rule be deleted. Requests exemption that provides for two residential dwellings on sites greater than 900m2 in the Air Noise Boundary as a permitted activity (subject to compliance with other applicable rules) as provided for by the residential density allowance of the operative district plan.</p>		
<b>Point Number</b>	141.5	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the objective as it relates to the submitters property.		
<b>Point Number</b>	141.6	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Requests rezoning of properties located at 58 to 106 McBride Street to some form of light commercial zoning which may be less affected than residential tenants from aircraft noise.</p>		

<b>Submitter Number:</b>	142	<b>Submitter:</b>	as trustees of the Anzac Trust
<b>Contact Name:</b>	JR, PK and LC Laidlaw, Laidlaw and Breen	<b>Email:</b>	jrlaidlaw@xtra.co.nz

**Address:** PO Box 250, Wanaka, New Zealand, 9343

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**Point Number** 142.1 **Provision:** 410-11 Large Lot Residential

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

**Summary of Submission** Submitter owns property at 361 Beacon Point Road. Part of this land is zoned as LLR with the remainder zoned rural with a building restriction. The area of the LLR zone land is less than 4000m2 and would prevent a two lot subdivision.

Requests that the area to be zoned LLR should be altered as shown on the maps attached to the submission so that a two lot subdivision (each with one residence) would be a permitted activity.

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**Point Number** 142.2 **Provision:** 7-Part Seven - Maps > 7.21-Map 19 - Beacon Point

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

**Summary of Submission** Submitter owns property at 361 Beacon Point Road. Part of this land is zoned as LLR with the remainder zoned rural with a building restriction. The area of the LLR zone land is less than 4000m2 and would prevent a two lot subdivision.

Requests that the area to be zoned LLR should be altered as shown on the maps attached to the submission so that a two lot subdivision (each with one residence) would be a permitted activity.

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**Point Number** 142.3 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 453-11.5.3

**Position:** Support

**Summary of Submission** Submitter owns property at 361 Beacon Point Road. Part of this land is zoned as LLR with the remainder zoned rural with a building restriction. Notes that the existing residence has a building height restriction of RL288.50 mean sea level (datum code DUNEHT 1958). Due to site instability issues, submitter notes that a building height limit "off the ground" would leave uncertainty as to the built height of any new residence.

Requests that the building height limit should be set at a specified RL, and the building height limit for any new residence should be RL288.50 mean sea level (datum code DUNEHT 1958).

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**Submitter Number:** 143 **Submitter:** Richard Bowman

**Contact Name:** **Email:** bowmanz@actrix.co.nz

**Address:** 50 Antrim Street, Invercargill, New Zealand, 9810

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<b>Point Number</b>	143.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Opposes the proposal (21.5.26.1) that on other Rural land informal airports on any site that do not exceed a frequency of use of 3 flights* per week; would be treated as a permitted activity.</p> <p>Generally supports the proposal (21.5.26.3) In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site.</p> <p>Seeks that any changes to the District Plan will not legally provide for helicopters to be landed or operated below 500 feet altitude in proximity (ie., within at least 500m) of residential properties. Excepting where provided for in 21.5.26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities.</p>		
<b>Point Number</b>	143.2	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules-Standards > 273-36.5.13
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Strongly supports the retention of the proposed noise limits for helicopters in 36.5.13 where levels must not exceed 50 dB Ldn at any point within the boundaries of a residential unit.		

<b>Submitter Number:</b>	144	<b>Submitter:</b>	Paul Sherriff
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	31 Stewart Street, Frankton, Queenstown, New Zealand, 9300		
<b>Point Number</b>	144.1	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Maintain the current rules as outlined in the operative district plan for setbacks		
<b>Point Number</b>	144.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Maintain the current rules as outlined in the operative district plan for recession planes		

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**Point Number** 144.3 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1

**Position:** Oppose

**Summary of Submission** Maintain the current rules as outlined in the operative district plan for building height

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**Point Number** 144.4 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2

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

**Summary of Submission** supports the objective, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.

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**Point Number** 144.5 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2 > 147-7.2.2.2

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

**Summary of Submission** supports the provision, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.

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**Point Number** 144.6 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

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

**Summary of Submission** supports the objective, subject to retaining Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.

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**Point Number** 144.7 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

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

**Summary of Submission** Retain Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to the Frankton VA subzone at Yewlett Crescent & Lake Ave.

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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>	145.1	<b>Provision:</b>	9-1 Introduction > 45-1.7 Information to be submitted > 51-1.7.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Building outline: Retention of the wording in the Operative District Plan as follows:</p> <p><i>Building Outline</i></p> <p><i>Any applicant for resource consent to establish a building in the Rural <del>General</del> and the Rural <del>Living Zones Residential and Rural Lifestyle Zones</del> shall erect poles or other similar devices to identify the bulk of the proposed building to be erected on the site. The poles are to be in place prior to site assessment and must remain in place until the Council has completed the application. Poles or other similar devices may also be required for new development in other zones at the discretion of the Council.</i></p>		
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<b>Point Number</b>	145.2	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Supports the proposed clustering assessment matter and seeks that the assessment matter 21.7.2.5(b) is incorporated into the assessment matters in the Operative District Plan between the assessment matters 5.4.2.2.3 (c) (iv) and (v) with the addition of the sentence:</p> <p><i>“Where clustering is merited the balance of the subject site shall be covenanted against further subdivision and development in perpetuity.”</i></p> <p>The Society seeks the inclusion in part 5.4.2.2.3. [c] of the Operative District Plan a spatial development tool assessment matter based on the existing 500m and 1.1km assessment matter where the desired spatial patterns of development, meaning the distances between nodes of development are clearly set out.</p>		
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<b>Point Number</b>	145.3	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>The Society seeks 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.”.</p>		

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<b>Point Number</b>	145.4	<b>Provision:</b>	9-1 Introduction > 10-1.1 Purpose
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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>	Deletion of Part 3 of the Operative District Plan and its replacement by Part 1.1 of the Proposed District Plan.
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<b>Point Number</b>	145.5	<b>Provision:</b>	57-3Strategic Direction
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	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.
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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>	145.6	<b>Provision:</b>	10-Entire Plan
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	The rural provisions of the Operative District Plan, meaning all of Parts 4, 5 and 15 that relate to subdivision and/or development in rural areas and any other part or provision in the Operative District Plan that relates to or has any bearing whatsoever on subdivision and/or development in the rural areas, are retained in their exact current form except where set out in the submission.
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<b>Point Number</b>	145.7	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	The provisions in the Operative District Plan relating to Construction and Alteration of Residential Buildings Located Within an Approved Residential Building Platform or Outside a Residential Building Platform are rolled-over in the exact same form they appear in the Operative District Plan. The Society opposes the change in activity status proposed.
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<b>Point Number</b>	145.8	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 860-21.4.7
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<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The provisions in the Operative District Plan relating to Construction and Alteration of Residential Buildings Located Within an Approved Residential Building Platform or Outside a Residential Building Platform are rolled-over in the exact same form they appear in the Operative District Plan. The Society opposes the change in activity status proposed.		
<b>Point Number</b>	145.9	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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:".		
<b>Point Number</b>	145.10	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 856-21.4.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Society opposes farm buildings becoming a permitted activity. It seeks that all of the provisions relating to farm buildings contained in the Operative District Plan are rolled-over in their exact current form.		
<b>Point Number</b>	145.11	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The Society opposes farm buildings becoming a permitted activity. It seeks that all of the provisions relating to farm buildings contained in the Operative District Plan are rolled-over in their exact current form.		
<b>Point Number</b>	145.12	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>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.</p> <p>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.</p> <p>The Society seeks, as one possible option, changes to the Operative District Plan as follows:</p> <p>The Operative District Plan policy 5.2.1.5 reads:</p>		

*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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<b>Point Number</b>	145.13	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes)
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**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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<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 > 112-3.2.5.2Objective 2 > 113-3.2.5.2.1
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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>	145.16	<b>Provision:</b>	7-Part Seven - Maps > 7.1-Legend and User Information
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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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**Point Number** 145.17 **Provision:** 9-1 Introduction > 26-1.6 How to use this Plan > 44-1.6.18.

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

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

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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** 145.19 **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.

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**Point Number** 145.20 **Provision:** 5-Part Four - Rural Environment

**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** 145.22 **Provision:** 10-Entire Plan

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

**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** 145.23 **Provision:** 10-Entire Plan

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

**Summary of Submission** That all provisions relating to the Open Space Zone-Landscape Protection are retained in the District Plan in the exact same form as they appear in Part 20 of the Operative District Plan and in the exact same form as Open Space Zone-Landscape Protection areas are delineated on maps in the Operative District Plan.

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**Point Number** 145.24 **Provision:** 10-Entire Plan

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

**Summary of Submission** The Society seeks that the structure contained in the Operative District Plan is rolled-over and that the Strategic Direction chapter is deleted.

Some provisions of the Strategic Direction chapter may have utility when placed in other parts of the District Plan-see other Society submissions.

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**Point Number** 145.25 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 861-21.4.8

**Position:** Oppose

**Summary of Submission** The provisions in the Operative District Plan relating to Construction and Alteration of Residential Buildings Located Within an Approved Residential Building Platform or Outside a Residential Building Platform are rolled-over in the exact same form they appear in the Operative District Plan. The Society opposes the change in activity status proposed.

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**Point Number** 145.26 **Provision:** 8-General DP Review Comments

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

**Summary of Submission** The landscape, Rural and Gibbston Character Zone S.32 Landscape Evaluation Report be rewritten containing discussion of the costs and benefits associated with the option of residential subdivision and development becoming non-complying versus the option of it being discretionary, as required by S.32 of the Act and especially S.32(2).

The S.32 Landscape Evaluation Report, once rewritten, should then be publicly notified.

The 40 working day submission period should apply to the rural part of the Proposed District Plan from the date of re-notification of the rewritten S.32 Landscape Evaluation Report.

**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.

**Point Number** 145.28 **Provision:** 10-Entire Plan

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

**Summary of Submission** The Society seeks that all of the provisions in the Operative District Plan relating to subdivision and/or development in rural areas are rolled-over in the exact form that they appear in the Operative District Plan but with amendments that are sought in other submissions made by the Society at this time.

The rural area amendments sought by the Society are detailed in other submissions.

The Society seeks that Council carries out an analysis of the economic impact of tourism to the District in relation to other activities (such as farming) that take place in the District.

**Point Number** 145.29 **Provision:** 11-4 Urban Development

**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>Point Number</b>	145.30	<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>	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.
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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).

<b>Point Number</b>	145.31	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The rural provisions of the Operative District Plan, meaning all of Parts 4, 5 and 15 that relate to subdivision and/or development in rural areas and any other part or provision in the Operative District Plan that relates to or has any bearing whatsoever on subdivision and/or development in the rural areas, are retained in their exact current form except for the following:</p> <ol style="list-style-type: none"> <li>A. Delete the Outstanding Natural Landscape (District Wide) landscape category and all objectives, policies assessment matters, rules and any other references to this in the Operative District Plan.</li> <li>B. Change the name of the Outstanding Natural Landscape (Wakatipu Basin) landscape category to Outstanding Natural Landscape. Retain in the Plan all of the objectives, policies, assessment matters and rules in the Operative District Plan that apply or in any way relate to Outstanding Natural Landscape (Wakatipu Basin) in the exact same form as in the Operative District Plan (with exception of F and G below) but apply these to the new Outstanding Natural Landscape category. This category is to apply district-wide. Make any other changes necessary for the plan to be consistent with this or contingent on this. (See separate submission).</li> <li>C. Delete the Other Rural Landscape landscape category. Delete the Visual Amenity Landscape landscape category. Replace these two with a new Rural Landscape Category (RLC). Retain all of the objectives, policies, assessment matters, rules and any other references to the Visual Amenity Landscape landscape category in the exact same form as in the Operative District Plan (with the exception F, G, H and I below). Apply all of these Visual Amenity Landscape objectives and policies, assessment matters and rules to the new RLC landscape category.</li> <li>D. Delete the Part 3 Sustainable Management chapter in the Operative District Plan and replace it with the new "Part 1.1 Purpose" as proposed in the Proposed District Plan.</li> <li>E. Include Urban Growth Boundaries, per Part 6.3.1.7 of the Proposed District Plan, designed to minimise adverse effects of urban development on rural landscape integrity and values. The Society seeks that this policy is incorporated into or replaces the Operative District Plan Policy 4.2.5.7-Urban Edges. (See separate submission).</li> <li>F. Amalgamate Other Factors and Positive Effects into one single assessment matter section that applies to all 3 proposed landscape categories.</li> <li>G. Delete all text in Parts 4 and 5 of the Operative District Plan relating to "Explanation and Principal Reasons for Adoption" and "Implementation Methods" providing the deletion of such text has no bearing on the outcome sought in A-F above.</li> <li>H. Change the cumulative effects assessment matter to a test. The Society seeks that the Operative District Plan assessment matter 5.4.2.2.3. (d) is changed such 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:". (See separate submission).</li> <li>I. Add to the Operative District Plan RLC assessment matters a clustering design and density assessment matter <u>and</u> a spatial development tool based on the existing 500m and 1.1km assessment matter where it is stated that this pattern of development is the desired landscape outcome to control the adverse and cumulative effects of subdivision and residential development within RLC. (See separate submission).</li> <li>J. Change policy 5.2.1.5 in the Operative District Plan to make more explicit the primacy of landscape outcomes in light of the Glentarn decision (see separate</li> </ol>		



submission).

- K. Make any and all consequential amendments to the Plan consistent with A-J.
- L. The Society's position is not limited in scope by A-J in that other minor amendments may be useful such as:
  - Include additional activity definitions that will have a minor bearing on A-J such as the proposed definition for Rural Industrial Activities
  - Any other changes that are minor and/or inconsequential such as renaming, reordering and renumbering parts of the District Plan

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<b>Point Number</b>	145.32	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<b>Point Number</b>	145.33	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<b>Point Number</b>	145.34	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The society seeks that all provisions relating to the Open Space Zone - Landscape Protection are retained in the District Plan in the exact same form as they appear in Part 20 of the Operative District Plan and in the exact same form as the Open Space Zone-Landscape Protection areas are delineated on maps in the Operative District Plan.		

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<b>Submitter Number:</b>	146	<b>Submitter:</b>	Sue Bradley
<b>Contact Name:</b>		<b>Email:</b>	alpinesue@xtra.co.nz
<b>Address:</b>	PO BOX 238, Arrowtown, Queenstown, 9351, 9351		
<hr/>			
<b>Point Number</b>	146.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The rule is too restrictive.		
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<b>Point Number</b>	146.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 905-22.5.25 > 906-22.5.25.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject, the rule is too inflexible.		
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<b>Submitter Number:</b>	147	<b>Submitter:</b>	Maria Verduyn
<b>Contact Name:</b>		<b>Email:</b>	kiwi22maria@yahoo.co.nz
<b>Address:</b>	39 Perkins Road, Frankton, Queenstown, New Zealand, 9300		
<hr/>			
<b>Point Number</b>	147.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests consideration to the condition of the road regarding the width, lack of seal, and no foot paths or kerbing and channeling, there is also issues with the drains blocking and water flowing into property.		
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<b>Submitter Number:</b>	148	<b>Submitter:</b>	Jack and Valerie Hamilton
<b>Contact Name:</b>		<b>Email:</b>	

**Address:** 21B Stewart Street, Frankton, Queenstown, New Zealand, 9300

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**Point Number** 148.1 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

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

**Summary of Submission** That the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan, which specifies maximum building height for the Visitor Accommodation Sub-Zone located on Lake Ave, Frankton, be incorporated in any District Plan that is adopted by Council.

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**Point Number** 148.2 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8

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

**Summary of Submission** Council look to maintain the current rules as outlined in the Operative District Plan regarding recession places for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.

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**Point Number** 148.3 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

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

**Summary of Submission** Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.

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**Point Number** 148.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1

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

**Summary of Submission** Council look to maintain the current rules as outlined in the Operative District Plan regarding height controls for the Proposed Low Density Residential Zone (Chapter 7) of "Old Frankton" in particular.

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**Submitter Number:** 149 **Submitter:** Sam Flewellen

**Contact Name:** **Email:** sam@planzconsultants.co.nz

**Address:** 1845, Christchurch City, Christchurch, New Zealand, 8140

<b>Point Number</b>	149.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone from Rural to Low Density Residential the land on planning map 18 located to the west of the Peninsula Bay area, legally described as Section 2 Blk XIV SECT 5 Lower Wanaka SD (CT OT18C/473) – 50.6742ha		
<b>Point Number</b>	149.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone from Rural to Low Density Residential the land on planning map 18 located to the west of the Peninsula Bay area, legally described as Section 2 Blk XIV SECT 5 Lower Wanaka SD (CT OT18C/473) – 50.6742ha		

<b>Submitter Number:</b>	150	<b>Submitter:</b>	Mount Crystal Limited
<b>Contact Name:</b>	Tony Ray	<b>Email:</b>	tray@mactodd.co.nz
<b>Address:</b>	Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
<b>Point Number</b>	150.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone Lot 1 Deposited Plan 9121 (OT400/173) (i) in part (1.24 hectares) Medium Density Residential ('MDR') (ii) in part (1.49 hectares) High Density Residential ('HDR') as shown on the attached Aurum Survey Plan 3. The submitter seeks that it be re-zoned in part 'Medium Density Residential' ('MDR') (the northern part comprising 1.24 ha approximately) and in part 'High Density Residential' ('HDR') (the southern part comprising 1.49 ha approximately).		
<b>Point Number</b>	150.2	<b>Provision:</b>	7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone Lot 1 Deposited Plan 9121 (OT400/173) (Frankton Road) (i) in part (1.24 hectares) Medium Density Residential ('MDR') (ii) in part (1.49 hectares) High Density Residential ('HDR') as shown on the attached Aurum Survey Plan 3. The submitter seeks that it be re-zoned in part 'Medium Density Residential' ('MDR') (the northern part comprising 1.24 ha approximately) and in part 'High Density Residential' ('HDR') (the southern part comprising 1.49 ha approximately).		

<b>Point Number</b>	150.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Amend Rule 27.4.1 to provide for subdivision within the HDR, MDR and LDR as 'restricted discretionary activities' in place of the proposed 'full discretionary.' Add appropriate matters for discretion.		
<b>Point Number</b>	150.4	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Amend Rule 9.5.2 by deleting '10 metres' and inserting '12 metres'		

<b>Submitter Number:</b>	151	<b>Submitter:</b>	Imperium Group
<b>Contact Name:</b>	Tony Ray	<b>Email:</b>	tray@mactodd.co.nz
<b>Address:</b>	Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
<b>Point Number</b>	151.1	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete last sentence commencing 'The Entertainment Precinct....' from the Queenstown Town Centre 12.1 Zone Purpose AND make all other deletions, alterations, amendments, consequential or otherwise necessary to give full effect to this submission.		
<b>Point Number</b>	151.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Policy 12.2.1.3 by deleting the words 'without unduly restrictive' and inserting in their place 'subject to appropriate.'		
<b>Point Number</b>	151.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives

**Position:** Oppose

**Summary of Submission** Delete clause (b) from Policy 12.2.3.3

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**Point Number** 151.4 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4

**Position:** Oppose

**Summary of Submission** Delete clause (d) from Policy 12.2.3.4 regarding the entertainment precinct

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**Point Number** 151.5 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11

**Position:** Oppose

**Summary of Submission** Delete '(excluding sound from the sources specified in Rules 12.5.11.3 and 12.5.11.4)' from Rule 12.5.11.1; replace '75' with '70' in Rule 12.5.11.1 (c); delete '(excluding sound from the sources specified in Rules 12.5.11.3 and 12.5.11.4)' from Rule 12.5.11.2; delete Rules 12.5.11.3, 12.5.11.4, and 12.5.11.5; and delete the second bullet point from the 'Exemptions'. There is no justifiable resource management reason for providing separate and increased noise limits for that part of Queenstown Town Centre shown marked 'Town Centre Entertainment Precinct' in the District Plan Review and making provisions for higher noise limits with the zone will result in significant adverse effects on properties both within the Precinct and in the vicinity of the Precinct, particularly for existing residential and visitor accommodation uses. There is no justification for Rules 12.5.11.2, 12.5.11.3, 12.5.11.4 which effectively allow excessive noise to 'spill over' into areas outside the Precinct in a manner that would depart from the standard noise provisions in the Plan which require that noise received from another zone (or sub-zone) comply with the noise limits for the zone within which the noise is received. There has been no or insufficient consideration been given to alternative options such as smaller increases in noise in areas within the proposed Precinct being assessed on a case by case basis by classifying those increases as discretionary or restricted discretionary activities with either full or limited notification.

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**Point Number** 151.6 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13

**Position:** Oppose

**Summary of Submission** Delete Rule 12.5.13

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**Point Number** 151.7 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

<b>Position:</b>	Oppose
<b>Summary of Submission</b>	Amend Maps 35 and 36 by deleting 'Town Centre Entertainment Precinct'. There is no justifiable resource management reason for providing separate and increased noise limits for that part of Queenstown Town Centre shown marked 'Town Centre Entertainment Precinct' in the District Plan Review and making provisions for higher noise limits with the zone will result in significant adverse effects on properties both within the Precinct and in the vicinity of the Precinct, particularly for existing residential and visitor accommodation uses.

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<b>Submitter Number:</b>	152	<b>Submitter:</b>	Jackie (Plus others) Redai (Plus others)
<b>Contact Name:</b>		<b>Email:</b>	jackie@aaa.net.nz
<b>Address:</b>	Southern Land, PO Box 713, Wanaka 9343 281 Riverbank Road, RD 2, Wanaka, 9382		
<b>Point Number</b>	152.1	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone from Rural to Rural Residential the land located east of Riverbank Road and north of Orchard Road, comprising Lots 1 - 9 DP 300773, located on Planning Map 23.		
<b>Point Number</b>	152.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone from Rural to Rural Residential the land located east of Riverbank Road and north of Orchard Road, comprising Lots 1 - 9 DP 300773, located on Planning Map 23.		
<b>Point Number</b>	152.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone from Rural to Rural Residential the land located east of Riverbank Road and north of Orchard Road, comprising Lots 1 - 9 DP 300773, located on Planning Map 23.		

<b>Submitter Number:</b>	153	<b>Submitter:</b>	Christopher Horan
<b>Contact Name:</b>		<b>Email:</b>	horoy@xtra.co.nz
<b>Address:</b>	183 Capell Avenue, Lake Hawea, New Zealand, 9382		

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**Point Number** 153.1 **Provision:** 8-General DP Review Comments

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

**Summary of Submission**

1. Intensive Housing: Agrees that intensive housing should become the norm
2. Affordable Housing: Advocates building block of Council flats for low-wage employees of the hospitality and tourism industry; to be paid for from the six hundred million dollars subsidy this government has spent on the tourist industry.
3. Acknowledging Maori occupation history: On the Wanaka side of the hill there is no recognition of Maori occupation before Europeans arrived. As well as reasons of respect and acknowledgement, signage about our history would be an experience for visitors.
4. Urban Design: All developers should be informed of local urban design values set out in the booklet available from Council, and that adherence to these values is a necessary conditions of building consent.
4. Outdoor Fitness Equipment: The development of outdoor equipment parks (or areas set aside in parks) is overdue.
5. Protecting night sky: Agrees this is excellent idea.
6. Banning wilding pines: Supports with appropriate oversight.

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**Point Number** 153.2 **Provision:** 1059-26 Historic Heritage

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

**Summary of Submission**

Acknowledging Maori occupation history: As well as reasons of respect and acknowledgement, signage about our history would be an experience for visitors.

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**Submitter Number:** 154 **Submitter:** Neralie Macdonald

**Contact Name:** **Email:** neraliem@hotmail.co.nz

**Address:** 99 Devon Street, Arrowtown, New Zealand, 9302

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**Point Number** 154.1 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission**

Do not impose and enforce medium density with urbanised infill in Arrowtown. The preferred option is to change and extend the southern boundary this will allow for 400 dwellings approximately 1200 people to live within Arrowtown, while allowing the township to retain its unique character and charm.

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**Submitter Number:** 155 **Submitter:** Linsey Whitchurch- Kopa



<b>Contact Name:</b>		<b>Email:</b>	linseyloo2000@yahoo.co.uk
<b>Address:</b>	66 Adamson Drive, Arrowtown , New Zealand, 9302		
<hr/>			
<b>Point Number</b>	155.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Does not support the Medium Density Proposal, however agrees that Arrowtown must contribute to the growth of the Wakitipu area. A change to the urban growth boundary is a more suitable option with design restrictions on dwellings. Option to first time buyers currently in and contributing to Arrowtown community would be preferable also.		
<hr/>			

<b>Submitter Number:</b>	156	<b>Submitter:</b>	Kai Whakapai cafe-bar (legal name the homestead ltd)
<b>Contact Name:</b>	Roger North	<b>Email:</b>	rogerbnorth@gmail.com
<b>Address:</b>	15 Homestead Close, Wanaka, New Zealand, 9305		
<hr/>			
<b>Point Number</b>	156.1	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 595-13.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<hr/>			
<b>Point Number</b>	156.2	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 595-13.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<hr/>			
<b>Point Number</b>	156.3	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 599-13.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<hr/>			

<b>Point Number</b>	156.4	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 604-13.2.3 Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<hr/>			
<b>Point Number</b>	156.5	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 607-13.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support, so long as changes are not required to existing verandas.		
<hr/>			
<b>Point Number</b>	156.6	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 614-13.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports this objective, in particular supports inclusion of the Lower Ardmore Entertainment Precinct. However requests that curfew for outside drinking/dining is either extended to 11pm OR allow the conditions of liquor licence applications to reflect the circumstances of each individual case. Also encourage the issue of buskers licences from premises in this zone, if appropriate for their location and outside space, with a 10pm curfew.		
<hr/>			

<b>Submitter Number:</b>	157	<b>Submitter:</b>	Miles Wilson
<b>Contact Name:</b>		<b>Email:</b>	canterburyqt@vodafone.co.nz
<b>Address:</b>	PO Box 1360, Dalefield, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	157.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the existing Rural Lifestyle Density rules that require a minimum allotment size of 1 hectare, with an average of 2 hectares.		
<hr/>			
<b>Point Number</b>	157.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the existing Rural Lifestyle Density rules that require a minimum allotment size of 1 hectare, with an average of 2 hectares.		
<b>Point Number</b>	157.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject the change from controlled activity status to discretionary activity status for subdivision in the Rural Lifestyle zone that meets the density requirements.		
<b>Point Number</b>	157.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That permitted provisions for Visitor Accommodation that are proposed for residential areas are adopted for the Rural Lifestyle zone, & that existing limitations on days of use be removed.		

<b>Submitter Number:</b>	158	<b>Submitter:</b>	Mary Paul
<b>Contact Name:</b>		<b>Email:</b>	lm.paul@xtra.co.nz
<b>Address:</b>	25 Stewart Street, Frankton, Queenstown, New Zealand, 9300		
<b>Point Number</b>	158.1	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.		
<b>Point Number</b>	158.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the current article 7.5.6.3 (iii) (a) (vii) in the operative District Plan be incorporated in any District Plan that is adopted by Council.		

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**Point Number** 158.3 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8

**Position:** Oppose

**Summary of Submission** That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.

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**Point Number** 158.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

**Position:** Support

**Summary of Submission** That the Council look to maintain the current rules as outlined in the Operative District Plan regarding setbacks, recession places and height controls for the Proposed Low Density Residential Zone (Chapter 7) of 'Old Frankton' in particular.

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**Submitter Number:** 159 **Submitter:** Karen Boulay

**Contact Name:** **Email:** karenb2711@gmail.com

**Address:** 5 Huff Street, Queenstown, New Zealand, 9300

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**Point Number** 159.1 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9

**Position:** Oppose

**Summary of Submission** Increasing building height allowances in the Town Centre is not productive for Queenstown as a tourist mecca and is opposed

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**Point Number** 159.2 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10

**Position:** Oppose

**Summary of Submission** Increasing building height allowances in the Town Centre is not productive for Queenstown as a tourist mecca and is opposed.

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**Point Number** 159.3 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Oppose

**Summary of Submission** Oppose the transition overlay areas which provide for commercial use of residential areas on the edge of town centres.

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**Point Number** 159.4 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**Position:** Oppose

**Summary of Submission** Oppose the transition overlay areas which provide for commercial use of residential areas on the edge of town centres.

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**Point Number** 159.5 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1

**Position:** Oppose

**Summary of Submission** Oppose greater height in the HDR Zone.

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**Point Number** 159.6 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.2

**Position:** Oppose

**Summary of Submission** Oppose greater height in the HDR Zone.

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**Point Number** 159.7 **Provision:** 26-9 High Density Residential

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

**Summary of Submission** Ensure the aftermath of the weekend mess is tidied up in timely fashion

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**Point Number** 159.8 **Provision:** 245-36 Noise

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

**Summary of Submission** Noise control and police should regularly monitor the situation after 12.00.

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**Point Number** 159.9 **Provision:** 682-32 Protected Trees

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	There should be more protection of trees; not less.		
<hr/>			
<b>Point Number</b>	159.10	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2 > 36-9.2.2.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	There should be more protection of trees; not less.		
<hr/>			
<b>Point Number</b>	159.11	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 106-9.5.7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	There should be more protection of trees; not less.		
<hr/>			
<b>Point Number</b>	159.12	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 66-9.4.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	There should be more protection of trees; not less.		
<hr/>			
<b>Point Number</b>	159.13	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Need more provision to provide adequate car parking		
<hr/>			
<b>Point Number</b>	159.14	<b>Provision:</b>	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Submitter believes they should be notified of any building which wants to go higher or any commercial activity outside the established zones.		
<hr/>			

<b>Point Number</b>	159.15	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose enabling more potential for infill via changes to density control and residential flat conditions.		
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<b>Point Number</b>	159.16	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 152-7.2.4 Objective 4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose enabling more potential for infill via changes to density control and residential flat conditions.		
<hr/>			
<b>Point Number</b>	159.17	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 193- 7.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose enabling more potential for infill via changes to density control and residential flat conditions.		
<hr/>			
<b>Point Number</b>	159.18	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 196- 7.4.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose enabling more potential for infill via changes to density control and residential flat conditions.		
<hr/>			
<b>Point Number</b>	159.19	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Most subdivision activity will become a discretionary activity rather than controlled		
<hr/>			
<b>Point Number</b>	159.20	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 68- 9.4.6
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Commercial uses in residential areas, wherever they are should be avoided unless it is a dairy or something useful for the residents.		
<b>Point Number</b>	159.21	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 69-9.4.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Commercial uses in residential areas should be avoided unless it is something useful for the residents.		
<b>Point Number</b>	159.22	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 44-9.2.5 Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Commercial uses in residential areas, wherever they are, should be avoided unless it is a dairy or something useful for the residents.		

<b>Submitter Number:</b>	160	<b>Submitter:</b>	Calvin Grant & Jolene Marie Scurr
<b>Contact Name:</b>		<b>Email:</b>	grantandjo@xtra.co.nz
<b>Address:</b>	59B Studholme Road, RD 2, Wanaka, New Zealand, 9382		
<b>Point Number</b>	160.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Lifestyle.		
<b>Point Number</b>	160.2	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Lifestyle.		



<b>Submitter Number:</b>	161	<b>Submitter:</b>	Glenys & Barry Morgan
<b>Contact Name:</b>		<b>Email:</b>	bwmorgan@xtra.co.nz
<b>Address:</b>	PO Box 229, Wanaka, New Zealand, 9343		
<hr/>			
<b>Point Number</b>	161.1	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Residential.		
<hr/>			
<b>Point Number</b>	161.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Residential.		
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<b>Submitter Number:</b>	162	<b>Submitter:</b>	Carlton Campbell
<b>Contact Name:</b>		<b>Email:</b>	carlton.campbell@caa.govt.nz
<b>Address:</b>	PO Box 2548, Wakatipu, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	162.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject Table 6 and all associated items under 21.5.25 and 21.5.26 be deleted from the plan, and that affected aviation parties be fully consulted regarding future proposals to be considered on the merits of each individual item.		
<hr/>			
<b>Point Number</b>	162.2	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject Table 6 and all associated items under 21.5.25 and 21.5.26 be deleted from the plan, and that affected aviation parties be fully consulted regarding future proposals to be considered on the merits of each individual item.		

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**Point Number** 162.3 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Oppose

**Summary of Submission** Reject Table 6 and all associated items under 21.5.25 and 21.5.26 be deleted from the plan, and that affected aviation parties be fully consulted regarding future proposals to be considered on the merits of each individual item.

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**Submitter Number:** 163 **Submitter:** Vaughn Woodfield

**Contact Name:** **Email:** kiwiwoody1@hotmail.com

**Address:** 32 Estuary Crescent, Fairfield, Dunedin, New Zealand, 9018

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**Point Number** 163.1 **Provision:** 7-Part Seven - Maps > 7.20-Map 18a - Wanaka Airport

**Position:** Oppose

**Summary of Submission** Leave area E38A\_1 classified as Rural General

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**Point Number** 163.2 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas

**Position:** Oppose

**Summary of Submission** Reject the scheduling of SNA E38A-1 on Lot 6 Stevensons Road.

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**Point Number** 163.3 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 87-33.5.7

**Position:** Oppose

**Summary of Submission** Reject the scheduling of SNA E38A-1 on Lot 6 Stevensons Road, in particular the restrictions on earthworks.

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**Point Number** 163.4 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

<b>Position:</b>	Oppose
<b>Summary of Submission</b>	Reject the scheduling of SNA E38A-1 on Lot 6 Stevensons Road.

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<b>Submitter Number:</b>	164	<b>Submitter:</b>	Warren McCullagh
<b>Contact Name:</b>		<b>Email:</b>	lynmccullagh@bigpond.com
<b>Address:</b>	169 Fernhill Road, Fernhill, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	164.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	opposes the inclusion of the area to the Southeast of Fernhill Road, between Richards park Lane and Lordens Place within the Medium Density Zone		

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<b>Submitter Number:</b>	165	<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>	165.1	<b>Provision:</b>	26-30 Energy and Utilities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That Council consider an organic waste collection system for Wanaka and carry out a full economic benefit cost analysis that includes costs to the existing landfill in terms of space and methane emissions.		

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<b>Submitter Number:</b>	166	<b>Submitter:</b>	Aurum Survey Consultants
<b>Contact Name:</b>	Bruce McLeod	<b>Email:</b>	bruce@ascl.co.nz
<b>Address:</b>	53 Dalefield Road, RD 1, Queenstown, New Zealand, 9371		

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<b>Point Number</b>	166.1	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 193- 7.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule 7.4.9. Allow one dwelling per 300 m <sup>2</sup> in line with rule 7.5.6, but make it a controlled activity for more than one dwelling per site. Delete rule 7.4.10.		

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<b>Point Number</b>	166.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223- 7.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete both rules 7.5.1.4 and 7.5.2.3.		

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<b>Point Number</b>	166.3	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rule 8.4.10 be deleted as it will not achieve it's purpose.  Consider a new controlled activity for more than one dwelling. .		

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<b>Point Number</b>	166.4	<b>Provision:</b>	410-11 Large Lot Residential > 411-11.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Review density of the zone. Questions how this zone is any different to rural residential? Large lot res needs to have a point of difference so a density of one dwelling per 2000m <sup>2</sup> across the entire zone would make more sense.		

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<b>Point Number</b>	166.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 904-22.5.24
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject rule 22.5.2.4 where it relates to averaging in the Bobs Cove Rural Residential Sub zone.		

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<b>Point Number</b>	166.6	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
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**Position:** Oppose

**Summary of Submission** Reject rule because the 500msq limit to does not equate to the anticipated building coverage of 15% which equates to 600msq on a 4000msq site.

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**Point Number** 166.7 **Provision:** 1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules

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

**Summary of Submission** More thought is needed for different scenarios that would benefit from some direction in the Plan, in particular s226 and amalgamations.

---

**Point Number** 166.8 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Delete 27.4.1 and revise the rules to provide controlled subdivision activities where the subdivision is in keeping with the objectives of the zone.

---

**Point Number** 166.9 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:

**Position:** Oppose

**Summary of Submission** Exclude Rural Residential zone from rule 27.4.1(b), which relates to the further subdivision of an allotment that has been used to calculate the average the minimum average densities of a subdivision.

---

**Point Number** 166.10 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend the minimum lot sizes:

- High Density - no minimum
- Low Density Residential - 300m<sup>2</sup>
- Large Lot Residential - 2000m<sup>2</sup> across the zone
- Rural Lifestyle - reject capping average calculations at 4 hectares.

---

<b>Point Number</b>	166.11	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Remove reference to code of compliance and simply make reference to roof installation. ie 'For the purposes of this rule, an established residential unit is one that has been constructed to not less than the installation of the roof'.</p> <p>Enabling subdivision in this situation improves funding opportunity and facilitates the completion of the development. Code of compliance should not included and is a potential barrier to subdivision and the efficient completion of projects.</p>		
<b>Point Number</b>	166.12	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1264-27.5.3 Subdivision associated with residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule 27.5.3 and seek to revise a more enabling wording across more zones.		
<b>Point Number</b>	166.13	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Consistency is needed here with current standards Rule 27.5.4.3 Is it the intention of Council to revert from 2100L/day back to 1000L/day What is the minimum supply where a communal supply does exist?		
<b>Point Number</b>	166.14	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 65-9.4.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rules 9.4.3 and 9.4.4 and consider controlled activity for more than one unit on all sites where the site density requirements are met.		
<b>Point Number</b>	166.15	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Remove ground slope definition from coverage rule		
<hr/>			
<b>Point Number</b>	166.16	<b>Provision:</b>	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 121-9.6.2 > 122-9.6.2.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Review rule 9.6.2.1. Questions application if a large multi dwelling development is not notified, but if you only do a couple of dwellings then it can be notified.		
<hr/>			
<b>Point Number</b>	166.17	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule		
<hr/>			
<b>Point Number</b>	166.18	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject rule 27.4.2.e associated with unit title subdivision.		
<hr/>			
<b>Point Number</b>	166.19	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1252-27.4.3 Restricted Discretionary activities:
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject the restricted discretionary activity status and make it a controlled activity		
<hr/>			
<b>Point Number</b>	166.20	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Reject 4ha cap to calculate the average.

---

**Point Number** 166.21 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

**Position:** Oppose

**Summary of Submission** Add an allowance for eaves and other protrusions in the setback for rule 7.5.9.

---

**Point Number** 166.22 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 241-7.5.10

**Position:** Support

**Summary of Submission** Change minimum separation to 4m

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**Point Number** 166.23 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 242-7.5.11

**Position:** Support

**Summary of Submission** Clarify if ground floor level is to be restricted by CBL

---

**Point Number** 166.24 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 250-7.5.15

**Position:** Support

**Summary of Submission** questions where parking requirements for dwellings are and whether this rule should sit with other parking rules.

---

**Point Number** 166.25 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4

**Position:** Oppose

**Summary of Submission** Rule 8.5.4 Increase coverage to at least 50%

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<b>Point Number</b>	166.26	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 403-8.5.14
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Revise the rule it makes no sense		
<hr/>			
<b>Point Number</b>	166.27	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 100-9.5.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Clarify meaning of rule 9.5.5		
<hr/>			
<b>Point Number</b>	166.28	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 108-9.5.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	add an eave exception to rule 9.5.9		
<hr/>			

<b>Submitter Number:</b>	167	<b>Submitter:</b>	Queenstown Rafting Limited
<b>Contact Name:</b>	Tony Ray	<b>Email:</b>	tray@mactodd.co.nz
<b>Address:</b>	Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	167.1	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Generally supports this objective and related policies 21.2.12.3, 21.2.12.4, 21.2.12.6 and 21.2.12.10 but seeks the rules 21.5.39 and 21.5.43 are deleted.		
<hr/>			
<b>Point Number</b>	167.2	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 966-21.5.39
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Delete this rule.		
<b>Point Number</b>	167.3	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 970-21.5.43
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the sentence 'Motorised commercial boating activities' be deleted from this rule.		

<b>Submitter Number:</b>	168	<b>Submitter:</b>	Garry Strange
<b>Contact Name:</b>		<b>Email:</b>	gstrange02@gmail.com
<b>Address:</b>	pobox579, closeburn, queenstown, nz, 9348		
<b>Point Number</b>	168.1	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	the council address the different zonings of Wilson bay and remove from outstanding natural landscape.		
<b>Point Number</b>	168.2	<b>Provision:</b>	7-Part Seven - Maps > 7.41-Map 38 - Wilson Bay and Bobs Cove
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The council address the different zonings of Wilson bay and remove from outstanding natural landscape.		
<b>Point Number</b>	168.3	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	the council address the different zonings of Wilson bay and remove from outstanding natural landscape.		

<b>Submitter Number:</b>	169	<b>Submitter:</b>	Tim Proctor
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**Contact Name:** **Email:** tim@mailnt.com.au

**Address:** 5 Sunset Lane, Queenstown, New Zealand, 9300

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**Point Number** 169.1 **Provision:** 138-7 Low Density Residential >  
140-7.2 Objectives and Policies >  
145-7.2.2 Objective 2

**Position:** Support

**Summary of Submission** retain objective 7.2.2 and policy 7.2.2.1

---

**Point Number** 169.2 **Provision:** 138-7 Low Density Residential >  
140-7.2 Objectives and Policies >  
152-7.2.4 Objective 4

**Position:** Support

**Summary of Submission** retain the objective 7.2.4 and policy 7.2.4.1

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**Point Number** 169.3 **Provision:** 138-7 Low Density Residential >  
184-7.4 Rules - Activities

**Position:** Support

**Summary of Submission** retain the rule

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**Point Number** 169.4 **Provision:** 138-7 Low Density Residential >  
217-7.5 Rules - Standards

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

**Summary of Submission** retain the objective and policy

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**Point Number** 169.5 **Provision:** 138-7 Low Density Residential >  
217-7.5 Rules - Standards > 223-  
7.5.2 > 226-7.5.2.3

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

**Summary of Submission** Amend rule/ standard 7.5.2.3 to enable infill dwellings to exceed 5.5 m in height where the floor level of that dwelling is significantly lower than that of the existing dwelling.

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<b>Point Number</b>	169.6	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the density be gross density rather than net and/ or be an average net or gross density over the whole site		
<b>Point Number</b>	169.7	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 241-7.5.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend bullet point 3 of Standard 7.5.10 to read 'The extent to which the design of the dwellings, AND CHANGES IN ELEVATION/ GROUND LEVEL/ TOPOGRAPHY BETWEEN THE TWO DWELLINGS MEAN IT IS UNECESSARY FOR PRIVACY REASONS, with particular regard to the location of windows and doors, limits the potential for adverse effects on privacy between dwellings.		
<b>Point Number</b>	169.8	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the rule so that subdivision of a single lot for the purpose of infill housing pursuant to the relevant rules is a controlled activity.		
<b>Point Number</b>	169.9	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Rule 27.5.2.1 as follows: 27.5.2.1 The specified minimum allotment size in Rule 27.5.1, and minimum dimensions in Rule 27.5.1.2 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Low Density Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit, whereby a unit is deemed to be 'established' once construction has been completed to not less than the installation of the roof.</p> <p>I support the intention of Rule 27.5.2.1 but seek that it is clarified that an 'established residential unit' means that the installation of the roof has occurred. as drafted the rule seems to confuse.</p>		
<b>Point Number</b>	169.10	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision

Activities > 1264-27.5.3  
Subdivision associated with  
residential

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

**Summary of Submission** Consider whether rule 27.5.3.1 makes Rule 27.5.2 null and void such that it can be deleted or whether the two rules need to be combined; and Amend bullet point d of the rule regarding covenants relating to 5.5 m building heights to align with the relief sought in my other points of submission (i.e. that the building shall be no higher than 5,5 m Or no higher than the second floor/ level of the parapet/ eaves of the existing dwelling - whichever is higher.

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**Submitter Number:** 170 **Submitter:** Cameron Steele  
**Contact Name:** **Email:** mrcameronsteele@yahoo.com  
**Address:** po box 727, Queenstown, Queenstown, New Zealand, 9348

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

**Position:** Oppose

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

---

**Point Number** 170.2 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

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

**Summary of Submission** Include the block surrounded by Brecon Street, Camp Street, Isle Street, Man Street to be rezoned Town Centre along with the proposed area at the end of Brecon Street.

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**Submitter Number:** 171 **Submitter:** The Wanaka Community House Charitable Trust  
**Contact Name:** Nick Brown **Email:** nickbrown@clear.net.nz  
**Address:** PO Box 559, Wanaka, 9343

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**Point Number** 171.1 **Provision:** 255-8 Medium Density

Residential > 257-8.2 Objectives  
and Policies > 295-  
8.2.8Objective 8

**Position:** Support

**Summary of Submission** Supports the objective and policies 8.2.8.1, 8.2.8.2, 8.2.8.3 in general.

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**Point Number** 171.2 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities

**Position:** Support

**Summary of Submission** supports Rule 8.4.9

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**Submitter Number:** 172 **Submitter:** Peter Roberts

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

**Address:** 5 Chartres Lane, Arrowtown, New Zealand, 9302

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**Point Number** 172.1 **Provision:** 11-4 Urban Development

**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.

---

**Point Number** 172.2 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards

**Position:** Oppose

**Summary of** Opposes the scale and intensity of proposed medium density housing provisions, specifically

**Submission** relating to density, homestar and boundary setbacks.

Council reduce the intensity and scale of the Arrowtown middle density zone as follows:

- Lift the proposed boundary setbacks from 1.5 to 2.5 metres.
- Increase the minimum section size for standalone homes from 250 square metres without Homestar 6 certification to 350 square metres and fix a minimum size for Homestar 6 certification projects to 300 square metres.

Suspend the introduction of terrace housing until agreement is reached with the Arrowtown community as to whether it is desirable and what design features are necessary to protect the towns character, heritage and appeal.

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**Submitter Number:** 173 **Submitter:** Gordon Girvan

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

**Address:** 48 Warren Street, Wanaka, New Zealand, 9305

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**Point Number** 173.1 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** That the council should leave the zoning in Wanaka as it is at present.

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**Point Number** 173.2 **Provision:** 26-9 High Density Residential

**Position:** Oppose

**Summary of Submission** That the council leave the zoning in Wanaka as it is at present.  
Consider impacts on infrastructure.

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**Submitter Number:** 174 **Submitter:** Steven Stephani

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

**Address:** 42 Halliday Road, Wanaka, Wanaka, New Zealand, 9382

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**Point Number** 174.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-

**Position:** Oppose

**Summary of Submission** Minimum distance of an informal airport from a road or property boundary to be changed from 500 meters to 100 metres and/or also permitted with neighbours consent.

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**Submitter Number:** 175

**Submitter:** Philippa Tait

**Contact Name:**

**Email:** phtait@xtra.co.nz

**Address:** 22 Orakei Road, Remuera, Auckland, New Zealand, 1050

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**Point Number** 175.1

**Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

**Position:** Oppose

**Summary of Submission** Not to alter Dalefield, Coronet Peak Road from rural lifestyle to further subdivision.

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**Submitter Number:** 176

**Submitter:** Jenny Davies

**Contact Name:**

**Email:** jennydavies2000@icloud.com

**Address:** Unknown, Glenorchy, Glenorchy, New Zealand, 9350

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**Point Number** 176.1

**Provision:** 771-21Rural Zone

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

**Summary of Submission** Make it simpler and less costly to obtain a building platform and a dwelling on larger 50-100 acre blocks of Rural Zoned land.

---

**Submitter Number:** 177

**Submitter:** Universal Developments Limited

**Contact Name:** Andrew Lovelock

**Email:** andrew.lovelock@gallawaycookallan.co.nz



**Address:** Gallaway Cook Allan PO Box 450, Wanaka, New Zealand, 9343

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**Point Number** 177.1 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 311-8.2.11.1

**Position:** Oppose

**Summary of Submission** Delete policy.

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**Point Number** 177.2 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 312-8.2.11.2

**Position:** Oppose

**Summary of Submission** Delete policy.

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**Point Number** 177.3 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-8.2.13.1

**Position:** Oppose

**Summary of Submission** Amend so that the 80 meters is replaced with 15 metres with regard to noise sensitive activities and State highways.

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**Point Number** 177.4 **Provision:** 7-Part Seven - Maps > 7.22-Map 20 - Wanaka

**Position:** Oppose

**Summary of Submission** Confirm the identified medium density zones.

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**Point Number** 177.5 **Provision:** 7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

**Position:** Support

**Summary of Submission** Confirm the identified medium density zones.

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**Point Number** 177.6 **Provision:** 7-Part Seven - Maps > 7.29-Map 27 - Arrowtown

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the identified medium density zones.		
<b>Point Number</b>	177.7	<b>Provision:</b>	7-Part Seven - Maps > 7.30-Map 28 - Arrowtown
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the identified medium density zones.		
<b>Point Number</b>	177.8	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the identified medium density zones.		
<b>Point Number</b>	177.9	<b>Provision:</b>	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the identified medium density zones.		
<b>Point Number</b>	177.10	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the Discretionary status for subdivision. Amend rule so that subdivision is a controlled activity or a restricted discretionary activity and if deemed necessary, add design controls to the controlled or restricted discretionary activity rules that will ensure good urban design outcomes.		
<b>Point Number</b>	177.11	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the planning maps so that the ONL lines are only shown on land that is zoned rural.		
<b>Point Number</b>	177.12	<b>Provision:</b>	255-8 Medium Density Residential

<b>Position:</b>	Other - Please clearly indicate your position in your submission below
<b>Summary of Submission</b>	General support and seek confirmation of the provisions except for specific matters identified in the submission.

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<b>Submitter Number:</b>	178	<b>Submitter:</b>	trustee for the JH Dowell Trust
<b>Contact Name:</b>	Hamish Dowell	<b>Email:</b>	hamish.d@daypoint.co.nz
<b>Address:</b>	PO Box 302860, North Harbour, North Shore City, New Zealand, 0751		

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<b>Point Number</b>	178.1	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>a) Use or replicate (to the extent necessary) the existing Jacks Point Resort Zone objectives and policies , rules, and assessment criteria, OR alternatively,</p> <p>b) Amend the proposed Jacks Point Zone as requested in this submission and shift the provisions relating to the Hanley Downs land into a new Hanley Downs Zone; utilising the proposed plan provisions applicable to the Hanley Downs land.</p>		

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<b>Point Number</b>	178.2	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the Jacks Point (JP) Residential neighbourhood and Open space annotations on the proposed Structure Plan so that the landscape and amenity values and planned outcomes provided for in the operative JP structure plan can continue to be achieved		

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<b>Point Number</b>	178.3	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	In the Jacks Point Open Space areas remove provision for commercial farming activities while allowing for seasonal haymaking (for use outside the Zone) and for occasional low intensity grazing be sheep only		

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<b>Point Number</b>	178.4	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 316-41.2.1.26
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<b>Position:</b>	Oppose
<b>Summary of Submission</b>	Delete proposed Policy 41.2.1.26 and otherwise amend the proposed zone provisions so that provision of integrated infrastructure (incl roading) and servicing can be developed if appropriate, agreed, and commercially viable.

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<b>Submitter Number:</b>	179	<b>Submitter:</b>	Vodafone NZ
<b>Contact Name:</b>	Colin Clune	<b>Email:</b>	matthew@incite.co.nz
<b>Address:</b>	Vodafone New Zealand Limited, C/- Incite. PO Box 25-289, Christchurch, New Zealand, 8144		

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<b>Point Number</b>	179.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend objectives, policies and rules to better support the provision of infrastructure.		

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<b>Point Number</b>	179.2	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend objectives to record outcomes or end points, rather than processes.		

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<b>Point Number</b>	179.3	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Definition of Building. Amend the definition of Building to refer to the Building Act 2004 definition.		

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<b>Point Number</b>	179.4	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Definition of height - retain.		

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<b>Point Number</b>	179.5	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
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**Position:** Support

**Summary of Submission** Support in part.

Definition of **Minor Upgrading** - Amend the definition to read:

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

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**Point Number** 179.6 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Support

**Summary of Submission** Support in part. Definition of **Telecommunication Facility** - Retain and amend to include:

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

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**Point Number** 179.7 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Support

**Summary of Submission** Support in part. Definition of **Utility** - Retain and amend sixth bullet point:

*"structures, facilities, plant, antennas, lines (including cables), equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities)" OR Delete definition and use RMA definition of "infrastructure" instead.*

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**Point Number** 179.8 **Provision:** 57-3Strategic Direction

**Position:** Oppose

**Summary of Submission** 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.

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;*

- the adverse effects on significant natural and physical resources and cultural values are avoided, or where this is not practicable, remedied or mitigated; and
- other adverse effects on the environment are appropriately controlled.
- 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>Point Number</b>	179.9	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Introductory note and 21.7.1.1		

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<b>Point Number</b>	179.10	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Introductory note and 21.7.2.1		

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<b>Point Number</b>	179.11	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 27.2.5.16		

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<b>Point Number</b>	179.12	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Insert (New rule) Rule 27.4.1A <u>In all zones subdivision for utilities is a controlled activity.</u>		

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<b>Point Number</b>	179.13	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules
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- Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure

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

**Summary of Submission** Insert: Utilities 27.5.4.4 The provision of telecommunications services to each allotment to the requirements of the telecommunications network provider.

---

**Point Number** 179.14 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

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

**Summary of Submission** Insert new standard:  
27.5.4.5 That each building be able to connect to the electricity and telecommunication networks to ensure occupants have access to network services of their choice. The minimum connection standard is the installation of separate ducting for each network between the building termination point to the exit pit for each network or overhead when connecting to an existing overhead network.

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**Point Number** 179.15 **Provision:** 26-30 Energy and Utilities

**Position:** Oppose

**Summary of Submission** Amend the Energy and Utilities to provide for a framework that supports utilities and manages the adverse effects of utilities.

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**Point Number** 179.16 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5

**Position:** Oppose

**Summary of Submission** Amend 30.2.5 Objective ~~Co-ordinate the~~ The growth and development of the District is supported by the efficient and effective provision of utilities as necessary to:

Insert new policy:

Recognise the positive social, economic, cultural and environmental benefits that utilities provide, including:

- enabling enhancement of the quality of life and standard of living for people and communities.
- providing for public health and safety.
- enabling the functioning of businesses.
- enabling economic growth.
- enabling growth and development.
- protecting the transportation of freight, goods, people.
- enabling interaction and communication.

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**Point Number** 179.17 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 53-30.2.5.1

**Position:** Support

**Summary of Submission** Support in part. Amend 30.2.5.1 ~~Essential~~ *Utilities are provided to service new development prior to buildings being occupied, and activities commencing.*

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**Point Number** 179.18 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 55-30.2.5.3

**Position:** Support

**Summary of Submission** Support in part. 30.2.5.3 - Retain

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**Point Number** 179.19 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6

**Position:** Support

**Summary of Submission** Support in part. Amend 30.2.6 Objective *The well-being of the community is enabled by the establishment, efficient use and continued operation and maintenance of utilities necessary for...*

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**Point Number** 179.20 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1

**Position:** Oppose

**Summary of Submission** Delete and replace with:  
  
*Enable the continued use, operation, maintenance and upgrading of utilities provided that, to the extent practicable, it appropriately protects the outstanding natural landscapes, outstanding natural features or identified special character areas. Where new or major upgrades to utilities are proposed, adverse effects on the outstanding natural landscapes, outstanding natural features or identifies special character areas must be minimised.*

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**Point Number** 179.21 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 62-30.2.6.3

**Position:** Support



<b>Summary of Submission</b>	Support. Retain Policy 30.2.6.3		
<b>Point Number</b>	179.22	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Support in part. Amend Policy 30.2.6.5 - <del>Recognise Enable the presence and functioning and enhancement of established network utilities, and their locational and operational, maintenance and upgrade requirements., by managing land use, development and /or subdivision in locations which could compromise their safe and efficient operation.</del></p> <p>and Insert:</p> <p><u>30.2.6.6 Manage land use, development and / or subdivision and their effects in locations which could compromise their safe and efficient operation of utilities.</u></p>		
<b>Point Number</b>	179.23	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in part. Amend to read: 30.2.7 Objective - Avoid <u>where practicable, and remedy or mitigate the adverse effects of utilities on surrounding environments, particularly those in or on identified land of high outstanding natural landscapes value, and within identified special character areas.</u>		
<b>Point Number</b>	179.24	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66-30.2.7.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain and insert additional Policy: <u>Recognise that in some cases it might not be possible for utilities to avoid outstanding natural landscapes, outstanding natural features or identified special character areas and in those situations greater flexibility as to the way that adverse effects are managed may be appropriate.</u>		
<b>Point Number</b>	179.25	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 67-30.2.7.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain with amendment: <u>Require the undergrounding of services in new areas of development where it is effective, efficient, and technically and operationally feasible.</u>		

<b>Point Number</b>	179.26	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 30.2.7.4		
<hr/>			
<b>Point Number</b>	179.27	<b>Provision:</b>	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 74-30.3.2.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in part. Amend to refer to the relationship between District Plans and National Environmental Standards and update as required to ensure consistency with the NESTF 2016.		
<hr/>			
<b>Point Number</b>	179.28	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rules for Utilities: and Buildings, Structures and Earthworks within National Grid Corridors (excluding Flood Protection Rules 30.4.18 - 30.4.21 and national Grid Rules 30.4.10) - Delete all rules and replace with those provided in the submission, which provide a complete code for utilities and would prevail over all other chapters.		
<hr/>			
<b>Point Number</b>	179.29	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 149-30.5.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 30.5.7		
<hr/>			
<b>Point Number</b>	179.30	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 30.5.8		
<hr/>			
<b>Point Number</b>	179.31	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 151-30.5.9

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 30.5.9		
<hr/>			
<b>Point Number</b>	179.32	<b>Provision:</b>	682-32 Protected Trees > 699-32.3 Other Provisions and Rules > 701-32.3.2 Clarification > 702-32.3.2.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. Amend; <i>means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with the radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius <u>2m beyond the outermost extent of the spread of a tree's branches half the height of the tree.</u> As demonstrated by the diagrams below {Note - need consequential updating}.</i>		
<hr/>			
<b>Point Number</b>	179.33	<b>Provision:</b>	682-32 Protected Trees > 711-32.4 Rules – Protected Trees
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Table 2, Rule 32.4.9 as follows: <i>Tree trimming carried out be the Council, <u>network utility operators</u> or <del>its</del> <u>their</u> agents.</i> (Note consequential amendments to titles and other rules required).		
<hr/>			

<b>Submitter Number:</b>	180	<b>Submitter:</b>	Nigel Ker
<b>Contact Name:</b>		<b>Email:</b>	consulnigel@gmail.com
<b>Address:</b>	96 Cotter Ave, Arrowtown, New Zealand, 9300		
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<b>Point Number</b>	180.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Medium density infill should be subject to strict design guidelines around heights, shading, setbacks and parking.  Requests 2 car parks on site.  Requests northern setback of 6 m with 4 m building height limit and height plane control		
<hr/>			
<b>Point Number</b>	180.2	<b>Provision:</b>	7-Part Seven - Maps > 7.30-Map 28 - Arrowtown

<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.		
<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.		

<b>Submitter Number:</b>	181	<b>Submitter:</b>	Alistair and Christine Thomas
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	56 Poplar Street, Timaru, New Zealand, 7910		
<b>Point Number</b>	181.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the medium density zone in Arrowtown, requests to "leave Arrowtown as it is".		
<b>Point Number</b>	181.2	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the medium density zone in Arrowtown, requests to "leave Arrowtown as it is".		

<b>Submitter Number:</b>	182	<b>Submitter:</b>	Millenium & Copthorne Hotels New Zealand Limited
<b>Contact Name:</b>	Takeshi Ito	<b>Email:</b>	takeshi.ito@milleniumhotels.com
<b>Address:</b>	PO Box 5640, Wellesley Street, Auckland, New Zealand, 1140		

<b>Point Number</b>	182.1	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Retention of the proposed High Density Residential Zoning, or</p> <p>Some other zoning which provides for hotels at the height of the current development i.e., a visitor accommodation zone, and</p> <p>A definition of visitor accommodation / hotels which provide for all the activities likely to be associated with a hotel visitor accommodation ie conference facilities, restaurants, bars, gyms, guest retail, etc.</p>		

<b>Submitter Number:</b>	183	<b>Submitter:</b>	James & Jeanette Cullen
<b>Contact Name:</b>		<b>Email:</b>	jj.cullen@xtra.co.nz
<b>Address:</b>	38 Stewart Street, Frankton, Queenstown, New Zealand, 9300		
<b>Point Number</b>	183.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That any development in the Lakes District adhere to principles that keep Old Frankton unique.		
<b>Point Number</b>	183.2	<b>Provision:</b>	4-Part Three - Urban Environment
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes any changes to existing regulations for residential or commercial development in Old Frankton.		

<b>Submitter Number:</b>	184	<b>Submitter:</b>	Bevan & Aderianne Campbell
<b>Contact Name:</b>		<b>Email:</b>	stay@campbellsonearnslaw.co.nz
<b>Address:</b>	9 Earnslaw Terrace, Queenstown, New Zealand, 9300		
<b>Point Number</b>	184.1	<b>Provision:</b>	25-9 High Density Residential > 25.6-9.6 Rules - Non-Notification of Applications > 25.6.3-9.6.3 >

**Position:** Oppose

**Summary of Submission** Opposes the restricted discretionary status for buildings on sloping sites exceeding 7m (under rule 9.5.2).

Requests council acknowledge that the submitter is an affected party and be notified of any proposal on the 'Pounamu Hotel Site' 94-130 Frankton Road that exceeds 7 metres.

Requests ability for full public notification to be made for resource consent applications that exceed 7 metres.

**Point Number** 184.2 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2

**Position:** Oppose

**Summary of Submission** Opposes the restricted discretionary status for buildings on sloping sites exceeding 7m (under rule 9.5.2). Requests Council enforce the 7m height restriction on the 'Pounamu Hotel Site' 94-130 Frankton Road.

**Submitter Number:** 185 **Submitter:** James & Elisabeth Ford

**Contact Name:** **Email:** jfordpcs@gmail.com

**Address:** 4 Kinross Lane, Jacks Point, Queenstown, New Zealand, 9300

**Point Number** 185.1 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** With the exception of / incorporation of points raised in support of the proposed district Plan, the operative District plan objectives, policies, rules and structure plan as it relates to the Jacks Point portion of the Jacks Point Special Zone is re-instated.

**Point Number** 185.2 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** We consider that a district plan rule should be added that specifically refers to assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes, etc., as if the Jack's Point vision becomes compromised (i.e., increased residential density over and above what is anticipated) there needs to be a framework within the district plan for the existing residents to be appropriately considered.

<b>Submitter Number:</b>	186	<b>Submitter:</b>	Shaun Gilbertson
<b>Contact Name:</b>		<b>Email:</b>	sgilbertson@xtra.co.nz
<b>Address:</b>	PO Box 210, Wanaka, New Zealand, 9343		
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<b>Point Number</b>	186.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the 500m setback, and restriction to 3 flights per week.		
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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>	187.1	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the chapter generally.		
<hr/>			
<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.		
<hr/>			
<b>Point Number</b>	187.3	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions		

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**Point Number** 187.4 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 485-12.2.3.3

**Position:** Support

**Summary of Submission** Support 12.2.3.3 regarding the provision for noisier nighttime activity within the entertainment precinct

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**Point Number** 187.5 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9

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

**Summary of Submission** Retain the building height limits under review as, in general, raising building height limits is supported

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**Point Number** 187.6 **Provision:** 1059-26 Historic Heritage

**Position:** Support

**Summary of Submission** General support.

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**Point Number** 187.7 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2

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

**Summary of Submission** Raise High Density Residential Zone height standards on sloping sites to 14 metres

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**Point Number** 187.8 **Provision:** 174-34 Wilding Exotic Trees

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

**Summary of Submission** A full review of the control of wilding exotic species.

Support managing the spread of exotic species, but oppose current eradication techniques and policies. There is inconsistency between some of these policies and protection provisions within Chapter 32 on Protected Trees.

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<b>Point Number</b>	187.9	<b>Provision:</b>	682-32 Protected Trees
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<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.		
<hr/>			
<b>Point Number</b>	187.11	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 486-12.2.3.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Encourage car parking <u>within</u> (i.e. inside) buildings in CBD and entertainment precinct		
<hr/>			
<b>Point Number</b>	187.12	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Car parking spaces should be provided <u>within</u> (i.e. inside) buildings within the CBD and within the entertainment precinct (policies 12.2.4.1, 12.2.4.4, 12.2.4.6)		
<hr/>			
<b>Point Number</b>	187.13	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 510-12.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Car parking spaces should be provided <u>within</u> (i.e. inside) buildings within the CBD and within the entertainment precinct.		
<hr/>			
<b>Point Number</b>	187.14	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Retain the building height limits under review as, in general, raising building height limits is supported		
<b>Point Number</b>	187.15	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Raise High Density Residential Zone height standards on sloping sites to 20 metres.		

<b>Submitter Number:</b>	188	<b>Submitter:</b>	Gaye Robertson
<b>Contact Name:</b>		<b>Email:</b>	donandgaye@xtra.co.nz
<b>Address:</b>	24 Sam John Place, RD 2, Wanaka, New Zealand, 9382		
<b>Point Number</b>	188.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The current rural residential zoning pertaining to lake Hawea and Hawea Flat areas remains unchanged.		
<b>Point Number</b>	188.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The current rural residential zoning for Lake Hawea and Hawea Flat areas remain as is i.e. unchanged. For clarity I request that the word 'generally' be deleted/removed from Chapter 22 under the heading 'Zone Purpose'.		
<b>Point Number</b>	188.3	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The current rural residential zoning pertaining to lake Hawea and Hawea Flat areas remains unchanged.		

**Submitter Number:** 189 **Submitter:** Anne Gormack  
**Contact Name:** **Email:** agormack@xtra.co.nz  
**Address:** 18 Stafford Street, Arrowtown, New Zealand, 9302

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**Point Number** 189.1 **Provision:** 138-7 Low Density Residential  
**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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**Point Number** 189.2 **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** 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:** 190 **Submitter:** Angus Small  
**Contact Name:** **Email:** asmall@shotover.com  
**Address:** 3C McDonnell Road, Arrowtown, New Zealand, 9302

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**Point Number** 190.1 **Provision:** 255-8 Medium Density Residential  
**Position:** Oppose  
**Summary of Submission** Opposes the Medium Density Zone in Arrowtown

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**Point Number** 190.2 **Provision:** 7-Part Seven - Maps > 7.30-Map 28 - Arrowtown  
**Position:** Oppose  
**Summary of Submission** Opposes the Medium Density Zone in Arrowtown

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**Submitter Number:** 191 **Submitter:** Spark Trading NZ Limited  
**Contact Name:** Matthew McCallum Clark **Email:** matthew@incite.co.nz  
**Address:** Spark New Zealand Trading Limited PO Box 25-289, Christchurch, 8144, 8144

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**Point Number** 191.1 **Provision:** 10-Entire Plan  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Amend objectives, policies and rules to better support the provision of infrastructure.

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

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**Point Number** 191.3 **Provision:** 54-2Definitions > 56-2.2Definitions  
**Position:** Support  
**Summary of Submission** Height: retain as notified.

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**Point Number** 191.4 **Provision:** 54-2Definitions > 56-2.2Definitions  
**Position:** Support  
**Summary of Submission** Support in part. Minor Upgrading: Amend the definition to read:  
*Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone;*

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

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<b>Point Number</b>	191.5	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in part. Telecommunication Facility: Amend to read as follows: <i>Means devices, such as aerials, dishes, antennae, <u>wi-fi and microcells, lines (including cables), wires, cables, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and telecommunication kiosks</u> <del>telephone boxes</del>, used for the transmitting, emission or receiving of communications.</i>		
<b>Point Number</b>	191.6	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in part. Utility: Amend to read as follows:  sixth bullet point:  <i>"structures, facilities, plant, <u>antennas, lines (including cables), equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities);"</u></i>  OR  Delete definition and use RMA definition of 'infrastructure' instead.		
<b>Point Number</b>	191.7	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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:  <u>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;</u>  <u>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</u>  <u>b. other adverse effects on the environment are appropriately controlled.</u>  <u>c. avoid land-uses that may result in adverse reverse sensitivity effects on telecommunication infrastructure facilities or where this is not practicable, remedied, mitigated.</u>  <u>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.</u>		
<b>Point Number</b>	191.8	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters

**Position:** Oppose

**Summary of Submission** The proposed assessment matters include a directive statement that is considered to be onerous and inappropriate as an assessment matter. Spark seeks to delete the 21.7.1.1 and 21.7.2.1 and request that assessment matters only consider managing adverse effects.

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**Point Number** 191.9 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16

**Position:** Support

**Summary of Submission** Retain the policy as notified as it provides for the supply and installation of telecommunication facilities.

---

**Point Number** 191.10 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2

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

**Summary of Submission** Insert Rule 27.4.1A  
In all zones subdivision for utilities is a controlled activity.

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**Point Number** 191.11 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure

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

**Summary of Submission** Insert new rule:  
Utilities  
27.5.4.4 The provision of telecommunications services to each allotment to the requirements of the telecommunications network provider.

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**Point Number** 191.12 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure

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

**Summary of Submission** Insert new rule:  
Utilities  
27.5.4.5 That each building be able to connect to the electricity and telecommunications networks to ensure occupants have access to network services of their choice. The minimum connection standard is the installation of separate ducting for each network between the building termination point to the exit pit for each network or overhead when connecting to an existing overhead network.

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**Point Number** 191.13 **Provision:** 26-30 Energy and Utilities

**Position:** Oppose

**Summary of Submission** Amend the Energy and Utilities Chapter to provide for a framework that supports utilities and manages the adverse effects of utilities.

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**Point Number** 191.14 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5

**Position:** Oppose

**Summary of Submission** Amend  
30.2.5 Objective - ~~Co-ordinate the~~ The growth and development of the District is supported by the efficient and effective provision of utilities as necessary to.  
Insert new policy:  
Recognise the positive social, economic, cultural and environmental benefits that utilities provide, including:  
a. enabling enhancement of the quality of life and standard of living for people and communities  
b. providing for public health and safety  
c. enabling the functioning of businesses  
d. enabling economic growth  
e. enabling growth and development  
f. protecting and enhancing the environment  
g. enabling the transportation of freight, goods, people  
h. enabling interaction and communication

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**Point Number** 191.15 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 53-30.2.5.1

**Position:** Support

<b>Summary of Submission</b>	Support in part. Amend policy as follows:  <u>Essential Utilities</u> are provided to service new development prior to buildings being occupied, and activities commencing.		
<b>Point Number</b>	191.16	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 55-30.2.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in part. Retain as notified.		
<b>Point Number</b>	191.17	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in part. The well-being of the community <u>is enabled by the establishment, efficient use and continued operation and maintenance of utilities necessary for</u>		
<b>Point Number</b>	191.18	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the policy and replace as follows:  <u>Enable the continued use, operation, maintenance and upgrading of utilities provided that, to the extent practicable, it appropriately protects the outstanding natural landscapes, outstanding natural features or identified special character areas. Where new or major upgrades to utilities are proposed, adverse effects on the outstanding natural landscapes, outstanding natural features or identified special character areas must be minimised.</u>		
<b>Point Number</b>	191.19	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 62-30.2.6.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	191.20	<b>Provision:</b>	26-30 Energy and Utilities > 30-



**Position:** Support

**Summary of Submission**

Support in part. Amend Policy 30.2.6.5

Recognise Enable the presence and functioning and enhancement of established network utilities, and their locational and operational, maintenance and upgrade requirements. , by managing land use, development and/or subdivision in locations which could compromise their safe and efficient operation.

and Insert:

30.2.6.6

Manage land use, development and/or subdivision and their effects in locations which could compromise their safe and efficient operation of utilities.

**Point Number**

191.21

**Provision:**

26-30 Energy and Utilities > 30-  
30.2 Objectives and Policies >  
65-30.2.7 Objective 7

**Position:**

Support

**Summary of Submission**

Support in part. Amend as follows:

Avoid where practicable, and remedy or mitigate the adverse effects of utilities on surrounding environments, particularly those in or on identified land of high outstanding natural value, and within identified special character areas.

**Point Number**

191.22

**Provision:**

26-30 Energy and Utilities > 30-  
30.2 Objectives and Policies >  
65-30.2.7 Objective 7 > 66-  
30.2.7.1

**Position:**

Support

**Summary of Submission**

Retain and insert additional policy:

Recognise that in some cases it might not be possible for utilities to avoid outstanding natural landscapes, outstanding natural features or identified special character areas and in those situations greater flexibility as to the way that adverse effects are managed may be appropriate.

**Point Number**

191.23

**Provision:**

26-30 Energy and Utilities > 30-  
30.2 Objectives and Policies >  
65-30.2.7 Objective 7 > 67-  
30.2.7.2

**Position:**

Support

<b>Summary of Submission</b>	Retain with amendment:  Require the undergrounding of services in new areas of development where it is <u>effective, efficient, and technically and operationally</u> feasible.		
<b>Point Number</b>	191.24	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	191.25	<b>Provision:</b>	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in part. Amend to refer to the relationship between District Plans and National Environmental Standards and update as required to ensure consistency with the NESTF 2016.		
<b>Point Number</b>	191.26	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Rules for Utilities; and Buildings, Structures and Earthworks within National Grid Corridors (excluding Flood Protection Rules 30.4.18 – 30.4.21 and National Grid Rules 30.4.10))</p> <p>Spark seeks to amend the Utilities rule framework to better align with the objectives and policies. Spark seeks a new rule framework (as outlined in the submission) that appropriately manages the adverse effects of utilities but is more enabling.</p> <p>The rules of the proposed plan do not reasonably provide for standard sizes and forms of equipment commonly in use throughout the country. In addition, the parameters such as antenna dimensions and the failure to provide for key parts of telecommunication networks means that a number of un-necessary resource consents would be required.</p> <p>Spark seeks to insert matters of control and discretion that provide clear guidance to decision makers.</p>		
<b>Point Number</b>	191.27	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 149-30.5.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the rule.		

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**Point Number** 191.28 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8

**Position:** Oppose

**Summary of Submission** Delete the rule.

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**Point Number** 191.29 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 151-30.5.9

**Position:** Oppose

**Summary of Submission** Delete the rule.

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**Point Number** 191.30 **Provision:** 682-32 Protected Trees > 699-32.3 Other Provisions and Rules > 701-32.3.2 Clarification > 702-32.3.2.1

**Position:** Support

**Summary of Submission** Support in part. Amend definition of 'root protection zone'

means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius 2m beyond the outermost extent of the spread of a tree's branches ~~half the height of the tree~~. As demonstrated by the diagrams below [Note – need consequential updating].

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**Point Number** 191.31 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 720-32.4.9

**Position:** Oppose

**Summary of Submission** Amend: Table 2, Rule 32.4.9 as follows:

Tree trimming carried out by the Council, network utility operators or ~~its~~ their agents.

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**Point Number** 191.32 **Provision:** 26-37Designations > 28-37.2Schedule of Designations

**Position:** Oppose

**Summary of Submission** There is an error in the schedule of designations. Amend 37.2 as follows:

**Site/legal description and conditions:**

*Glenorchy Microwave Station, Section 1 Survey Office Plan 2 300115 (3291m2). For conditions refer to C.13 below.*

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**Submitter Number:** 192    **Submitter:** Mactodd  
**Contact Name:** Tony Ray    **Email:** tray@mactodd.co.nz  
**Address:** Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348

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**Point Number** 192.1    **Provision:** 54-2Definitions  
**Position:** Oppose  
**Summary of Submission** Amend the definitions of 'urban development' and 'urban growth boundary' in accordance with Part F and paragraphs 15 to 28 of the Environment Court's decision in Monk v Queenstown Lakes District Council Decision No. [2013] NZEnvC 12.

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**Submitter Number:** 193    **Submitter:** Diane Dever  
**Contact Name:**    **Email:** dever.dever@xtra.co.nz  
**Address:** 17 York Street, Queenstown, New Zealand, 9300

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**Point Number** 193.1    **Provision:** 26-9 High Density Residential > 27-9.1 Zone Purpose  
**Position:** Oppose  
**Summary of Submission** Requests that all properties serviced by the right of way located off York Street, Queenstown (serving properties 1 to 17) be rezoned to Low Density Residential.

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**Point Number** 193.2    **Provision:** 26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3  
**Position:** Oppose  
**Summary of Submission** Clause 9.6.3 and 9.6.3.1 be deleted and replaced with all height increases above 7 metres for sloping sections must be notified.

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<b>Point Number</b>	193.3	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests that all properties serviced by the right of way located off York Street, Queenstown (serving properties 1 to 17) be rezoned to Low Density Residential.		

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<b>Submitter Number:</b>	194	<b>Submitter:</b>	John Ecroyd
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<b>Address:</b>	219 Flatman Road, RD 21, Geraldine, 7991		

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<b>Point Number</b>	194.1	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 831-21.2.12.8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Insert into Policy 21.2.12.8 the word 'jetty and other structures' which would read '...use of marinas, jetty and other structures in a way...' I would like to see the possibility of private investment/donations included in Policy 21.2.12.6. An example of this would be the upgrade of the Mackay Street marina. I would also like to see some rules managing the kayaks in Roys Bay. Perhaps putting a kayak lane out to Ruby Island from Waterfall Creek.		

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<b>Point Number</b>	194.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 829-21.2.12.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	I would like to see the possibility of private investment/donations included in Policy 21.2.12.6. An example of this would be the upgrade of the Mackay Street marina.		

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<b>Point Number</b>	194.3	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 877-21.4.24
<b>Position:</b>	Support		
<b>Summary of Submission</b>	introduce rules managing the kayaks in Roys Bay. Perhaps putting a kayak lane out to Ruby Island from Waterfall Creek.		

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<b>Submitter Number:</b>	195	<b>Submitter:</b>	Alexander Schrantz
<b>Contact Name:</b>		<b>Email:</b>	alex_schrantz@hotmail.com
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<hr/>			
<b>Point Number</b>	195.1	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	1. No change to the existing Open Space and Landscape Protection Area zoning; no Farm Preserve Activity Areas  2. No public access route in the proposed location; retain the prior access via Stragglers Loop		
<hr/>			
<b>Point Number</b>	195.2	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	1. No change to the existing Open Space and Landscape Protection Area zoning; no Farm Preserve Activity Areas  2. No public access route in the proposed location; retain the prior access via Stragglers Loop		
<hr/>			

<b>Submitter Number:</b>	196	<b>Submitter:</b>	Whitney Thurlow
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<b>Address:</b>	10A Tenby Street, Wanaka, 9305		
<hr/>			
<b>Point Number</b>	196.1	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 595-13.2.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose - in particular 13.2.1.3 - considers that current noise restrictions are not 'unduly' restrictive.		
<hr/>			

<b>Point Number</b>	196.2	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes increasing noise limits due to effects on residents and tourists who come to Wanaka for its non -urban lifestyle.		

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<b>Submitter Number:</b>	197	<b>Submitter:</b>	Jeffrey Hylton
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<b>Address:</b>	Box, Queenstown, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	197.1	<b>Provision:</b>	9-1 Introduction > 10-1.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	We should not need resource consents for issues that can be solved by a simple permit ( or at all for community or social , sporting events etc ).		

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<b>Point Number</b>	197.2	<b>Provision:</b>	9-1 Introduction > 11-1.2 Legal Framework
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		

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<b>Point Number</b>	197.3	<b>Provision:</b>	9-1 Introduction > 18-1.3 Cross Boundary Issues
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		

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<b>Point Number</b>	197.4	<b>Provision:</b>	9-1 Introduction > 20-1.4 Environmental Monitoring
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		

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<b>Point Number</b>	197.5	<b>Provision:</b>	9-1 Introduction > 23-1.5 Review Procedures / Changes to the Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	All areas set out as reserves or special areas, golf courses which act as green zones, set aside in some other plan remain as such indefinitely and not developed by a new council or sold off at somebodies whim. This is NOT Auckland and town boundaries should be clear and not a guideline		
<b>Point Number</b>	197.6	<b>Provision:</b>	9-1 Introduction > 26-1.6 How to use this Plan
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Although I support this I feel that those who spend the most on lawyers and planners generally get their way. Some areas are grey and need a decision for or against but my observations are that the powerful get the tick.		
<b>Point Number</b>	197.7	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the purpose generally.		
<b>Point Number</b>	197.8	<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>	<p>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. )</p> <p>That all farmland remaining is put under protection from further subdivision and protected from rate increases as it would have no land bank value.</p>		
<b>Point Number</b>	197.9	<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>	Make the urban growth boundaries permanent. supports the goals.		
<b>Point Number</b>	197.10	<b>Provision:</b>	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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**Point Number** 197.13 **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** 197.14 **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** 197.15 **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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<b>Point Number</b>	197.16	<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>	supports the provision.		
<hr/>			
<b>Point Number</b>	197.17	<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>	supports the provision.		
<hr/>			
<b>Point Number</b>	197.18	<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>	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.		
<hr/>			
<b>Point Number</b>	197.19	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Questioned History.....is this 2015?		
<hr/>			
<b>Point Number</b>	197.20	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions generally but town needs height restrictions that dont make it look like the gold coast and protect against shadowing effects		
<hr/>			
<b>Point Number</b>	197.21	<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>	Supports the provisions		
<b>Point Number</b>	197.22	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	197.23	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Requests that it be made easier and not a paper nightmare to hold an event and that the public few that may be affected temporarily are not in control or can shut it down if it (temporarily affects them).		
<b>Point Number</b>	197.24	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 198-35.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<b>Point Number</b>	197.25	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 202-35.2.3 Objective 3.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<b>Point Number</b>	197.26	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		

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<b>Point Number</b>	197.27	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 209-35.2.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		

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<b>Point Number</b>	197.28	<b>Provision:</b>	245-36 Noise > 247-36.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		

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<b>Submitter Number:</b>	198	<b>Submitter:</b>	Kate Woodfield
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<b>Point Number</b>	198.1	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject SNA area E38A_1 as shown on planning map 18		

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<b>Point Number</b>	198.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject SNA area E38A_1 as shown on planning map 18		

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<b>Submitter Number:</b>	199	<b>Submitter:</b>	Craig Douglas
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<b>Contact Name:</b>		<b>Email:</b>	cg.douglas@xtra.co.nz
<b>Address:</b>	Unknown, Arrowtown, Arrowtown, New Zealand, 9302		
<hr/>			
<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.		
<hr/>			
<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.		
<hr/>			
<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		
<b>Summary of Submission</b>	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.		
<hr/>			
<b>Point Number</b>	199.4	<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>	Supports the provision.		
<hr/>			
<b>Point Number</b>	199.5	<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 provision.		
<hr/>			

<b>Point Number</b>	199.6	<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>	Supports the provision.		
<hr/>			
<b>Point Number</b>	199.7	<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		
<b>Summary of Submission</b>	the concept of affordable housing be removed from the plan objectives unless it is properly defined and specific actions are identified to achieve it.		
<hr/>			
<b>Point Number</b>	199.8	<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>	Support		
<b>Summary of Submission</b>	Supports the provision.		
<hr/>			
<b>Point Number</b>	199.9	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the Medium Density Zone in Arrowtown. Other proposals should be considered including extending the Arrowtown UGB.		
<hr/>			
<b>Point Number</b>	199.10	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The proposed Arrowtown Medium Density zone be dropped.		
<hr/>			
<b>Point Number</b>	199.11	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The proposed Arrowtown Medium Density zone be dropped.		
<hr/>			
<b>Point Number</b>	199.12	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision		
<hr/>			
<b>Point Number</b>	199.13	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision		
<hr/>			
<b>Point Number</b>	199.14	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision		
<hr/>			
<b>Point Number</b>	199.15	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	set backs and recession planes be maintained as per the current plan.		
<hr/>			
<b>Point Number</b>	199.16	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	the proposed Arrowtown Medium Density zone be dropped.		
<b>Point Number</b>	199.17	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The proposed Arrowtown Medium Density zone be dropped. Opposes rule 8.5.5 as it relates to Homestar.		
<b>Point Number</b>	199.18	<b>Provision:</b>	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the rule and requests that it be removed from the plan		
<b>Point Number</b>	199.19	<b>Provision:</b>	14-10 Arrowtown Residential Historic Management Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision.		
<b>Point Number</b>	199.20	<b>Provision:</b>	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		
<b>Point Number</b>	199.21	<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>	Opposes the Medium Density Zone in Arrowtown. Other proposals should be considered including extending the Arrowtown UGB.		
<b>Point Number</b>	199.22	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map



**Position:** Support

**Summary of Submission** Opposes the Medium Density Zone in Arrowtown. Other proposals should be considered including extending the Arrowtown UGB.

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**Submitter Number:** 201 **Submitter:** IPENZ

**Contact Name:** Karen Astwood **Email:** karen.astwood@ipenz.org.nz

**Address:** PO Box 12241, Wellington, New Zealand, 6011

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**Point Number** 201.1 **Provision:** 1059-26 Historic Heritage >  
1151-26.12 Heritage Landscapes

**Position:** Support

**Summary of Submission** Request more detail in the heritage landscape listings, such as listing all the features that are included as contributing to the landscape's heritage values. Map references would also be useful.

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**Point Number** 201.2 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures and features

**Position:** Support

**Summary of Submission** Support the listing of:

- KAWARAU FALLS DAM (REF. NO. 40)
- KAWARAU GORGE SUSPENSION BRIDGE (REF NO.41)
- LOWER SHOTOVER BRIDGE (REF NO.45)
- ONE MILE CREEK HYDRO-ELECTRIC STATION (REF NO.96)
- SKIPPERS CANYON SUSPENSION BRIDGE (REF NO. 45)
- T.S.S. EARNSLAW* BERTH (REF NO. 37)

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**Point Number** 201.3 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures and features

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

**Summary of Submission** Nominate the following for inclusion:

PLEASANT TERRACE WORKINGS (HNZ NO. 5175)

SEW HOYS BIG BEACH CLAIM HISTORIC AREA (HNZ NO. 7545)

WONG GONG'S TERRACE HISTORIC AREA (HNZ NO. 7549)

infrastructure associated with the history of recreational skiing

**Point Number** 201.4 **Provision:** 1059-26 Historic Heritage

**Position:** Support

**Summary of Submission** Other items that do not appear on the IPENZ Engineering Heritage Register or Record but are supported for retention, as is, in the Proposed District Plan are shown in Appendix 1.

**Point Number** 201.5 **Provision:** 1059-26 Historic Heritage

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

**Summary of Submission** Submitter believes that an aspect of local heritage importance which is not represented in the proposed District Plan is infrastructure associated with the history of recreational skiing, which is a key characteristic of the region.

Another possible inclusion supported by the submitter is the Arrowtown Irrigation Scheme.

**Point Number** 201.6 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

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

**Summary of Submission** **Antrim Engines Slipway and Cradle, Kelvin Peninsula (Ref. 3, QLDC Cat 2)** - clarify whether the Kelvin Heights slipway, the winch house which has the Antrim engine, and also the Antrim's former boiler are included within the listing.

**Bullendale Township listing (Ref No.140, QLDC Cat 2)** - queries naming and whether this should be Bullendale Hydro Electric Dynamo and Mining Site (HNZ 5601). Notes site is of outstanding national significance and believes it should be a Category 1 in the District Plan.

**Stone Water Race (Ref. 42, HNZ No. 5224, QLDC Cat 3)**. This is a Heritage NZ Category 2 Historic Place. Submitter believes it should be Category 2 in the Plan.

**Wakatipu Flourmill Complex (Ref. 76, HNZ No. 2241, QLDC Cat 3)**. This is a Heritage NZ Category 2 Historic Place - submitter believes this should be Category 2 in the District Plan.

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**Submitter Number:** 202  
**Submitter:** Graham Dickson  
**Contact Name:**  
**Email:** thedicksons@xtra.co.nz  
**Address:** 6 Scaife Place, Wanaka, New Zealand, 9305

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**Point Number** 202.1  
**Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6  
**Position:** Oppose  
**Summary of Submission** Retain the existing density of 450sqm.per dwelling

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**Point Number** 202.2  
**Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8  
**Position:** Oppose  
**Summary of Submission** Retention of the existing recession planes in the Low Density Residential zone in Wanaka.

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**Point Number** 202.3  
**Provision:** 592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9  
**Position:** Oppose  
**Summary of Submission** Opposes inclusion of the Town Centre Height overlay and the increased height limits proposed for it.

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**Point Number** 202.4  
**Provision:** 592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 660-13.5.8  
**Position:** Oppose  
**Summary of Submission** Opposes proposed height limit rule, instead requests that the height limit rule be simplified to state a maximum building height of 10m. with a maximum of 2 storeys.

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**Point Number** 202.5  
**Provision:** 592-13 Wanaka Town Centre > 646-13.5 Rules - Standards

<b>Position:</b>	Oppose
<b>Summary of Submission</b>	The inclusion in the Plan of a parking requirement for visitor accommodation in the town centre.

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<b>Submitter Number:</b>	203	<b>Submitter:</b>	Karen Hansen
<b>Contact Name:</b>		<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	203.1	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose. Maori Jack Road is a private road. Requests that Maori Jack Road vests into Council ownership in its current state and form prior to residential development and subdivision occurring within Hanley Downs or Woolshed Bay.		

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<b>Submitter Number:</b>	204	<b>Submitter:</b>	Arthur 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>	204.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes Medium Density Zone in Arrowtown entirely. Suggests council look to other areas eg. Shotover country, Jacks point, Arthurs point.		

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<b>Point Number</b>	204.2	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes Medium Density Zone in Arrowtown entirely. Suggests council look to other areas eg. Shotover country, Jacks point, Arthurs point.		

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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		
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<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>	206	<b>Submitter:</b>	Lindsay Jackson
<b>Contact Name:</b>		<b>Email:</b>	lindsay@dyingstar.net
<b>Address:</b>	33 Stewart Street, Frankton, Queenstown, New Zealand, 9300		
<hr/>			
<b>Point Number</b>	206.1	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2 > 147- 7.2.2.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports objective 7.2.2.2, however requests to achieve the provision that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan be incorporated in any district plan adopted by Council.		
<hr/>			
<b>Point Number</b>	206.2	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Supports 7.2.10 however requests to achieve the provision that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan be incorporated in any district plan adopted by Council.		

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**Point Number** 206.3 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

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

**Summary of Submission** Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.

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**Point Number** 206.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8

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

**Summary of Submission** Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.

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**Point Number** 206.5 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1

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

**Summary of Submission** Requests that the current rules of the operative district plan relating to setbacks, recession planes and height controls are retained for the Low Density Residential Zone of Old Frankton.

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**Point Number** 206.6 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10

**Position:** Oppose

**Summary of Submission** Opposes maximum height limit of 15m in precinct 1, and opposes provision for developers to exceed height limits in the town centre. Change the proposed maximum height limit in Height Precinct 1 to 8.5 m as opposed to the 15 m proposed.

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**Point Number** 206.7 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4

**Position:** Oppose

**Summary of Submission** Opposes maximum height limit of 15m in precinct 1, and opposes provision for developers to exceed height limits in the town centre. Remove Policy 12.2.2.4 and, as such, make no provision for buildings to exceed the height limits in the CBD.

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**Point Number** 206.8 **Provision:** 464-12 Queenstown Town

**Position:** Oppose

**Summary of Submission** Opposes maximum height limit of 15m in precinct 1, and opposes provision for developers to exceed height limits in the town centre. Remove Policy 12.2.2.5 and, as such, make no provision for buildings to exceed the height limits in the CBD.

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**Point Number** 206.9 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2

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

**Summary of Submission** Support proposed policy 12-2-2-2 but request that:

a) a clause be added such as '*Developers required to add positively to the availability of car parking spaces in CBD or near surrounds*'

b) provision be made for car parking based on the size of the building. At present workers are parking all day in the gardens and Park St, which is stopping genuine users of the Gardens from having somewhere to park.

c) the word 'historic' be added to the third point as follows. '*Positively respond to the Town Centre's historic character*' as the term 'Town Centre's character' is ambiguous and does not refer to the heritage of the Town Centre.

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**Point Number** 206.10 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

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

**Summary of Submission** Requests that Rule 7.5.6.3(iii)(a)(vii) of the operative district plan relating to building height for the Frankton VA Subzone at Lake Avenue & Yewlett Crescent be incorporated in any district plan adopted by Council.

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**Point Number** 206.11 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9

**Position:** Oppose

**Summary of Submission** Opposes the maximum height limit of 15m in Precinct 1. Change the proposed maximum height limit in Height Precinct 1 to 8.5 m as opposed to the 15 m proposed.

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<b>Submitter Number:</b> 207	<b>Submitter:</b> Julie & William Jamieson
<b>Contact Name:</b>	<b>Email:</b> julie.jamieson@xtra.co.nz
<b>Address:</b> 9/67 Andrews Road, Queenstown, New Zealand, 9300	
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<b>Point Number</b> 207.1	<b>Provision:</b> 287-41 Jacks Point Zone
<b>Position:</b> Other - Please clearly indicate your position in your submission below	
<b>Summary of Submission</b>	With the exception of / incorporation of points raised in support of the proposed district Plan, submitter requests that the operative District plan objectives, policies, rules and structure plan as it relates to the Jacks Point portion of the Jacks Point Special Zone are re-instated.
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<b>Point Number</b> 207.2	<b>Provision:</b> 287-41 Jacks Point Zone
<b>Position:</b> Other - Please clearly indicate your position in your submission below	
<b>Summary of Submission</b>	Submitter considers that a district plan rule should be added that specifically refers to assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes, etc., as if the Jack's Point vision becomes compromised (i.e., increased residential density over and above what is anticipated) there needs to be a framework within the district plan for the existing residents to be appropriately considered.
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<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> Lane Neave PO Box 701, Queenstown, New Zealand, 9384	
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<b>Point Number</b> 208.1	<b>Provision:</b> 10-Entire Plan
<b>Position:</b> Other - Please clearly indicate your position in your submission below	
<b>Summary of Submission</b>	The Body Corporate supports some aspects of the proposed plan, however for the most part opposes the proposed plan, in particular the proposed High Density Zone provisions.  The Body Corporate seeks the following decision from the Council:  (a) That the amendments to the High Density Residential Zone contained in the Proposed Plan be disallowed, and the Operative Zone provisions be retained, or equivalent provisions included in the Proposed Plan (i.e. status quo), including retention of the urban design panel



and associated urban design considerations; and

(b) That the amendments to the Low Density Residential Zone contained in the Proposed Plan in relation to the removal of the Operative Plan rule 7.5.5.2(xix) relating to Height and Elevation Restrictions along Frankton Road, be disallowed, and the Operative Zone provision be retained, or equivalent provisions included in the Proposed Plan (i.e. status quo); and

(c) That amendments be made to the Strategic Direction provisions to manage the form of urban development within UGBs by ensuring developments continue to be of a high quality and that adverse effects of development on nearby properties are appropriately avoided, remedied or mitigated; and

(d) That amendments be made to the Urban Boundary provisions to ensure adverse effects of development are appropriately avoided, remedied or mitigated; and

(e) That amendments be made to the Subdivision provisions to ensure lot sizes are appropriate and comprehensive design is undertaken; or

(f) That the relief in (a) - (e) above be allowed in relation to Lot 5 and the Pounamu Apartments site only (i.e. status quo for Lot 5 and Pounamu Apartments site); or

(g) That the Proposed Plan include a requirement (for example, by way of a Structure Plan with associated rules or the creation of a Special Zone, or similar) that Lot 5 be developed in a manner that has regard to and is integrated with development on the

Pounamu Apartments site, to address the concerns of the Body Corporate outlined in this submission; or

(h) That the Proposed Plan be amended in the manner set out in the attached table (**Annexure A**); or

(i) That the Proposed Plan be amended in a similar or such other way as may be appropriate to address the matters raised in the Body Corporate's submission; and

(j) any consequential decisions required to address the matters raised in the Body Corporate's submission.

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<b>Point Number</b>	208.2	<b>Provision:</b>	26-9 High Density Residential > 27-9.1 Zone Purpose
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	<b>Amend 9.1 as follows:</b>
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*"The High Density Residential Zone will provide for more intensive use of land within close proximity to town centres that is easily accessible by public transport, cycle and walk ways. In conjunction with the Medium Density Residential Zone, the zone will play a key planning role in minimising urban sprawl and consolidating growth in existing urban areas. In Queenstown, buildings greater than two storeys up to 7 or 8 metres in height (depending on whether the site is flat or sloping) are anticipated. Buildings that breach these height limits are appropriate only where neighbourhood amenity, access to sunlight and light, and view shafts can be protected and adverse effects on nearby properties can be avoided, remedied or mitigated, and are subject to high design quality and environmental performance... Development controls will provide some degree of appropriate protection for existing amenity values. However given the focus on intensification, over time some private and public views and amenities will be affected to varying degrees as the character of this area changes and evolves into one that is more urban. Small scale commercial activity will be enabled, either to support larger residential and visitor accommodation developments, or to provide low impact local services..."*

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**Point Number** 208.3 **Provision:** 26-9 High Density Residential >  
28-9.2 Objectives and Policies >  
31-9.2.2 Objective 2

**Position:** Oppose

**Summary of Submission** Amend as follows:  
*"Objective 9.2.2 – High-density housing development and visitor accommodation will occur in urban areas close to town centres and other appropriately zoned areas, to provide greater housing diversity and respond to strong projected growth in visitor numbers".*

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**Point Number** 208.4 **Provision:** 26-9 High Density Residential >  
28-9.2 Objectives and Policies >  
29-9.2.1 Objective 1 > 30-9.2.1.1

**Position:** Oppose

**Summary of Submission** **Amend** as follows:  
  
Policies 9.2.1.1 Provide sufficient high density zoned land with the potential to be developed greater than two storeys to 7 or 8 metres in Queenstown (depending on whether a site is flat or sloping) and two storeys in Wanaka to enable diverse housing supply and visitor accommodation close to town centres. A consent process is available to breach these height limits where the merits of an application and effects on nearby properties can be appropriately considered.

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**Point Number** 208.5 **Provision:** 26-9 High Density Residential >  
28-9.2 Objectives and Policies >  
31-9.2.2 Objective 2 > 38-9.2.2.7

**Position:** Oppose

**Summary of Submission** **Amend** as follows:  
  
*9.2.2.7 Incentivise greater building height where development is designed to achieve a high environmental performance and only where effects on nearby properties can be avoided, remedied or mitigated.*

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**Point Number** 208.6 **Provision:** 26-9 High Density Residential

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

**Summary of Submission** The Body Corporate is concerned by proposed changes to the High Density Residential Zone, particularly in so far as they relate to the former site for the Hilton Hotel Complex on land to the rear of and immediately adjoining the Pounamu Apartments, legally described as Lot 5 DP 351561, Certificate of Title reference 211090 (Lot 5).

There is currently an easement in place that runs through the centre of Lot 5 (refer attached plan) which is used for access purposes between the Apartments. The future development of Lot 5 will need to take account of and provide for this easement.

The Body Corporate is concerned that if the High Density Residential Zone is confirmed as notified, the close relationship of Lot 5 and the Pounamu Apartments may not be

appropriately recognised and provided for, and the amenity of the Apartments may be significantly affected.

the Body Corporate is particularly concerned by the following proposed changes to the High Density Residential Zone:

- (a) the watering down of the focus in the objectives and policies on protection of amenity values;
- (b) increased building height;
- (c) relaxed site coverage controls;
- (d) changes to recession plane requirements;
- (e) reduced front and side boundary setbacks;
- (f) no outdoor living requirements;
- (g) removal of specific urban design considerations, assessment criteria and the urban design review process; and
- (h) the Floor Area Ratio requirement.

The Body Corporate considers that the history of Lot 5 and its relationship to the Pounamu Apartments, should be recognised and provided for in the Proposed Plan, as should the existing character of the Apartments and the amenity enjoyed by the Apartment's residents. To this extent, the Body Corporate considers that the new zoning should encourage visitor accommodation development on Lot 5 that integrates with and recognises the historical relationship between development on the Pounamu Apartments' site and Lot 5.

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<b>Point Number</b>	208.7	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows: <i>9.2.3 Objective – A <del>reasonable degree of</del> Protection of amenity values <u>is an important consideration will be provided, particularly in areas which are becoming within the context of an increasingly intensified and urban zone where character is changing.</u></i>		

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<b>Point Number</b>	208.8	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3 > 40-9.2.3.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows: Policy 9.2.3.1 Developments controls such as Apply recession planes, building height, floor area ratio, yard setback and site coverage controls are as the primary means of limiting overly intensive development and ensuring reasonable protection of neighbours' outlook, sunshine and light access, and privacy of nearby properties is appropriately protected.		

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<b>Point Number</b>	208.9	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3 > 41-9.2.3.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows: <i>Policy 9.2.3.2 Ensure that where development standards are breached, impacts on the amenity values of <del>neighbouring nearby</del> properties, <u>including on their outlook, sunlight and light access and privacy, and on public views (especially towards lakes and mountains), are no more than minor relative to a complying development scenario.</u></i>		

<b>Point Number</b>	208.10	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend by adding the following policy: <u>Ensure a balance between building activity and open space on sites to provide for on and off-site amenity, outdoor living and planting.</u>		

<b>Point Number</b>	208.11	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 63-9.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 9.4.1		

<b>Point Number</b>	208.12	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 66-9.4.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p><i>"Dwelling, Residential Unit, Residential Flat comprising four (4) or more per site Discretion is restricted to all the following:</i></p> <ul style="list-style-type: none"> <li>• <i>The location, <u>scale</u>, external appearance and design of buildings <u>and impacts on nearby properties particularly on sunshine and light access, outlook and privacy</u></i></li> <li>• <i>The extent to which the development positively addresses the street <u>and has had regard to the character of the surrounding area</u></i></li> </ul> <ul style="list-style-type: none"> <li>• <i>The extent to which building mass is broken down and articulated in order to reduce impacts on <del>neighbouring</del> <u>nearby</u> properties and the public realm</i></li> <li>• <i>Parking and access arrangements: safety and efficiency</i></li> <li>• <i>The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to the amenity of the development and <u>nearby properties</u></i></li> <li>• <i>Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated<sup>1</sup>.</i></li> <li>• <i>The extent to which the building is consistent with the Urban Design Assessment Criteria listed in [xx].</i></li> </ul> <p>And reinsert the Operative Plan Assessment Matters relating to the New Zealand Urban Design Protocol contained at 7.7.2xiii of the Operative Plan</p>		

<b>Point Number</b>	208.13	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 71-9.4.9
<b>Position:</b>	Oppose		

**Summary of Submission**

Amend as follows:

*Visitor Accommodation involving the commercial letting of one (1) residential unit or dwelling per site for more than 90 nights in any calendar year.*

*Control is reserved to all of the following:*

- *The location, nature and scale of activities on site*
- *Impacts on nearby properties*
- *Parking and access: safety, efficiency and impacts on on-street parking and neighbours*
- *Noise and methods of mitigation (through design and management controls)*
- *Hours of operation*
- *Accommodation format and numbers of guests*
- *Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated<sup>1</sup>.*
- *The extent to which the building is consistent with the Urban Design Assessment Criteria listed in [xx].*

And reinsert the Operative Plan Assessment Matters relating to the New Zealand Urban Design Protocol contained at 7.7.2xiii of the Operative Plan

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**Point Number**

208.14

**Provision:**

26-9 High Density Residential >  
62-9.4 Rules - Activities > 72-  
9.4.10

**Position:**

Oppose

**Summary of Submission**

Amend as follows:

*Visitor accommodation (not otherwise identified)*

*Discretion is restricted to all the following:*

- *The location, scale, external appearance and design of buildings and impacts on nearby properties particularly on sunshine and light access, outlook and privacy*
- *The extent to which the development positively addresses the street and has had regard to the character of the surrounding area*
- *The extent to which landscaped areas are well integrated into the design of the development and contribute meaningfully to the amenity of the development and nearby properties*
- *The extent to which building mass is broken down and articulated in order to reduce impacts on ~~neighbouring~~ nearby properties and the public realm.*
- *Parking and access arrangements: safety and efficiency, and potential impacts on ~~neighbours'~~ amenity of nearby properties and on-street parking.*
- *Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.*

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**Point Number**

208.15

**Provision:**

26-9 High Density Residential >  
91-9.5 Rules - Standards

**Position:**

Oppose

**Summary of Submission**

Delete rules 9.5.1, 9.5.2 and 9.5.3 and reinsert the Operative Plan height rules for High Density Zones which require non-complying resource consent to exceed a flat site height limit of 8 metres and sloping site height limit of 7 metres.

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<b>Point Number</b>	208.16	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4 > 98-9.5.4.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows: <i>9.5.4.1 Flat Sites a maximum of 65% 70% site coverage</i>		
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<b>Point Number</b>	208.17	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 100-9.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 9.5.5		
<hr/>			
<b>Point Number</b>	208.18	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 101-9.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rules 9.5.6.1, 9.5.6.2 and 9.5.6.3 and Reinstate the Operative Plan provisions for recession planes for High Density Zones which require recession lines inclined towards the site at an angle of 25 degrees and commencing at 2.5m above ground level for flat sites and which apply to all buildings. With respect to sloping sites, ensure that the same recession line applies to sloping sites as it does to flat sites (therefore, apply the recession lines to all buildings on sloping sites, not just accessory buildings).		
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<b>Point Number</b>	208.19	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 106-9.5.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 9.5.7		
<hr/>			
<b>Point Number</b>	208.20	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 107-9.5.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows: <i>Continuous Building Length</i> <u>No unbroken building length shall exceed 16m. Breaks in building length shall be a minimum of 2m in depth and 4m in width for the full height of the wall and shall include a discontinuous eave line and roofline at the break. The aggregate continuous length of any building facade above one storey, including breaks, shall not exceed 30m.</u> <i>Where a proposal exceeds this length, a Restricted Discretionary activity consent shall be required with discretion restricted to all of the following:</i>		

- *The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential dominance of the building*
- *The extent to which topography or landscaping mitigates any dominance impacts*
- *The extent to which the height of the building influences the dominance of the building in association with the continuous building length.*
- *Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.*

<b>Point Number</b>	208.21	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 108-9.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rules 9.5.9.1 and 9.5.9.2 and Reinsert the Operative Plan road and internal boundary setback rules, including those aspects of the Operative setback rules which require setbacks between buildings on the same site (ie the mutual setback requirements).		
<b>Point Number</b>	208.22	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	New Rule Oppose There are no controls relating to outdoor living space requirements. Insert the Operative Plan Rule 7.5.5.2 (viii) relating to Outdoor Living Space into the Proposed Plan		
<b>Point Number</b>	208.23	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	New Rule Oppose There are no controls relating to maximum building footprint size Reinstate the Operative Plan Rule 7.5.3.3(ii) which requires a maximum building footprint of 500m <sup>2</sup>		
<b>Point Number</b>	208.24	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	New provisions – Assessment Matters Oppose All of the assessment matters have been removed from the Operative ePlan. These provide valuable guidance and should be reinstated. Reinstate all of the Assessment Matters that are contained at 7.7 of the Operative Plan		

<b>Point Number</b>	208.25	<b>Provision:</b>	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 120-9.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 9.6.2.1		
<hr/>			
<b>Point Number</b>	208.26	<b>Provision:</b>	25-9 High Density Residential > 25.6-9.6 Rules - Non-Notification of Applications > 25.6.3-9.6.3 > 25.6.3.1-9.6.3.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 9.6.3.1		
<hr/>			
<b>Point Number</b>	208.27	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2 > 147-7.2.2.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows: <i>Apply height, building coverage, and bulk and location controls as the primary means of retaining the lower intensity character of the zone and ensuring protection of views to the lake from Frankton Road, amenity values in terms of privacy, access to sunlight, and impacts arising from building dominance.</i>		
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<b>Point Number</b>	208.28	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain Rules 7.5.1 and 7.5.2 as they relate to Queenstown residential areas, but reinsert Rule 7.5.5.2(xix)(a) of the Operative Plan.		
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<b>Point Number</b>	208.29	<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>	Oppose		
<b>Summary of Submission</b>	Amend as follows: 3.2.2.1.3 <i>Manage the form of urban development within the UGBs ensuring:</i> <ul style="list-style-type: none"> <li>• <u>That design of development continues to be of a high quality given the critical importance that the character of Queenstown has to its success;</u></li> <li>-Connectivity and integration with existing urban development;</li> <li>• Sustainable provision of Council infrastructure; and</li> <li>• Facilitation of an efficient transport network, with particular regard to integration with public</li> </ul>		



and active transport systems

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<b>Point Number</b>	208.30	<b>Provision:</b>	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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend as follows: <i>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, <u>whilst ensuring adverse effects are avoided, remedied or mitigated.</u></i>
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<b>Point Number</b>	208.31	<b>Provision:</b>	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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend as follows: <i>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 <u>may be appropriate and where adverse effects can be avoided, remedied or mitigated.</u></i>
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<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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	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>
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<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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	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, remedied, or mitigated.</u></i>
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<b>Point Number</b>	208.34	<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>	Oppose		
<b>Summary of Submission</b>	Amend as follows: <i>Ensure that development within the Queenstown Urban Growth Boundary:</i> <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 <u>provided adverse effects can be avoided, remedied, or mitigated</u></li> <li>• Provides an urban form that is sympathetic to the <u>character of the surrounding area</u>, the natural setting and enhances the quality of the built environment</li> <li>• Provides infill development as a means to address future housing demand <u>provided adverse effects can be avoided, remedied, or mitigated</u></li> <li>• Provides a range of urban land uses that cater for the foreseeable needs of the community</li> <li>• Maximises the efficiency of existing infrastructure networks and avoids expansion of networks before it is needed for urban development</li> <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>		
<b>Point Number</b>	208.35	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1200-27.2.2.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the policy		
<b>Point Number</b>	208.36	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows: <i>Recognise the potential of small scale and infill subdivision while acknowledging that the opportunities to undertake comprehensive design <u>may, in some instances, be <del>are</del> limited.</u></i>		
<b>Point Number</b>	208.37	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain the Policy 27.2.3.3		
<b>Point Number</b>	208.38	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision

**Position:** Support

**Summary of Submission** Retain the rule (Minimum lot size of 450m2 for high density and low density zones)

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**Point Number** 208.39 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1256-27.5.1.2

**Position:** Support

**Summary of Submission** Retain the minimum dimension rule  
Minimum Dimension of 15 x 15m for Township and All Others

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**Point Number** 208.40 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development

**Position:** Oppose

**Summary of Submission** Delete the rule 27.5.2 Lot size exemption

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**Point Number** 208.41 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Support

**Summary of Submission** The submitter supports the retention of Low Density Residential Zoning over that portion of land south of Frankton Road bounded by Suburb Street, Park Street, Frankton Road and east of 129 and 131 Frankton Road, as per the Operative Plan.  
Retain the Low Density Residential Zoning over those properties

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**Point Number** 208.42 **Provision:** 7-Part Seven - Maps > 7.39-Map 37 - Kelvin Peninsula

**Position:** Support

**Summary of Submission** The submitter supports the retention of Low Density Residential Zoning over that portion of land south of Frankton Road bounded by Suburb Street, Park Street, Frankton Road and east of 129 and 131 Frankton Road, as per the Operative Plan.  
Retain the Low Density Residential Zoning over those properties

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

**Position:** Oppose

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

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**Point Number** 208.44 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies

**Position:** Oppose

**Summary of Submission** Several key policies of the Operative Plan (such as Part 7, Policy 3.4) recognise the world class landscape that Queenstown sits within. Development should reflect these significant landscape values and this should remain a policy in the Proposed Plan.

**Amend** by adding the following policy:

*Ensure that external appearance of buildings reflect the significant landscape values and enhance a coherent urban character and form as it relates to the landscape.*

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**Point Number** 208.45 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2

**Position:** Oppose

**Summary of Submission** **Amend** by adding a new policy after 9.2.2.7 as follows:

*Policy 9.2.2.8 Ensure that development is designed to have regard to and where appropriate reflect, the existing character of neighbouring properties and neighbourhoods, particularly in regards to design, scale and appearance*

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**Point Number** 208.46 **Provision:** 138-7 Low Density Residential

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

**Summary of Submission** the Body Corporate supports the retention of the Low Density Residential Zone on the lake side of Frankton Road opposite the Pounamu Apartments however it is concerned that a significant provision which protects views out across the lake is to be removed (ie 7.5.5.2(xix) Height and Elevation Restrictions along Frankton Road). Therefore, the Body Corporate considers that this Operative rule should be retained.

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**Submitter Number:** 209

**Submitter:** Michael Green

<b>Contact Name:</b>		<b>Email:</b>	roseandross@icloud.com
<b>Address:</b>	238 Tuckers Beach Raod, Queenstown, New Zealand, 9371		
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<b>Point Number</b>	209.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject the proposed rules. Retain the operative District Plan rules that require a resource consent for all airports.		
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<b>Point Number</b>	209.2	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject the proposed rules. Retain the operative District Plan rules that require a resource consent for all airports.		
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<b>Submitter Number:</b>	210	<b>Submitter:</b>	John Lindsay
<b>Contact Name:</b>		<b>Email:</b>	lyndowns@xtra.co.nz
<b>Address:</b>	26 Centennial Ave, Arrowtown, New Zealand, 9302		
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<b>Point Number</b>	210.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the Medium Density Zone in Arrowtown. Seeks that Council withdraw any plans for medium density infill within the Arrowtown boundary.		
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<b>Point Number</b>	210.2	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Opposes the Medium Density Zone in Arrowtown. Seeks that Council withdraw any plans for medium density infill within the Arrowtown boundary.		
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**Submitter Number:** 211   **Submitter:** Aircraft Owners and Pilots Assn Nz (Inc)  
**Contact Name:** Ian D Andrews   **Email:** president@aopa.co.nz  
**Address:** 130 Easther Crescent, Dunedin, New Zealand, 9012

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**Point Number** 211.1   **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25  
**Position:** Oppose  
**Summary of Submission** Reject the rule.

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**Point Number** 211.2   **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26  
**Position:** Oppose  
**Summary of Submission** Reject the rule.

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**Submitter Number:** 212   **Submitter:** E J L Guthrie  
**Contact Name:** Tony Ray   **Email:** tray@mactodd.co.nz  
**Address:** Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348

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**Point Number** 212.1   **Provision:** 464-12 Queenstown Town Centre  
**Position:** Support  
**Summary of Submission** Confirm the provisions of Chapter 12 (Queenstown Town Centre) including but not limited to, the Zone Purpose and all Objectives, Policies and Rules, as notified.

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**Submitter Number:** 213   **Submitter:** Clive Manners Wood

<b>Contact Name:</b>		<b>Email:</b>	cmwood@xtra.co.nz
<b>Address:</b>	101 Malaghans Road, RD 1, Queenstown, New Zealand, 9371		
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<b>Point Number</b>	213.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the rules relating to informal airports and retain the operative district plan rules.		
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<b>Submitter Number:</b>	214	<b>Submitter:</b>	Kate Woodfield
<b>Contact Name:</b>		<b>Email:</b>	fourwoodies@hotmail.com
<b>Address:</b>	32 Estuary Crescent, Fairfield, Dunedin, 9018		
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<b>Point Number</b>	214.1	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject SNA area E38A_1 as shown on planning map 18		
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<b>Submitter Number:</b>	215	<b>Submitter:</b>	Kate Woodfield
<b>Contact Name:</b>		<b>Email:</b>	fourwoodies@hotmail.com
<b>Address:</b>	32 Estuary Crescent, Fairfield, Dunedin, 9018		
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<b>Point Number</b>	215.1	<b>Provision:</b>	7-Part Seven - Maps > 7.20-Map 18a - Wanaka Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Leave area E38A_1 classified as Rural General		
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<b>Submitter Number:</b>	216	<b>Submitter:</b>	Elizabeth Wadworth
<b>Contact Name:</b>		<b>Email:</b>	springbankgm@gmail.com
<b>Address:</b>	158 Lower Shotover Road, RD 1, Queenstown, New Zealand, 9371		
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<b>Point Number</b>	216.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That land in the rural life style zone be allowed to be subdivided down to 1ha lots.		
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<b>Submitter Number:</b>	217	<b>Submitter:</b>	Jay Berriman
<b>Contact Name:</b>		<b>Email:</b>	jay@epkcrew.com
<b>Address:</b>	30B Loop Road, Kawarau Falls, Queenstown, NZ, 9300		
<hr/>			
<b>Point Number</b>	217.1	<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>	Encourage Rural Lifestyle where appropriate. Limit further growth of Rural Residential.		
<hr/>			
<b>Point Number</b>	217.2	<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 provision,		
<hr/>			
<b>Point Number</b>	217.3	<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 provision.		
<b>Point Number</b>	217.4	<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>	Provide for Visitor Zoning that will allow for tourism opportunity's and where appropriate additional Rural Lifestyle Zoning.		
<b>Point Number</b>	217.5	<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>	Well planed Rural Lifestyle Zoning to allow farmers to be able to adapt to the intensification of living and tourism in the area.		
<b>Point Number</b>	217.6	<b>Provision:</b>	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	As a commercial building owner of 9b Earl St, the submitter supports 12.1 and the proposed Zoning of the Town Centre.		
<b>Point Number</b>	217.7	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That there be no increase to noise levels in the entertainment precinct or any other zones (i.e. the noise limit at night in the entertainment district and all other zones should be retained at the current level) and that the number of liquor licenses in the Town Centre be restricted as increases in noise and antisocial behavior associated with the party image affects the tenant's visitor accommodation business and a more balanced approach to night entertainment is needed.		

<b>Point Number</b>	217.8	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support and encourage sustainable growth that does not effect existing business or is to the detriment of the appeal of Queenstown.		
<hr/>			
<b>Point Number</b>	217.9	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Agree with Objective 12.2.2. Good quality building and effective planning in the Town Centre.		
<hr/>			
<b>Point Number</b>	217.10	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 485-12.2.3.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	With regard to 12.3.3.3(b), as a commercial building owner 9b Earl St, the submitter does not support any noise increase in the entertainment or any other zones, and would like to see a more balanced approach to the night entertainment in Queenstown centre.		
<hr/>			
<b>Point Number</b>	217.11	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Objective 12.2.4 in order to see good quality town planing for the long term.		
<hr/>			
<b>Point Number</b>	217.12	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the implementation of Objective 12.2.5		

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**Point Number** 217.13 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 568-12.5.11.1

**Position:** Oppose

**Summary of Submission** Oppose the increase of 5 db in the night time (2200 to 0800) noise level to 75 db (12.5.11.1(c) as, being a commercial building owner 9b Earl St, I do not wish to see any noise increase in the entertainment or any other zones - the noise limit at night in the entertainment district and all other zones should not exceed 60 db.

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**Point Number** 217.14 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 573-12.5.12

**Position:** Support

**Summary of Submission** Satisfy good acoustic insulating practices in all new buildings.

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**Point Number** 217.15 **Provision:** 739-17 Queenstown Airport Mixed Use > 740-17.1 Zone Purpose

**Position:** Oppose

**Summary of Submission** Does not want to see further growth..we have enough, the town is in danger of being ruined by to much to fast

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**Point Number** 217.16 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

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

**Summary of Submission** No decision sought.

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**Point Number** 217.17 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 816-22.2.4 Objective 4

**Position:** Support

**Summary of Submission** Supports the objective, Rural Lifestyle developments to be encouraged and Rural Residential to be heavily restricted, especially around Lake Hayes and Arrow Junction areas.

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**Point Number** 217.18 **Provision:** 458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities

**Position:** Support

**Summary of Submission** There needs to be very tight controls over Arrowtown Town Planning

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**Point Number** 217.19 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9

**Position:** Support

**Summary of Submission** Supports the objective.

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**Point Number** 217.20 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Support

**Summary of Submission** Confirm the objective. Assist farmers with Re Zoning to allow for more opportunity to utilize the tourism Industry as a business opportunity as farming becomes impossible to sustain in the district.

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**Point Number** 217.21 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

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

**Summary of Submission** Clarification regarding the activity of Commercial ballooning in the district.

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**Point Number** 217.22 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 834-21.2.13Objective - 13

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 217.23 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

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

**Summary of Submission** Clarification regarding the activity of Commercial ballooning in the district.

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**Point Number** 217.24 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4

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

**Summary of Submission** Restrict the number of liquor licenses in the Town Centre in order to discourage increases in noise or further antisocial behavior and to achieve a more balanced approach to the night entertainment in Queenstown centre; catering to young and old, noting it is very difficult for accommodation businesses to deal with the ongoing noise and antisocial behavior and it's effects on our towns image and sustainability as a high end product.

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**Point Number** 217.25 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 515-12.4.5

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

**Summary of Submission** Restrict the number of liquor licenses in the Town Centre in order to discourage any increase in noise or further antisocial behavior and to achieve a more balanced approach to the night entertainment in Queenstown centre; catering to young and old , noting it is very difficult for accommodation businesses to deal with the ongoing noise and antisocial behavior and it's effects on our towns image and sustainability as a high end product.

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**Point Number** 217.26 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13

**Position:** Support

**Summary of Submission** Satisfy good acoustic insulating practices in all new buildings.

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**Point Number** 217.27 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14

**Position:** Support

**Summary of Submission** Satisfy good acoustic insulating practices in all new buildings.

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<b>Submitter Number:</b>	218	<b>Submitter:</b>	John Barlow
<b>Contact Name:</b>		<b>Email:</b>	mandjbarlow@gmail.com
<b>Address:</b>	509 Ballantyne Road, RD 2, Wanaka, New Zealand, 9382		
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<b>Point Number</b>	218.1	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6 > 626- 13.2.6.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	A large parking building should be built close to the centre of town. Section 13.2.6.4 sets out objectives for parking which are rather vague but suggest parking is best provided on the periphery of the town. Implement a requirement to provide onsite parking or contribute to the construction of off site parking in an appropriate place.		
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<b>Submitter Number:</b>	219	<b>Submitter:</b>	Juie Q.T. Limited
<b>Contact Name:</b>	Tony Ray	<b>Email:</b>	tray@mactodd.co.nz
<b>Address:</b>	Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	219.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retention of Rule 22.4.2, Rule 22.4.5, Rule 22.4.6, 22.5.4.3, 22.5.11.1. B. Amendment of Rule 27.4.1 to make all subdivision activity controlled within the Rural Residential Zone to be processed without the written consent of other persons and not notified or limited notified (requires amendment to Rule 22.6)		
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<b>Point Number</b>	219.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 844-22.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
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<b>Point Number</b>	219.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules -

**Position:** Not Stated

**Summary of Submission** Retain.

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**Point Number** 219.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 851-22.4.6

**Position:** Support

**Summary of Submission** Retain.

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**Point Number** 219.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 870-22.5.4 > 873-22.5.4.3

**Position:** Support

**Summary of Submission** Retain.

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**Point Number** 219.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 887-22.5.11 > 888-22.5.11.1

**Position:** Support

**Summary of Submission** Retain.

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**Point Number** 219.7 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

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

**Summary of Submission** Amendment of Rule 27.4.1 to make all subdivision activity controlled within the Rural Residential Zone to be processed without the written consent of other persons and not notified or limited notified (requires amendment to Rule 22.6)

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**Submitter Number:** 220

**Submitter:** Clive Manners Wood

<b>Contact Name:</b>		<b>Email:</b>	cmwood@xtra.co.nz
<b>Address:</b>	101 Malaghans Road, RD 1, Queenstown, New Zealand, 9371		
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<b>Point Number</b>	220.1	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the proposed definition of Informal Airports.		
<hr/>			
<b>Point Number</b>	220.2	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Replace provision to maintain and enhance the amenity of the Rural Zone. Any activity in the Rural Zone that exceeds the zone rules should apply for consent.		
<hr/>			
<b>Point Number</b>	220.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm policy 21.2.9.2 Avoid any degradation of the qualities of the Rural Zone		
<hr/>			

<b>Submitter Number:</b>	221	<b>Submitter:</b>	Susan Cleaver
<b>Contact Name:</b>		<b>Email:</b>	suecleaver2000@gmail.com
<b>Address:</b>	23 Nairn Street, Arrowtown, 9302		
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<b>Point Number</b>	221.1	<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>	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>Point Number</b>	221.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<b>Point Number</b>	221.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 811-22.2.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the policy. Encourage commercial and non-residential activities, especially in locations that are next to or near the Queenstown and NZ Cycle trails.		
<hr/>			
<b>Point Number</b>	221.4	<b>Provision:</b>	1059-26 Historic Heritage
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	To encourage both maintenance and upgrading of historic buildings, and allow subdivision where necessary to ensure the buildings are developed in a manner that enhances and compliments their historic nature.		
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<b>Point Number</b>	221.5	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Increase flights to 10 per week; delete 500m distance and change it to 100m - there are almost no areas in the Wakatipu basin that could comply with the 500m distance to all boundaries.		
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<b>Point Number</b>	221.6	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		
<hr/>			
<b>Point Number</b>	221.7	<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>	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.		
<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.		

<b>Submitter Number:</b>	222	<b>Submitter:</b>	Louise & Alfred Bell
<b>Contact Name:</b>		<b>Email:</b>	bell.shagvalley@xtra.co.nz
<b>Address:</b>	15 Lake Hayes Road, RD 1, Queenstown, New Zealand, 9371		
<b>Point Number</b>	222.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Out of scope. Submission refers to speed limit on Lake Hayes-Arrowtown Road; and Rabbit control.		

<b>Submitter Number:</b>	223	<b>Submitter:</b>	Sam Gent
<b>Contact Name:</b>		<b>Email:</b>	gent.samantha@gmail.com
<b>Address:</b>	5 Berkshire Street, Arrowtown, New Zealand, 9302		
<b>Point Number</b>	223.1	<b>Provision:</b>	685-15 Local Shopping Centres > 723-15.5 Rules - Standards
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		
<b>Point Number</b>	223.2	<b>Provision:</b>	458-10Arrowtown Residential Historic Management Zone > 459-10.1Zone Purpose

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the provision.		
<b>Point Number</b>	223.3	<b>Provision:</b>	458-10Arrowtown Residential Historic Management Zone > 480-10.3Other Provisions and Rules
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the provision.		
<b>Point Number</b>	223.4	<b>Provision:</b>	458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the provision.		
<b>Point Number</b>	223.5	<b>Provision:</b>	458-10Arrowtown Residential Historic Management Zone > 507-10.5Rules – Standards for Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the provision.		
<b>Point Number</b>	223.6	<b>Provision:</b>	7-Part Seven - Maps > 7.30-Map 28 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	want tree 2001 removed and commercial use for property		
<b>Point Number</b>	223.7	<b>Provision:</b>	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.1-14.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose		

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**Point Number** 223.8 **Provision:** 682-32 Protected Trees

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

**Summary of Submission** Requests that Tree 2001 is removed due to it being dangerous

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**Point Number** 223.9 **Provision:** 3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities

**Position:** Oppose

**Summary of Submission** Oppose

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**Point Number** 223.10 **Provision:** 3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.1-14.2.1 Objective 1

**Position:** Oppose

**Summary of Submission** Oppose

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**Point Number** 223.11 **Provision:** 3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.1-14.2.1 Objective 1

**Position:** Oppose

**Summary of Submission** Oppose

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**Point Number** 223.12 **Provision:** 3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.2-14.2 Objectives and Policies > 3.8.2.1-14.2.1 Objective 1

**Position:** Oppose

**Summary of Submission** Oppose

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**Point Number** 223.13 **Provision:** 3-Part Three - Urban  
Environmant > 3.8-14 Arrowtown  
Town Centre > 3.8.2-14.2  
Objectives and Policies > 3.8.2.2-  
14.2.2 Objective 2

**Position:** Oppose

**Summary of  
Submission** Oppose

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**Point Number** 223.14 **Provision:** 682-32 Protected Trees

**Position:** Support

**Summary of  
Submission** Remove Tree 2001 due to it being dangerous

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**Point Number** 223.15 **Provision:** 3-Part Three - Urban  
Environmant > 3.8-14 Arrowtown  
Town Centre > 3.8.2-14.2  
Objectives and Policies > 3.8.2.3-  
14.2.3 Objective 3

**Position:** Support

**Summary of  
Submission** Support

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**Point Number** 223.16 **Provision:** 3-Part Three - Urban  
Environmant > 3.8-14 Arrowtown  
Town Centre > 3.8.2-14.2  
Objectives and Policies > 3.8.2.4-  
14.2.4 Objective 4

**Position:** Support

**Summary of  
Submission** Support

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**Point Number** 223.17 **Provision:** 3-Part Three - Urban  
Environmant > 3.8-14 Arrowtown  
Town Centre > 3.8.2-14.2  
Objectives and Policies > 3.8.2.5-  
14.2.5 Objective 5

**Position:** Support

**Summary of  
Submission** Support

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<b>Point Number</b>	223.18	<b>Provision:</b>	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		
<b>Point Number</b>	223.19	<b>Provision:</b>	682-32 Protected Trees
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Remove Tree 2001 due to it being dangerous		

<b>Submitter Number:</b>	224	<b>Submitter:</b>	Queenstown Milford User Group
<b>Contact Name:</b>	Robert Rutherford	<b>Email:</b>	robertglenorchy@gmail.com
<b>Address:</b>	One Tex Smith Lane , Frankton, Queenstown, New Zealand, 9300		
<b>Point Number</b>	224.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Change so that the informal airport shall be located a minimum distance of 500 metres from any formed legal road for which the gazetted speed limit is 50 KMPH or less or the notional boundary of any residential unit not located on the same site		

<b>Submitter Number:</b>	225	<b>Submitter:</b>	Quenstin Smith
<b>Contact Name:</b>		<b>Email:</b>	qksmith@gmail.com
<b>Address:</b>	24 Allenby Place, Wanaka, New Zealand, 9305		
<b>Point Number</b>	225.1	<b>Provision:</b>	8-General DP Review Comments

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

**Summary of Submission** General support.

In general i support the proposed structure and general intent of the PDP with the exception of the following Section 8 Medium Density

With regard to medium density more thought needs to be given in regard to design, location and mix of densities within the proposed MD zone. The inclusion of buffer zones, affordable housing styles, public open spaces and parking cannot be dealt with in isolation and MD zone should be accompanied by a structure plan resulting from proper design and investigation. For example can the roading structure of anderson road, aubrey road, kings drive and lakeside trce cope with the addition of desity of scurr heights (in the context of all future zoned developments such as kirimoko and northlakes. I support the idea of providing a range of housing types and densities but this needs more work of this location. Section 11 Large Lot Residential/ Section 22 Rural Residential

In general i support the concept of making residential building easier in the LLR/RR but oppose the creation of an additional zoning type. The RR zone should either be ammended to deal with the required outcomes or be replaced in its entirety by the LLR. The duplication of zones for comparable outcomes in not helpful and creates confusion for owners. Section 13 Wanaka Town Centre

I Strongly Oppose the increase height limits in the Wanaka Town Centre. There are only a small number of existing buildings (4 i think) that come anywhere near the existing height limits for the wanaka town combined with the associated ammenity loss and extreme parking demand created by additional building allowances is a massive future problem for the wanaka town centre. I recommend expanding the towncentre and buffer zones further backwards to provide for demand needs for the future without going up. Regardless NO additional development of the town centre should be promoted through the DP untill such time as the council can provide appropriate parking for all demand and that all development is levied (based on floor area) a contribution for the parking required and generated by the development. Pushing up will further add to this problem and create an undesirable cost on rate payers to pay for additional parking. This cost should be largely born by the developers creating the demand.

<b>Point Number</b>	225.2	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	I strongly oppose any increase in height limits for wanaka and that much more work needs to be done on the impact of proposed height limits, and density changes on the parking and traffic issues associated with the increased demand. The wanaka town centres biggest issue in the future will be parking provision and given that the town centre is currently at no more than 50% of its permitted development, the introduction of higher height limits will add to an already significant problem, the introduction of a financial parking levi in leiu of providing parking onsite privately is essential to assist the community in servicing this demand created by commercial development and avoid significant conjestion and financial burden on residents.		

<b>Submitter Number:</b>	226	<b>Submitter:</b>	Guardians of Lake Hawea
<b>Contact Name:</b>	Barbara Chinn	<b>Email:</b>	b.chinn@xtra.co.nz
<b>Address:</b>	Rapid 20 Muir Road, Lake Hawea, RD2 Wanaka, New Zealand, 9382		

<b>Point Number</b>	226.1	<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>	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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<b>Submitter Number:</b>	227	<b>Submitter:</b>	Don & Nicola Sarginson
<b>Contact Name:</b>		<b>Email:</b>	dnsarginson@xtra.co.nz
<b>Address:</b>	59 Studholme Road, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	227.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Lifestyle.		

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<b>Point Number</b>	227.2	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Lifestyle.		

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<b>Submitter Number:</b>	228	<b>Submitter:</b>	Anna Hutchinson
<b>Contact Name:</b>		<b>Email:</b>	edixon@cfma.co.nz
<b>Address:</b>	Clark Fortune McDonald Associates Attn: Emma Dixon 553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	228.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		



<b>Summary of Submission</b>	<p>The 2 Ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle zone being limited to a 1 Ha minimum allotment size:</p> <p><i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.</i></p> <p><i>2.5.12.2 On sites less than 2 hectares there shall only be one residential unit.</i></p> <p><i>22.5.12.3 On site equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</i></p>
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<b>Submitter Number:</b>	229	<b>Submitter:</b>	Felzar Properties Ltd
<b>Contact Name:</b>	Mike Coburn	<b>Email:</b>	edixon@cfma.co.nz
<b>Address:</b>	Clark Fortune McDonald Attn: Emma Dixon 553, Queenstown, New Zealand, 9348		

<b>Point Number</b>	229.1	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Change the zoning of the submitters land located at the southern end of Lake Hayes (Part Sections 115 and 210R Blk III Shotover SD) from rural to rural residential at the southern end of Lake Hayes located on planning map 30.		

<b>Point Number</b>	229.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Change the zoning of the submitters land located at the southern end of Lake Hayes (Part Sections 115 and 210R Blk III Shotover SD) from rural to rural residential at the southern end of Lake Hayes located on planning map 30.		

<b>Point Number</b>	229.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Endorses 22.4.2, 22.4.5 – 22.5.11		

<b>Submitter Number:</b>	230	<b>Submitter:</b>	Loris King
<b>Contact Name:</b>		<b>Email:</b>	kingsview@kinect.co.nz
<b>Address:</b>	120 Brownston Street, Wanaka, New Zealand, 9305		
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<b>Point Number</b>	230.1	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Submission relates to the Low Density Residential Zone (Wanaka). Submitter objects to the following objectives:</p> <p>7.2.3 Allow higher housing densities</p> <p>7.2.4 Allow low rise discrete infill housing</p> <p>7.2.9 Generally discourage commercial development except where it is small...</p>		
<hr/>			
<b>Point Number</b>	230.2	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Submission relates to the Low Density Residential Zone (Wanaka). Submitter objects to the following Rules - Activities:</p> <p>7.4.10.2</p> <p>7.4.18</p> <p>7.5.6</p> <p>7.5.8.1</p> <p>7.5.8.2</p> <p>7.5.8.3</p> <p>7.5.15</p> <p>Believes the minimum size for sections in the Low Density Residential Zone should not be below 600m2.</p>		
<hr/>			
<b>Point Number</b>	230.3	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Strongly objects to the following included in the Medium Density Area:		
	8.2.7.4		
	8.2.8		
	8.2.9.1		
	8.2.10		
<b>Point Number</b>	230.4	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	I object to the following Rules:		
	8.4.10.2		
	8.4.11.2		
	8.4.17		
<b>Point Number</b>	230.5	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	I agree with the Wanaka Town centre Transition Overlay location, as the Brownston Street area from Dungarvon Street through to Ardmore Street is already commercial on the left hand side going to Ardmore Street, and on the right hand side which is residential, we already have approximately six businesses operating. Because of the proximity to the commercial area both sides of Russell Street are the natural progression of commercial zoning, and, as well, businesses are already operating there.		
<b>Point Number</b>	230.6	<b>Provision:</b>	26-30 Energy and Utilities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Submitter believes that with the hours of sunlight Wanaka enjoys there should be more encouragement / incentives for solar panels for water heating or more, to be part, not only during the building process but for existing homes as well.		
<b>Point Number</b>	230.7	<b>Provision:</b>	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications
<b>Position:</b>	Oppose		

**Summary of Submission** I am totally against Controlled activities not requiring the s=written consent of other persons, and shall not be notified or limited notified".

Every ratepayer deserves to be treated with respect and be able to give consent or otherwise, if their property, or their neighbourhood has potential to be affected in any way.

I am also totally against Restricted Discretionary and Discretionary activities not requiring the written consent of other persons and shall not be notified or limited notified.

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**Submitter Number:** 231 **Submitter:** Antony Strain, Sarah Strain and Samuel Strain

**Contact Name:** Emma Dixon **Email:** edixon@cfma.co.nz

**Address:** 553, Queenstown, New Zealand, 9348

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**Point Number** 231.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Support

**Summary of Submission** Endorses 22.4.3 – 22.5.12

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**Point Number** 231.2 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below.

*27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.*

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**Point Number** 231.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2

**Position:** Oppose

**Summary of Submission** Delete the rule.

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<b>Point Number</b>	231.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the rule		
<hr/>			
<b>Point Number</b>	231.5	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Change the zoning of the submitters land (Located at Slopehill Road, Section 2 SO 451735 and Section 90 Block V Shotover Survey District) and located on planning map 26 and 30 from Rural to Rural Lifestyle.		
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<b>Point Number</b>	231.6	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Change the zoning of the submitters land (Located at Slopehill Road, Section 2 SO 451735 and Section 90 Block V Shotover Survey District) and located on planning map 26 and 30 from Rural to Rural Lifestyle.		
<hr/>			
<b>Point Number</b>	231.7	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Change the zoning of the submitters land (Located at Slopehill Road, Section 2 SO 451735 and Section 90 Block V Shotover Survey District) and located on planning map 26 and 30 from Rural to Rural Lifestyle.		
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<b>Submitter Number:</b>	232	<b>Submitter:</b>	Don Andrew, Kathleen Andrew and Roger Macassey
<b>Contact Name:</b>	Emma Dixon	<b>Email:</b>	edixon@cfma.co.nz
<b>Address:</b>	Clark Fortune McDonald and Associates 553, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	232.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Change the zoning of the submitters land, located at Slopehill Road (Lots 19-23 DP372119) and shown on planning map 26 and 30 from Rural to Rural Lifestyle.		
<b>Point Number</b>	232.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Endorses 22.4.3 – 22.5.12 Change the zoning from Rural to Rural Lifestyle located on planning map 26 and 30		
<b>Point Number</b>	232.3	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Change the zoning of the submitters land, located at Slopehill Road (Lots 19-23 DP372119) and shown on planning map 26 and 30 from Rural to Rural Lifestyle.		
<b>Point Number</b>	232.4	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Change the zoning of the submitters land, located at Slopehill Road (Lots 19-23 DP372119) and shown on planning map 26 and 30 from Rural to Rural Lifestyle.		
<b>Point Number</b>	232.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below.  <i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.</i>		
<b>Point Number</b>	232.6	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Delete rule.		
<b>Point Number</b>	232.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule.		

<b>Submitter Number:</b>	233	<b>Submitter:</b>	Dean Gallagher
<b>Contact Name:</b>		<b>Email:</b>	edixon@cfma.co.nz
<b>Address:</b>	Clark Fortune McDonald Attn: Emma Dixon 553, Queenstown, New Zealand, 9348		
<b>Point Number</b>	233.1	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the Rural Lifestyle zone rules so that a 2ha average is not required.		
<b>Point Number</b>	233.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below.</p> <p><i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.</i></p>		
<b>Point Number</b>	233.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Delete rule.		
<b>Point Number</b>	233.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule.		

<b>Submitter Number:</b>	234	<b>Submitter:</b>	Dan Egerton
<b>Contact Name:</b>		<b>Email:</b>	d.egerton@me.com
<b>Address:</b>	51 Jeffreys Road, Fendalton, Christchurch, New Zealand, 8052		
<b>Point Number</b>	234.1	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the zoning so that Lot 1 DP 327817 (9 Orchard Hill road, Millbrook) is rezoned from RLC to Resort Zone (Millbrook) and with a Residential Activity Area.		
<b>Point Number</b>	234.2	<b>Provision:</b>	26-43 Millbrook Resort Zone > 85-43.7 Structure Plans
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the Structure Plan so that Lot 1 DP 327817 (9 Orchard Hill road, Millbrook) is rezoned from RLC to Resort Zone (Millbrook) and with a Residential Activity Area. Apply a reference to the proposed residential Activity Area e.g. R19) to distinguish which rules apply to the land.		
<b>Point Number</b>	234.3	<b>Provision:</b>	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 42-43.4.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Include the new Residential Activity Area (proposed for Lot 1 DP 327817 9 Orchard Hill Road) in this rule i.e. controlled activity consent for all residential buildings.		



<b>Point Number</b>	234.4	<b>Provision:</b>	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 65- 43.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 43.5.2 to state that the maximum number of residential units within the Millbrook Resort zone does not apply to Lot 1 DP 327817 (9 Orchard Hill Road)		
<b>Point Number</b>	234.5	<b>Provision:</b>	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 78- 43.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 43.5.9 to state that the maximum building coverage of 5% within the Millbrook resort Zone does not apply to the land.		
<b>Point Number</b>	234.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 27.5.1 to state that the minimum allotment size within the land shall be 1000m2 at the time of subdivision.		
<b>Point Number</b>	234.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.		
<b>Point Number</b>	234.8	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	If the relief sought by the submitter is not granted, the submitter opposes any extension of the Millbrook Resort Zone, specifically in a westerly direction.		

<b>Submitter Number:</b>	235	<b>Submitter:</b>	Graeme Sim
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**Contact Name:** **Email:** edixon@cfma.co.nz

**Address:** Clark Fortune McDonald Attn: Emma Dixon 553, Queenstown, New Zealand, 9348

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**Point Number** 235.1 **Provision:** 7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover

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

**Summary of Submission** Amend the rural lifestyle zone rules to remove the 2 hectare average.

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**Point Number** 235.2 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

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

**Summary of Submission** The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below.

*27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.*

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**Point Number** 235.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2

**Position:** Oppose

**Summary of Submission** Delete rule.

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**Point Number** 235.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Delete rule.

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**Submitter Number:** 236 **Submitter:** Claire & Nigel Perkins

<b>Contact Name:</b>		<b>Email:</b>	claire.perkins@hotmail.com
<b>Address:</b>	PO Box 827, Wanaka, New Zealand, 9343		
<hr/>			
<b>Point Number</b>	236.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the zone purpose focused on rural living opportunities. Confirm the purpose of the Rural Residential zone as providing for rural living opportunities.		
<hr/>			
<b>Point Number</b>	236.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 857-22.4.12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the establishment of community activities, including restaurants and cafes, in this zone, in Albert Town. Make community activities non complying or prohibited and amend the relevant objectives and policies to reflect these changes.		
<hr/>			
<b>Point Number</b>	236.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 861-22.4.16
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the establishment of community activities, including restaurants and cafes, in this zone, in Albert Town. Make restaurants, cafes non complying or prohibited and amend relevant objectives and policies to reflect these changes.		
	Any consequential or additional relief to give effect to this submission.		
<hr/>			
<b>Point Number</b>	236.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 856-22.4.11
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes any potential for visitor accommodation beyond a small B and B type operation to be established in this zone in Albert Town. Make larger forms of visitor accommodation non complying or prohibited and amend the relevant objectives and policies to reflect these changes.		
	Any consequential or additional relief to give effect to this submission.		
<hr/>			
<b>Point Number</b>	236.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies

<b>Position:</b>	Oppose
<b>Summary of Submission</b>	Opposes community activities, restaurants, cafes, and larger forms of visitor accommodation in this zone in Albert Town. Make community activities, restaurants, cafes, and larger forms of visitor accommodation a non-complying or prohibited activity in this zone and amend the relevant objectives and policies to reflect these changes.

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<b>Submitter Number:</b>	237	<b>Submitter:</b>	Central Land Holdings Limited
<b>Contact Name:</b>	Alison Devlin	<b>Email:</b>	alison@willowridge.co.nz
<b>Address:</b>	PO Box 170, Dunedin, 9054		

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<b>Point Number</b>	237.1	<b>Provision:</b>	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports objective 16.2.1.		

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<b>Point Number</b>	237.2	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the Rules in section 16.4.		

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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>	238.1	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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** 238.2 **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** 238.3 **Provision:** 81-6 Landscape

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

**Summary of Submission**

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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**Point Number** 238.4 **Provision:** 464-12 Queenstown Town Centre

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

**Summary of Submission**

That Queenstown Town Centre design guidelines 2015 be expanded to include the following points or, failing that, to include these points in the zone purpose, noting that the guidelines are only about buildings, which alone does not define character and that more analysis is needed:

1. Include council landscaping(including hard and soft) standards and guidelines.
  2. Natural features (land form, water, significant vegetation)
  3. Major roads and pathways
  4. Grids (subdivision patterns, permeability, geometry, permeability, hierarchy, discontinuities)
  5. Public open spaces (orientation, pedestrian routes)
  6. Built form (landmarks, heritage features, building types, building scale, density coverage, distribution of fronts and backs, spatial definition-degree of enclosure, recurring relationships of buildings and public spaces)
  7. Existing circulation patterns (pedestrian, vehicle, public transportation, distribution of activities, density and intensity)
  8. Experiences (way finding, memorable sequences, views) This analysis would guide building form and public space.
-

<b>Point Number</b>	238.5	<b>Provision:</b>	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 692-15.2.2 Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with following additions: add additional bullet point that says... <u>'New or remedial building work over 100m2 or if remedial over 30% of GFA is reviewed by Urban Design Panel.'</u>		
<b>Point Number</b>	238.6	<b>Provision:</b>	3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in particular high quality urban design outcomes. council also has a role to play ensuring the streetscape and natural features of the environment are exploited to achieve the best possible urban outcome. the potential of opening up Horne Creek to provide an urban interface between mixed use and the high density residential has not been explored. mixed use should operate both sides of road. should be mixed use on gorge road and residential behind, potentially separated by creek. (see drawing)		
<b>Point Number</b>	238.7	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Best practice urban design is essential to creating high quality environments and especially important with the proposed and likely intensification of the urban areas within Urban Growth boundaries due to forecast population growth demand		
<b>Point Number</b>	238.8	<b>Provision:</b>	771-21 Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Doesn't agree with changing rural areas to rural lifestyle, particularly where they are unconnected.		
<b>Point Number</b>	238.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Don't support pocket development that generates more traffic away from walkable communities and is in conflict with the Rural Land objective to keep rural land productive		
<b>Point Number</b>	238.10	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	High quality environments required not just any quality Add objective to preserve distinct edge to Urban Growth Boundaries and discourage edge sprawl		
<b>Point Number</b>	238.11	<b>Provision:</b>	26-30 Energy and Utilities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Containment of urban form centred around public transport nodes. (TOD- transport orientated design) 30-40% of global energy use is associated with people moving around – to and from work, school, shopping etc.. and this energy use needs to be recognised and included in this section.</p> <p>Promoting compact urban forms, within the specified Urban Growth boundaries, and discouraging development elsewhere will have a much bigger impact on the District's energy use than individual building initiatives such as Green Star and Homestar rating systems.</p>		
<b>Point Number</b>	238.12	<b>Provision:</b>	11-4 Urban Development > 12-4.1 Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports provisions with proposed rewording as below:</p> <p>...the District relies, in large part for its social and economic well being on the quality of the landscape, open spaces ,<b>ecological responsiveness, and quality of the built environment</b>.<del>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(</del></p> <p>If not properly controlled....increased density to contribute to a more compact and connected urban form <b>that has legibility ,enhances identity and allows for diversity and adaptability</b>.</p>		
<b>Point Number</b>	238.13	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part with additional provisions. The QLDC Urban Design Panel should review all projects in the Town centre, Transitional Town Centre, Business Mixed Use, High Density Residential and Medium Density residential with more than 2 dwellings per site in order to give effect to the design objectives and rules in the plan. The UDP process is already in place and should be used consistently to provide full , regular and effective design review.</p>		
<b>Point Number</b>	238.14	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 535-12.5.1

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	To align policy with that sought by the Wanaka team on the town centre, we seek that all development over 80 % of a site be discretionary to allow for permeability and connections to be made through sites.		
<b>Point Number</b>	238.15	<b>Provision:</b>	685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 714-15.4.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with following additions: add additional bullet point that says... ' <u>New or remedial building work over 100m2 or if remedial over 30% of GFA is reviewed by Urban Design Panel.</u> '		
<b>Point Number</b>	238.16	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 15-4.2.1.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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)		
<b>Point Number</b>	238.17	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 16-4.2.1.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Suggests deletion as below  <del>4.2.1. Urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks</del>		
<b>Point Number</b>	238.18	<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 the provision		
<b>Point Number</b>	238.19	<b>Provision:</b>	11-4 Urban Development > 13-



**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 Objective 1 > 20-4.2.1.6

**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

<b>Point Number</b>	238.24	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2. > 24-4.2.2.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision		
<b>Point Number</b>	238.25	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2. > 25-4.2.2.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		
<b>Point Number</b>	238.26	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2. > 27-4.2.2.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision		
<b>Point Number</b>	238.27	<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>	supports the provision		
<b>Point Number</b>	238.28	<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>	Supports in part. Questions meaning of bullet point 4.		
<b>Point Number</b>	238.29	<b>Provision:</b>	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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<b>Point Number</b>	238.35	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	supports the policy in part,		
<hr/>			
<b>Point Number</b>	238.36	<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>	<p>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.</p> <p>Supports the wording of Objective 4.2.4 with suggested rewording as below:</p> <p><del>Manage</del> Confine the scale and location of urban growth in to the Queenstown urban growth boundary.</p>		
<hr/>			
<b>Point Number</b>	238.37	<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>	<p>Supports in part, with suggested rewording to the policy as below:</p> <ul style="list-style-type: none"> <li>• <b>Achieves a high quality urban environment responsive to the context of its surroundings.</b></li> <li>• <b>Is respectful of view shafts</b></li> <li>• <b>enhances and promotes the significant landscape feature of Horne creek through Gorge road mixed use area and the town centre</b></li> <li>• <b>does not diminish the quality of other significant landscape features</b></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>		
<hr/>			
<b>Point Number</b>	238.38	<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>	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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<b>Point Number</b>	238.39	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 40-4.2.4.3.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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>	238.40	<b>Provision:</b>	255-8 Medium Density Residential > 256-8.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports the purpose in part. Requests deletion of the sentence stating that incentives for sustainable building design would expire after 5 years. Requests provision of a map of anticipated community activities ,permeability, connections and linkages within these zones and ensure land is appropriately zoned for these.		

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<b>Point Number</b>	238.41	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports in part, with suggested rewording as below. Requests consideration of other areas that are currently zoned LDR around Frankton (as demonstrated on the map provided) should also be considered for medium density development.  Medium density development will be realised <b>within Urban Growth Boundaries and</b> close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails in a manner that is responsive to housing demand pressures. <b>All medium density projects should appear before the Urban Design Panel or objective review authority and be assessed on high quality design including sustainable design principles.</b>		

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<b>Point Number</b>	238.42	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Requests consideration of other areas that are currently zoned LDR around Frankton (as demonstrated on the map provided) should also be considered for medium density development.		
<b>Point Number</b>	238.43	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports the provision in part, with suggested deletion of policies 8.2.3.1 and 8.2.3.2 which relate to certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool.		
<b>Point Number</b>	238.44	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	supports the rule in part. Requests addition of an interpretive diagram to assist in clarifying how the rule applies to a double level building.		
<b>Point Number</b>	238.45	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests deletion of rule. OR, requests insertion of translucent glass rather than opaque.		
<b>Point Number</b>	238.46	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 386-8.5.6.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests deletion of rules 8.6.2.1 and 8.6.2.2 relating to certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool and the expiry of the rule after five years. Requests all medium density projects should be before the Urban Design Panel and be assessed on high quality design including sustainable design principles.		
<b>Point Number</b>	238.47	<b>Provision:</b>	138-7 Low Density Residential > 139-7.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports the purpose in part.		

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**Point Number** 238.48 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 154-7.2.5 Objective 5

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

**Summary of Submission** Supports the provision in part. Queries who determines the “sensitivity to the existing character”?

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**Point Number** 238.49 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7

**Position:** Support

**Summary of Submission** Requests addition of cycle ways to maps.

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**Point Number** 238.50 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 196-7.4.10

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

**Summary of Submission** Questions first matter of Discretion.

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**Point Number** 238.51 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1 > 222-7.5.1.4

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

**Summary of Submission** Supports the rule in part. Requests consideration to scenario where first house is less than 5.5m high the second house can be taller. Requests diagram to illustrate point 'c'.

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**Point Number** 238.52 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 196-7.4.10

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

**Summary of Submission** Supports in part. Requests insertion of provisions for minimum outdoor living space as detailed in the operative district plan, replicated below.

viii Outdoor Living Space

(a) The minimum provision of outdoor living space for each residential unit and residential flat contained within the net area of the site within the Low Density Residential Zone shall be: 36m<sup>2</sup> contained in one area with a minimum dimension of 4.5m at the ground floor level and 8m<sup>2</sup> contained in one area with a minimum dimension of 2m at any above ground floor level

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**Point Number** 238.53 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8

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

**Summary of Submission** Supports in part. Requests this is taken further and required recession plane angle changes continuously according to actual sun angle to ensure overshadowing is controlled.

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**Point Number** 238.54 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

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

**Summary of Submission** Supports in part. Requests consideration of rules with ability to skew boundaries.

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**Point Number** 238.55 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 241-7.5.10

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

**Summary of Submission** supports in part. Requests reduction of separation distance to 4m, and inclusion of rules for minimum outdoor living space.

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**Point Number** 238.56 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 242-7.5.11

**Position:** Support

**Summary of Submission** Requests inclusion of interpretive diagram to clarify how the rule applies to a double level building.

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**Point Number** 238.57 **Provision:** 26-9 High Density Residential > 27-9.1 Zone Purpose

**Position:** Support

**Summary of Submission** Supports in part. Requests objective review authority such as the Urban Design Panel.

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**Point Number** 238.58 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2



<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	supports in part. requests inclusion of "high quality urban design" within the objective.		
<b>Point Number</b>	238.59	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	supports in part. Requests Involvement of an objective review authority such as the Urban Design Panel. Requests deleting reference to Green Star- we do not think this is workable or appropriate.		
<b>Point Number</b>	238.60	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	supports in part. Requests inclusion of provisions for minimum outdoor living space.		
<b>Point Number</b>	238.61	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 107-9.5.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports in part. Requests inclusion of diagram to clarify how rule applies to a double level building.		
<b>Point Number</b>	238.62	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports in part. Requests removing differences in building height for flat and sloping sites - with height limits of 10 to 15 m in Queenstown, and 8 to 12 m in Wanaka, with discretionary status over 10m height with approval by Urban Design Panel.		
<b>Point Number</b>	238.63	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 101-9.5.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports in part. Requests consideration to applying a more detailed compass similar as say used for Christchurch City Council Living H Zone (example diagram attached). But calculated		

for the specific topography and sun angles of Queenstown and Wanaka.

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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** 238.65 **Provision:** 464-12 Queenstown Town Centre > 465-12.1 Zone Purpose

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

**Summary of Submission** That Queenstown Town Centre design guidelines 2015 be expanded to include the following points or, failing that, include points 1-7 in zone purpose, noting that the Design Guidelines are only about buildings, which alone does not define character:

1. Natural features (land form, water, significant vegetation)
2. Major roads and pathways
3. Grids (subdivision patterns, permeability, geometry, permeability, hierarchy, discontinuities)
4. Public open spaces (, orientation, pedestrian routes)
5. Built form (landmarks, heritage features, building types, building scale, density coverage, distribution of fronts and backs, spatial definition-degree of enclosure, recurring relationships of buildings and public spaces)
6. Existing circulation patterns (pedestrian, vehicle, public transportation, distribution of activities, density and intensity)
7. Experiences (way finding, memorable sequences, views)
- 8.Council landscaping (including hard and soft) standards and guidelines.

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**Point Number** 238.66 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.

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

**Summary of Submission** Amend as follows as unclear what "administrative" means: *"A Town Centre that remains relevant to residents and visitors alike and continues to be the District's principal mixed use centre of retail, commercial, ~~administrative~~, local government, entertainment, cultural, and tourism activity"*

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**Point Number** 238.67 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 468-12.2.1.1

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

**Summary of Submission** Amend the policy as follows as it is unclear what 'satisfactorily mitigated' means: *"Enable intensification within the Town Centre through providing for greater site coverage and additional building height provided effects on key public amenity and character attributes are in accordance with best practice Urban design principles."*

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**Point Number** 238.68 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 471-12.2.1.4

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

**Summary of Submission** Amend this policy as follows as it is questioned why we should accept a lower level of amenity- it is just noise - and some people will love noise and choose to be in that area and we need to design for this:

*" Enable residential activities and visitor accommodation activities while acknowledging that there will be ~~be~~ a lower level of residential amenity... increased noise and activity due to the mix of activities and late night nature of the town centre"*

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**Point Number** 238.69 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

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

**Summary of Submission** Good to see acknowledgement of sense of place/ identity in this objective but request more information on what this actually means. Does the Queenstown Town Centre strategy need updating?

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**Point Number** 238.70 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 473-12.2.2.1

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

**Summary of Submission** Support the Council requiring development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Design Guidelines 2015 but request that the guidelines or zone purpose be expanded to cover the following point and that developments are reviewed by the QLDC Urban design Panel:

- Include council landscaping(including hard and soft) standards and guidelines.
- Natural features (land form, water, significant vegetation)
- Major roads and pathways
- Grids (subdivision patterns, permeability, geometry, permeability, hierarchy, discontinuities)
- Public open spaces (orientation, pedestrian routes)
- Built form (landmarks, heritage features, building types, building scale, density coverage, distribution of fronts and backs, spatial definition-degree of enclosure, recurring relationships of buildings and public spaces)
- Existing circulation patterns (pedestrian, vehicle, public transportation, distribution of activities, density and intensity)
- Experiences (way finding, memorable sequences, views) This analysis would guide building form and public space.

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**Point Number** 238.71 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4

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

**Summary of Submission** Amend the first bullet point of the policy as follows to avoid difficulties in quantifying or judging "superior" design (i.e. what can that mean. not just about buildings but spaces, connections etc...): *"Allow buildings to exceed the discretionary height standards in situations where: • ~~The outcome is of a high quality design, which is superior to that which would be achievable under the permitted height;~~ - reviewed by urban design panel; and - there is positive public engagement with the street...*

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**Point Number** 238.72 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 477-12.2.2.5

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

**Summary of Submission** 1) Amend policy 12.2.2.5 as follows as it is important that pedestrian links are open to the sky and in recognition that our lanes and alleyways at a small grain are a big feature of Queenstown:

"b) ...

- *Provision of sunlight to any public space of prominence or space where people regularly congregate*
- *Provision of a pedestrian link open to the sky*
- *Provision of high quality, safe public open space*

- *Retention of a view shaft to an identified landscape feature*
- *Promote restoration and opening up of Horne Creek*

2) Identify/ list the "identified landscape features" referred to in Policy 12.2.2.5 in a document somewhere and state who has identified them.

**Point Number** 238.73 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2

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

**Summary of Submission** Add the following further Policy in recognition that Council has a role in managing and investing in street environment and encouraging vitality through both soft and hard landscaping (council should lead the way in this regard):

*"12.2.2.10 Council will invest ,maintain and promote excellent urban design and amenity in all council owned and managed public spaces"*

**Point Number** 238.74 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 486-12.2.3.4

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

**Summary of Submission** Mostly support Policy 12.2.3.4 but amend it as follows in order to recognise that density should not create less amenity but, rather, should create more vibrancy:

*"Enable residential and visitor accommodation activities within the Town Centre while: (a) Acknowledging that these areas will be noisy and active level of amenity will be lower than in residential zones due to the density, mixed use, the late night nature of the Town Centre and requiring that such sensitive uses are insulated for noise."*

**Point Number** 238.75 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 490-12.2.4.1.

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

**Summary of Submission** Support Policy 12.2.4.2 but amend by adding the following bullet points in recognition that pedestrian experiences are greatly enhance by small laneways and of the importance of opening up Horne Creek:

*"... e) Laneways and small streets open to the sky are a key feature of Queenstown character and should be promoted and encouraged wherever possible.*

*f) Horne creek is a key feature of Queenstown character and should be promoted as both a visual and pedestrian feature wherever possible"*

**Point Number** 238.76 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives

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

**Summary of Submission** Amend Policy 12.2.4.5 as follows:

*"Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements or considering jetty applications."*

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**Point Number** 238.77 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 502-12.2.5.6

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

**Summary of Submission** Generally support Policy 12.2.5.6 but amend it as follows in recognition that it is not just location and appearance that need to be considered but also blocking views, filling up harbour etc.:

*"Provide for structures within the Queenstown Bay waterfront area subject to ~~compliance with strict location and appearance criteria~~ review by the urban design panel!"*

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**Point Number** 238.78 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9

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

**Summary of Submission** Support increased height and recession rules and support 4 stories if done well and provided all buildings in the town centre zone are reviewed by the urban design panel.

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**Point Number** 238.79 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10

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

**Summary of Submission** Support increased height and recession rules and support 4 stories if done well and provided all buildings in the town centre zone are reviewed by the urban design panel.

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**Point Number** 238.80 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6

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

**Summary of Submission** Request:

- Restricted discretionary activity status for buildings that go through the urban design panel and full discretionary status for all others as there needs to be some incentive.

(Also, it is not just about external appearance etc and who gets to say these are the right colours - will we always have to think in recessive colours, who gives permission to go outside the square, safe stuff?); and

- That all buildings in the town centre be subject to review by urban design panel

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<b>Point Number</b>	238.81	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 555-12.5.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 12.5.8 as follows to recognise the importance of pedestrian links that are open to the sky.  <i>"Note: Nothing in rules 12.5.8.1 and 12.5.8.2 shall prevent a building or part of a building being constructed at first floor level over a pedestrian link. <u>Pedestrian links should be open to the sky.</u>"</i>		

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<b>Point Number</b>	238.82	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 555-12.5.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The pedestrian link map is an insufficient size and the format is not supported and it should be renamed a "permeability" map.  The map should be amended (as further detailed in the map attached to the submission) to: <ul style="list-style-type: none"><li>• Show desired locations/ future pedestrian linkages rather than just existing ones, and fails to show important links that have been introduced since the last map - i.e. Ngai Tahu courthouse area and opening up of Horne creek. Horne creek should be included.</li><li>• Encompass Gorge Road retail and expanded town centre and show all existing and desired links.</li><li>• Show what will be required, not just in this zone but in all town centre, mixed use zones</li></ul> The map is too restrictive- shows erosion of former links into covered in ,ghastly malls which we don't want.  There could be incentives - i.e. height etc for linkages offered in desired areas.		

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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>	Supports in part.  Requests Council add natural and urban to first paragraph:  <i>6.1 Purpose</i> <i>The purpose of this chapter is to recognise the <u>natural and urban landscape</u> as a significant resource to the district and region. This resource requires protection from inappropriate</i>		

activities that could degrade its qualities, character and values.

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**Point Number** 238.84 **Provision:** 81-6 Landscape > 83-6.2 Values

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

**Summary of Submission** 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~~ 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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**Point Number** 238.85 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies

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

**Summary of Submission** Add Objective 6.3.9  
*Recognise the importance of high quality town centre landscapes within the District's natural landscape.*  
Add related policy  
6.3.9.1  
*Recognise the contribution quality urban design and streetscapes make to the landscape experience.*  
6.3.1.10 amend  
*Recognise that ~~low-intensity pastoral farming~~ many activities on both large and small landholdings contributes to the District's landscape character*

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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>	6.3.1.10 amend <i>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</i>		
<b>Point Number</b>	238.87	<b>Provision:</b>	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.1-14.1 Zone Purpose
<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>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>Point Number</b>	238.89	<b>Provision:</b>	685-15 Local Shopping Centres
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	States that there is a high emphasis on context ,urban design and amenity in this chapter. Encourages review by urban design panel for assessment over a certain size of new work or modification. Questions what about further local shopping centres with intensification there may be other opportunities.		
<b>Point Number</b>	238.90	<b>Provision:</b>	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 692-15.2.2 Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports with additions. Add new bullet point: <ul style="list-style-type: none"> <li><i>New or remedial Building work over 100m2 or if remedial over 30% of GFA is reviewed by Urban Design Panel.</i></li> </ul>		

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**Point Number** 238.91 **Provision:** 685-15 Local Shopping Centres  
> 711-15.4 Rules - Activities >  
714-15.4.3

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

**Summary of Submission** Supports with additions. Add new bullet point: •New or remedial Building work over 100m2 or if remedial over 30% of GFA is reviewed by Urban Design Panel.

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**Point Number** 238.92 **Provision:** 26-16Business Mixed Use Zone  
> 27-16.1Purpose

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

**Summary of Submission** Supports in principle but needs additional/changed wording around natural features, Council responsibility to manage street, does not support map as Considers that the potential of opening up Horne Creek to provide an urban interface between mixed use and the high density residential has not been explored. Mixed use should operate on both sides of road. Should be mixed use on gorge road and residential behind, potentially separated by creek.

Council should prioritise undergrounding of power lines , wide footpaths and streetscape to facilitate and showcase urban outcome required on Gorge road.

States that this is a new zone and we need to set a good precedence for mixed use by encouraging high design standards and use of urban design panel.

Requests the Zone be called "Mixed Use" as opposed to "Business Mixed Use"

Requests the zone be extended as shown on Map 1 attached to the submission.

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**Point Number** 238.93 **Provision:** 7-Part Seven - Maps > 7.38-Map  
35 - Queenstown

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

**Summary of Submission** Supports in Part. Requests the Business Mixed Use zone be extended as shown on Map 1 attached to the submission.

Requests the following:

- Use the natural boundary with Horne Creek to separate the high density res from mixed use.
  - Put mixed use on main roads, high density behind.
  - Put in permeability linkages, not just Horne creek- base of Queenstown Hill , landmark buildings, green spaces, view shafts etc...(refer also permeability map attached to Queenstown Town Centre zone)
- 

**Point Number** 238.94 **Provision:** 26-16Business Mixed Use Zone  
> 28-16.2Objectives and Policies

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

**Summary of Submission** Supports with additional wording.

*16.2.1 Objective  
An area comprising a high intensity mix of compatible residential ,visitor accommodation and non -residential activities is enabled within a high quality urban environment.*

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**Point Number** 238.95 **Provision:** 26-16Business Mixed Use Zone  
> 28-16.2Objectives and Policies  
> 29-16.2.1Objective 1 > 31-16.2.1.2

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 238.96 **Provision:** 26-16Business Mixed Use Zone  
> 28-16.2Objectives and Policies  
> 29-16.2.1Objective 1 > 32-16.2.1.3

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

**Summary of Submission** Support with additional wording:

*16.2.1.3 Avoid activities that have noxious ,offensive or undesirable qualities from locating within the business mixed use zone to ensure that appropriate levels of amenity are maintained a high quality urban environment is maintained.*

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**Point Number** 238.97 **Provision:** 26-16Business Mixed Use Zone  
> 28-16.2Objectives and Policies  
> 29-16.2.1Objective 1 > 33-16.2.1.4

**Position:** Oppose

**Summary of Submission** Does not support. Seeks that 16.2.1.4 is deleted and reworded to state:

*16.2.1.4 A high level of amenity will be achieved by creating an interesting vibrant street life by bringing together a diverse range of people and activities.*

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**Point Number** 238.98 **Provision:** 26-16Business Mixed Use Zone  
> 28-16.2Objectives and Policies  
> 29-16.2.1Objective 1 > 34-16.2.1.5

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

<b>Summary of Submission</b>	Support with rewording.  <u>16.2.1.5</u> <u>For sites fronting Gorge road (and other main streets) avoid residential activities on the ground floor.</u>		
<b>Point Number</b>	238.99	<b>Provision:</b>	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 35-16.2.1.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports this provision		
<b>Point Number</b>	238.100	<b>Provision:</b>	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 36-16.2.1.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with additions. Requests that requirements should be spelled out. Set out noise thresholds.		
<b>Point Number</b>	238.101	<b>Provision:</b>	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 37-16.2.1.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with deletions/additions. States that night sky is largely irrelevant in gorge road- but good lighting is an important priority for safety.  <u>16.2.1.8</u> <u>Ensure that the undergrounding of overhead wires is a priority in gorge road to enable a successful streetscape to evolve.</u> <u>Ensure that the location and direction of street lights does not cause significant glare to other properties roads and public places. and promote lighting design that mitigates adverse effects on the night sky, and provide a safe well lit environment for pedestrians.</u>		
<b>Point Number</b>	238.102	<b>Provision:</b>	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1 > 38-16.2.1.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	supports in part. suggested rewording as below:  <u>Ensure that outdoor storage areas are appropriately located and screened to limit any adverse visual effects and be consistent with the appropriate level of amenity.</u>		

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**Point Number** 238.103 **Provision:** 26-16Business Mixed Use Zone  
> 28-16.2Objectives and Policies  
> 39-16.2.2Objective 2

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

**Summary of Submission** Support in part. Suggests that there ought to be an incentive to use the urban design panel to achieve the higher densities and heights proposed.  
One solution could be to have restricted discretionary if goes to urban design panel, Fully discretionary if it doesn't.

Suggested rewording as below:

16.2.2  
*New development achieves high quality building and urban design outcomes that minimise adverse effects on adjoining neighbours and public spaces*

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**Point Number** 238.104 **Provision:** 26-16Business Mixed Use Zone  
> 28-16.2Objectives and Policies  
> 39-16.2.2Objective 2

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

**Summary of Submission** Add further bullet point. Need to encourage use of urban design panel.

*16.2.2.8 the urban Design Panel will be used to assess and encourage high quality building and urban design outcomes.*

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**Point Number** 238.105 **Provision:** 26-16Business Mixed Use Zone  
> 52-16.4Rules - Activities

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

**Summary of Submission** Supports in part. States there is insufficient detail about urban design outcomes, outdoor space requirements etc. Feels use of urban design panel should be encouraged as a restricted discretionary activity, otherwise this is a fully discretionary activity. Very concerned about removal of all assessment matters.

Requests the following:

- Include outdoor living requirements.
- Promote use of urban design panel.
- Consideration of Horne Creek where fronting Horne creek , view shafts etc. Council needs to take responsibility for streetscape and show desired walkways and linkages, consideration of opening up Horne Creek.

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**Point Number** 238.106 **Provision:** 26-16Business Mixed Use Zone  
> 52-16.4Rules - Activities > 54-16.4.2

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

**Summary of Submission** Support with additional info and assessment criteria.

Requests the following:

- Include outdoor living requirements.
- Promote use of urban design panel.
- Consideration of Horne Creek where fronting Horne creek , view shafts etc. Council needs to take responsibility for streetscape and show desired walkways and linkages, consideration of opening up Horne Creek.

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**Point Number** 238.107 **Provision:** 26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 74-16.5.3

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

**Summary of Submission** Support in part with additions. Supports non residential activities at ground floor only apart from stairwells etc. Questions how to judge effects on surrounding building and activities. Promotes use of urban design panel.

Requests the following:

- Include outdoor living requirements.
- Promote use of urban design panel.
- Consideration of Horne Creek where fronting Horne creek , view shafts etc. Council needs to take responsibility for streetscape and show desired walkways and linkages, consideration of opening up Horne Creek.

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**Point Number** 238.108 **Provision:** 739-17 Queenstown Airport Mixed Use > 793-17.7 Non Regulatory Methods

**Position:** Support

**Summary of Submission** Strongly support Council advocacy to promote good urban design. Best Practice Urban Design is essential to providing high quality urban environments within all areas of the District and therefore should be added to the Strategy Chapter and all town centre and residential chapters within defined Urban Growth Boundaries.

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**Point Number** 238.109 **Provision:** 948-23 Gibbston Character Zone > 949-23.1 Zone Purpose

**Position:** Support

**Summary of Submission** supports the provision.

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**Point Number** 238.110 **Provision:** 948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 994-23.4.6

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the rule. Change to Discretionary Activity. Incentivise working within approved building platforms to contain sprawl.		
<b>Point Number</b>	238.111	<b>Provision:</b>	948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 1002-23.4.14
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the rule. Change to Permitted Activity. Encourage locally grown and made goods for a more sustainable future.		
<b>Point Number</b>	238.112	<b>Provision:</b>	948-23 Gibbston Character Zone > 1009-23.5 Rules - Standards > 1010-23.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. Area should Increase to 10sqm to be consistent with Building Act.		
<b>Point Number</b>	238.113	<b>Provision:</b>	1182-27 Subdivision and Development > 1183-27.1 Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. Amendments to Maps 29, 30,31 & 26 required to be consistent with the rural landscape value 6.2 to keep rural land productive and distinctive, as identified in the map attached to submission 238 (Chapter 27).		
<b>Point Number</b>	238.114	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.  Amend 27.2.1 Objective <i>Subdivision will create <u>high</u> quality environments that ensure the District is a desirable place to live, visit, work and play.</i>		
<b>Point Number</b>	238.115	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6

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

**Summary of Submission** Add objective to preserve distinct edge to Urban Growth Boundaries and discourage edge sprawl.

Add  
27.2.6 Objective - Discourage subdivision adjacent to Urban Growth Boundaries

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**Point Number** 238.116 **Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

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

**Summary of Submission** Amendments to Maps 29, 30,31 & 26 required to be consistent with the rural landscape value 6.2 to keep rural land productive and distinctive.

Requests areas shaded in pink on the attached map to submission 238 are returned back to Rural Zoning (relates to land generally located near Littles Rd, Mountain View Road, Lower Shotover Road, Domain Road, Mooney Road).

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**Point Number** 238.117 **Provision:** 26-30 Energy and Utilities > 27-30.1 Purpose

**Position:** Support

**Summary of Submission** Supports the provision.

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**Point Number** 238.118 **Provision:** 26-30 Energy and Utilities > 27-30.1 Purpose > 28-30.1.1 Energy

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

**Summary of Submission** Support in part. Suggested amendments below.

30.1.1 Energy

*".....Energy efficiency and conservation go hand in hand with renewable energy. Conserving the use of energy together with the generation of renewable energy will be vital in responding to the challenges of providing enough energy to meet future energy"....The benefits of solar energy may be realised through site design methods which promote solar efficient design, in addition to the inclusion of solar photovoltaic panels and solar hot water heating systems within buildings.*

*Sustainable community design is encouraged by allowing greater density of development within Urban Growth Boundaries and by providing limits to the extent of development by the establishment of Urban Growth boundaries. Sustainable building forms which reduce energy demand and minimise heating costs are encouraged, including use of the Homestar™ rating system for residential buildings and Green Star tool for commercial buildings."*

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<b>Point Number</b>	238.119	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part. Add objective.</p> <p><u>30.2 Objectives</u>  <u>Sustainable community design reduces individual energy use</u></p> <p><u>Policies - Encourage compact urban forms</u>  <u>- Encourage development within Urban Growth Boundaries and restrict development elsewhere.</u>  <u>- Introduce incentives for buildings which can be shown to use less than ¼ of the average energy usage for our region.</u></p>		
<b>Point Number</b>	238.120	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support intent behind zone descriptions with following provisos. Oppose description as 'buffer edge' as term implies encouragement of sprawl of urban boundaries. Delete the following; "where applicable, a buffer edge between urban areas"</p>		
<b>Point Number</b>	238.121	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 802-22.2.1.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Questions whether "minimum" is a typo and should be maximum. Change minimum to maximum.</p>		
<b>Point Number</b>	238.122	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 803-22.2.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part.</p> <p><u>Add: Mandatory Urban Design Panel review for such developments. High quality urban design outcomes essential.</u></p>		
<b>Point Number</b>	238.123	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. add ' <u>shall be discouraged</u> ' to avoid undermining.		
<b>Point Number</b>	238.124	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 847-22.4.3.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the rule. Considers this should be Discretionary – incentivise working within approved building platforms to contain sprawl. Requests change to Discretionary Activity.		
<b>Point Number</b>	238.125	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 854-22.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the rule. Considers should be Permitted activity to encourage locally grown and made goods for a more sustainable future. Change to Permitted Activity.		
<b>Point Number</b>	238.126	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. Area should Increase to 10sqm to be consistent with Building Act. Change to 10sqm.		
<b>Point Number</b>	238.127	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Opposes changes from to Rural General Land to Rural Lifestyle in Mooney Road area, Littles Rd / Fitzpatrick Rd / Mountain Road, southern side of Domain Road & Lower Shotover Road. Change planning maps in Mooney Road area, Littles Rd / Fitzpatrick Rd / Mountain Road, southern side of Domain Road & Lower Shotover Road back to Rural.		
<b>Point Number</b>	238.128	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. Last sentence is not consistent with the Landscape Values in Section 6.2 for rural areas. Delete last sentence: <i>For this reason, it is important to acknowledge the potential for a range of alternative uses of</i>		

*farm properties that utilise the qualities that make them so valuable.*

---

**Point Number** 238.129 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 861-21.4.8

**Position:** Oppose

**Summary of Submission** Should be Discretionary – incentivise working within approved building platforms to contain sprawl. Change to Discretionary Activity.

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**Point Number** 238.130 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 867-21.4.14

**Position:** Oppose

**Summary of Submission** Should be Permitted activity to encourage locally grown and made goods for a more sustainable future. Change to Permitted Activity.

---

**Point Number** 238.131 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 868-21.4.15

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

**Summary of Submission** Area should Increase to 10sqm to be consistent with Building Act. Change to 10sqm.

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**Point Number** 238.132 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Oppose

**Summary of Submission** Noise pollution will become an increasing problem with projected population growth and degrade the quality of the environment. Change to Discretionary Activity.

---

**Point Number** 238.133 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 954-21.5.32

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

**Summary of Submission** Area should Increase to 10sqm to be consistent with Building Act. Change to 10sqm.

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**Point Number** 238.134 **Provision:** 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.  Requests changes to the following: <ul style="list-style-type: none"> <li>• <i>"....Dramatic alpine landscapes free of inappropriate development</i></li> <li>• <i>Clean air and pristine water</i></li> <li>• <i>Vibrant and compact town centres <u>that are well designed, high quality urban environments</u></i></li> <li>• <i>Compact and connected settlements <u>urban areas defined by urban growth boundaries</u> that encourage public transport, biking and walking</i></li> <li>• <i>Diverse, resilient, inclusive and connected communities</i></li> <li>• <i>A district providing a variety of lifestyle choices</i></li> <li>• <i>An innovative and diversifying economy based around <u>higher value jobs and industries...."</u></i></li> </ul>		
<b>Point Number</b>	238.135	<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>	Add further goal to 3.2 <u>3.2.1.4 Demand good design in all development</u>		
<b>Point Number</b>	238.136	<b>Provision:</b>	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.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	3.2.1.1 (add further words) <i>Provide a planning framework for the Queenstown <u>waterfront</u>, and Wanaka <u>waterfront</u> central business areas that enables quality development and enhancement of the centres as the key commercial , <u>cultural and local government hubs of the district</u> , building on their existing functions and strengths. <u>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.</u></i>		
<b>Point Number</b>	238.137	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support (with clarification and added detail):  3.2.1.2 <i>"Recognise .....outside of the Queenstown <u>waterfront</u> and Wanaka <u>waterfront</u> central</i>		

*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.*

---

**Point Number** 238.138 **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 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

*Maintain and promote..Including designated Airports, key roading, key bridges , and communication technology networks.*

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**Point Number** 238.139 **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** Does not support. Delete 3.2.2.1.7. Replace with:

3.2.2.1.7

*That further urban development of the district is confined to inside Urban Growth Boundaries.*

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**Point Number** 238.140 **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 extra provisions). Add to 3.2.2.1.3:

*"Manage the form of urban development within the UGBs ensuring*

- *urban design principles are applied."*
- 

**Point Number** 238.141 **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

<b>Summary of Submission</b>	Support in part. Add into 3.2.3.1.1 <i>Ensure development is <u>well designed</u> and responds to...</i> Add into 3.2.3.1.2 <i>That large scale development is comprehensively designed <u>according to best practice urban design principles</u> and with ....</i>		
<b>Point Number</b>	238.142	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. Add new objective <i><u>promote planting of native species that are water efficient and revitalise pastoral areas.-</u></i>		
<b>Point Number</b>	238.143	<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>	supports the provision.		
<b>Point Number</b>	238.144	<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>	Add words to 3.2.6.1 <i>Objective</i> <i>Provide access to <u>well designed quality housing that is more affordable</u></i>		
<b>Point Number</b>	238.145	<b>Provision:</b>	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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Does not support. 3.2.6.1.2 add words <i><u>Council will consider and review options about using community land for housing development to deliver quality affordable housing.</u></i>		

<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>Point Number</b>	238.149	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Wanaka Town Centre proposed heights are supported subject to reference to the Wanaka Town Centre Design Guidelines to ensure sun to streets is not blocked and that upper levels are set back where appropriate to retain solar access to public spaces.</p> <p>The proposed Wanaka Height Precinct is in the wrong place. The increased height on the waterfront on the north of the Town Centre will overshadow and diminish views. Proposed Wanaka Height Precinct should be moved to a more appropriate location on Ardmore Street. The most appropriate location is the north side of Upper Ardmore street between Monley Lane and Hettich Street.</p> <p>All projects in the Wanaka Height Precinct should be subject to design review.</p>		

<b>Point Number</b>	238.150	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Greater than 80% building coverage should remain discretionary to ensure pedestrian linkages are retained and parking provided for.		
<b>Point Number</b>	238.151	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667-13.5.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with management plan. Further definition of this zone is needed. A management plan is required to ensure that this precinct is actively controlled by QLDC not just by responding to complaints.		
<b>Point Number</b>	238.152	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	To achieve the objectives and policies it is necessary to measure whether the objectives are being achieved. The baseline Health Check needs to be undertaken urgently before the development of an additional commercial centre at Three Parks. Appropriate budget provision needs to be made for this and future Wanaka Town centre Heath Checks.		

<b>Submitter Number:</b>	239	<b>Submitter:</b>	Don Moffat
<b>Contact Name:</b>		<b>Email:</b>	edixon@cfma.co.nz
<b>Address:</b>	Clark Fortune McDonald Attn: Emma 553, Queenstown, New Zealand, 9348		
<b>Point Number</b>	239.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle zone being limited to a 1 hectare minimum allotment size:</p> <p>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net sitearea or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, <del>providing the average lot size is not less than 2 hectares.</del></p>		



2.5.12.2 On sites less than 2 hectares there shall be only one residential unit.

22.5.12.3 On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.

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**Point Number** 239.2 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

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

**Summary of Submission** Planning Map 30 be amended to show a portion of the submitters site at 420 Frankton Road-Ladies Mile (Adjoining Shotover Country, legally described as Lot 500 DP470412 and comprising 23.6578 ha), re-zoned from Rural General to Rural Lifestyle as per the area shown boarded yellow on the Plan included as Attachment [B] of the submission.

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**Point Number** 239.3 **Provision:** 8-General DP Review Comments

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

**Summary of Submission** Planning Map 30 be amended to show a portion of the submitters site at 420 Frankton Road-Ladies Mile, re-zoned from Rural General to Rural Lifestyle as per the area shown boarded yellow on the Plan included as Attachment [B] of the submission.

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**Point Number** 239.4 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Planning Map 30 be amended to show a portion of the submitters site at 420 Frankton Road-Ladies Mile (Adjoining Shotover Country, legally described as Lot 500 DP470412 and comprising 23.6578 ha), re-zoned from Rural General to Rural Lifestyle as per the area shown boarded yellow on the Plan included as Attachment [B] of the submission.

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**Point Number** 239.5 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Submitter considers that the s32 analysis for this Chapter of the District plan Review does not address all the objectives included in the plan review itself. The submitter considers that the Plan Review should be withdrawn and re-notified for consideration once a complete document has been prepared.

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**Submitter Number:** 240 **Submitter:** Gem Lake Limited

<b>Contact Name:</b>	Ian Greaves	<b>Email:</b>	ian@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	240.1	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Submitter owns land legally described as Part Section 17 Block XII Town of Wanaka (28 Helwick Street, Wanaka). Opposes the District Plan map and the exclusion of the Town Centre area of Helwick Street from the Wanaka Height Precinct.</p> <p>Requests the Proposed District Plan is modified to include the Wanaka Town Centre Zone of Helwick Street within the Wanaka Height Precinct.</p> <p>The submitters also seek such further or consequential or alternative amendments necessary to give effect to this submission.</p>		
<hr/>			
<b>Point Number</b>	240.2	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Submitter owns land legally described as Part Section 17 Block XII Town of Wanaka (28 Helwick Street, Wanaka). Opposes the exclusion of the Town Centre area of Helwick Street from the Wanaka Height Precinct. Opposes the Wanaka Town Centre objectives, polices and rules that informs and supports Rule 13.5.8 and 13.5.9 in relation to maximum building height.</p> <p>Requests the Proposed District Plan is modified to include the Wanaka Town Centre Zone of Helwick Street within the Wanaka Height Precinct.</p> <p>The submitters also seek such further or consequential or alternative amendments necessary to give effect to this submission.</p>		
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<b>Submitter Number:</b>	241	<b>Submitter:</b>	Denis Shaun Moloney
<b>Contact Name:</b>		<b>Email:</b>	deepseas@xtra.co.nz
<b>Address:</b>	P O Box 98, Arrowtown, New Zealand, 9351		
<hr/>			
<b>Point Number</b>	241.1	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	I want the zoning of Mooney Road to be retained as Rural.		

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<b>Point Number</b>	241.2	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	I want the zoning of Mooney Road to be retained as Rural		

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<b>Submitter Number:</b>	242	<b>Submitter:</b>	Andrew & Zuzana Millson
<b>Contact Name:</b>		<b>Email:</b>	andrewmillson@yahoo.co.uk
<b>Address:</b>	15 Sunrise Bay Drive, Wanaka, New Zealand, 9305		

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<b>Point Number</b>	242.1	<b>Provision:</b>	7-Part Seven - Maps > 7.9-Map 8 - Wanaka Rural, Hawea Rural, John's Creek (Inset)
<b>Position:</b>	Support		
<b>Summary of Submission</b>	As the current online documents available on QLDC's website (along with Map 8) are not detailed enough, it is not possible to comprehend a true boundary between ONF line and Visual Amenity Landscape. We would like QLDC take into consideration new outlined boundary as per attached scanned document, where the line is following the exact contours of the mountain. It does seem that every time an ONF assessment is made, more and more ground is included into ONF area and we don't believe that alluvial fans are part of the ONF area and should be inside the line.		

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<b>Submitter Number:</b>	243	<b>Submitter:</b>	Christine Byrch
<b>Contact Name:</b>		<b>Email:</b>	chrisbyrch@hotmail.com
<b>Address:</b>	PO Box 858, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	243.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>			

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<b>Point Number</b>	243.2	<b>Provision:</b>	9-1 Introduction > 10-1.1 Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That this section will be rewritten to reflect a competent and articulate council.		
<hr/>			
<b>Point Number</b>	243.3	<b>Provision:</b>	9-1 Introduction > 26-1.6 How to use this Plan > 35-1.6.9:
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Council to clarify its powers to make decisions on controlled activities.		
<hr/>			
<b>Point Number</b>	243.4	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Rewrite the definitions based on the following comments:</p> <p><b>Activity Sensitive To Aircraft Noise (ASAN)</b> - this should specifically include outdoor spaces associated with residential, visitor accommodation, community, and day care activities. eg "Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with these activities and any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices."</p>		
<hr/>			
<b>Point Number</b>	243.5	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Has an interest in (neither in support or opposition to) Figure 2 but there is no decision sought or reason specified		
<hr/>			
<b>Point Number</b>	243.6	<b>Provision:</b>	464-12 Queenstown Town Centre > 584-12.6 Non-Notification of Applications
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Clause 12.6.2.2 such that a breach of the building coverage rule in relation to large developments in the Town Centre Transition subzone and comprehensive development of sites 1800m <sup>2</sup> or greater <u>should</u> be notified.		
<hr/>			
<b>Point Number</b>	243.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Re-write to make it clear and concise.		
<b>Point Number</b>	243.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	This objective could be re written to be clear and concise.		
<b>Point Number</b>	243.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 'and where appropriate, visitor activities' from objective 22.2.2.		
<b>Point Number</b>	243.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Revise, it needs to be more clearly written.		
<b>Point Number</b>	243.11	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 821-22.2.6 Objective 6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Clarify the sentences within the objective and policies.		
<b>Point Number</b>	243.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 827-22.3 Other Provisions and Rules > 829-22.3.2 Clarification > 836-22.3.2.7

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Is another floor area calculation necessary.		
<b>Point Number</b>	243.13	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Revise so that all buildings are given an activity status.		
<b>Point Number</b>	243.14	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the Visitor Accommodation sub-zone from the proposed plan.		
<b>Point Number</b>	243.15	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	No Decision specified.		
<b>Point Number</b>	243.16	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Any non compliance should be prohibited		
<b>Point Number</b>	243.17	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 875-22.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the sentence 'Except this rule does not apply to the visitor accommodation sub zones' from Rule 22.5.6.		

<b>Point Number</b>	243.18	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Distinguish between residential buildings and all other buildings. The maximum building size should be the same for both rural lifestyle and rural residential zones.		
<hr/>			
<b>Point Number</b>	243.19	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications > 938-22.6.2.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	This VA sub-zone should be deleted. If not, applications for resource consent should all be notified.		
<hr/>			
<b>Point Number</b>	243.20	<b>Provision:</b>	245-36 Noise
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Ldn - the helicopter noise standard. Reduce the maximum allowed noise from commercial motorised craft.		
<hr/>			
<b>Point Number</b>	243.21	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	I don't think it is council's place to encourage future growth of ski areas. It is not Council's place to encourage any business. The Plan should recognise and attempt to control the effects of lights used both for night skiing and for snow making. I don't think there should be a commitment to allow for continuation of the SHPG. If that business has resource consent then they can continue. If they want to expand, then need to apply for resource consent and have this assessed as any other business would.		
<hr/>			
<b>Point Number</b>	243.22	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support objective: 21.2.12.3 Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft in areas of high passive recreational use, significant nature conservation values and wildlife habitat. However, I do not see any standards to support it and I think you need to add 'areas of high amenity value' to the list in the last sentence.		
<hr/>			

<b>Point Number</b>	243.23	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 905-22.5.25
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Informal Airports Located on Public Conservation and Crown Pastoral Land Helicopter landings at informal airports that do not comply with this standard should be prohibited or even non complying.		
<hr/>			
<b>Point Number</b>	243.24	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 816-22.2.4 Objective 4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 'and where appropriate, visitor activities' from objective 22.2.2		
<hr/>			
<b>Point Number</b>	243.25	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 812-22.2.2.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Visitor accommodation is too different from the purpose of this zone to have a visitor accommodation sub zone.		
<hr/>			
<b>Point Number</b>	243.26	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 855-22.4.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	All visitor accommodation should be non-complying.		
<hr/>			
<b>Point Number</b>	243.27	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 858-22.4.13
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Informal airports should be prohibited.		
<hr/>			
<b>Point Number</b>	243.28	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 860-22.4.15



<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Any building within a building restriction area should be prohibited.		
<hr/>			
<b>Point Number</b>	243.29	<b>Provision:</b>	7-Part Seven - Maps > 7.41-Map 38 - Wilson Bay and Bobs Cove
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the Visitor Accommodation sub-zone from the proposed plan.		
<hr/>			
<b>Point Number</b>	243.30	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 868-22.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the maximum site coverage for rural residential - this zone should also have a building platform. 22.5.2.  This standard as it is written allows many buildings covering 15% of the net site area. Do you mean maximum of all buildings should be 15%? I think that is too much.		
<hr/>			
<b>Point Number</b>	243.31	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the matters of discretion: 'Building design and reasons for the size'.		
<hr/>			
<b>Point Number</b>	243.32	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 875-22.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Setbacks from water bodies should apply to visitor accommodation subzones.		
<hr/>			
<b>Point Number</b>	243.33	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 893-22.5.13
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete this sub-zone, but if it is retained, maximum building coverage should be 2000m <sup>2</sup> , and any more than this should be prohibited. add another point for discretion: Whether the building		

would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.

---

**Point Number** 243.34 **Provision:** 54-2Definitions

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

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

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

---

**Point Number** 243.35 **Provision:** 54-2Definitions

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

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

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

---

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

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

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

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

---

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

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

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

**Farming Activity** – write more clearly.

---

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

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

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

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

---

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

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

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

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

---

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

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

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

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

---

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

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

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

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

**Residential (in general):**

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

---

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

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

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

**Residential flat** - definition needs to be clearly written and perhaps renamed to make clear

whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.

---

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

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

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

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

---

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

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

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

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

---

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

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

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

**Temporary Activities** - improve the wording.

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

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

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

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

---

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

<b>Position:</b>	Other - Please clearly indicate your position in your submission below
<b>Summary of Submission</b>	<p>Rewrite the definitions based on the following comments:</p> <p><b>Visitor Accommodation</b> - this is defined as the use of buildings and land. You need to also define the buildings and infrastructure that is used to provide for visitor accommodation, as you have attempted to do for residential buildings and use of residential living, so that separate resource consents can be described for the infrastructure and for its use.</p>

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<b>Submitter Number:</b>	244	<b>Submitter:</b>	Tania Flight
<b>Contact Name:</b>		<b>Email:</b>	tania.flight@gmail.com
<b>Address:</b>	112 Mooney RD, 9371		
<b>Point Number</b>	244.1	<b>Provision:</b>	255-8 Medium Density Residential
<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>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>Point Number</b>	244.3	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Support		
<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>	245	<b>Submitter:</b>	Graeme Ballantyne
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<b>Contact Name:</b>		<b>Email:</b>	graemedeb@gmail.com
<b>Address:</b>	98 Lakeview Terrace, RD 2, Wanaka, New Zealand, 9382		
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<b>Point Number</b>	245.1	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the proposed line demarcating ONF/ONL land east of Muir Road and dissecting the Hawea Cemetery be moved north to the blue line indicating Hydro Generation Zone (operative) and extended as far as the ancient lake outflow (Gladstone Gap).		
<hr/>			

<b>Submitter Number:</b>	246	<b>Submitter:</b>	Amy Bayliss
<b>Contact Name:</b>		<b>Email:</b>	amybayliss@gmail.com
<b>Address:</b>	2B Amber Close, RD 1, Queenstown, New Zealand, 9371		
<hr/>			
<b>Point Number</b>	246.1	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.		
<hr/>			
<b>Point Number</b>	246.2	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.		
<hr/>			
<b>Point Number</b>	246.3	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan

**Position:** Not Stated

**Summary of Submission** With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

---

**Point Number** 246.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

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

**Summary of Submission** Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

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**Point Number** 246.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

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

**Summary of Submission** Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

---

**Point Number** 246.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

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

**Summary of Submission** Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

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**Point Number** 246.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

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

**Summary of Submission** With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

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**Point Number** 246.8 **Provision:** 287-41 Jacks Point Zone

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

**Summary of Submission** Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

---

**Point Number** 246.9 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

**Position:** Support

**Summary of Submission** Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

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**Point Number** 246.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

**Position:** Support

**Summary of Submission** Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.

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**Point Number** 246.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

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

**Summary of Submission** Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

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**Point Number** 246.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

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

**Summary of Submission** Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

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**Point Number** 246.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

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



<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		
<b>Point Number</b>	246.14	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		
<b>Point Number</b>	246.15	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		
<b>Point Number</b>	246.16	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

<b>Submitter Number:</b>	247	<b>Submitter:</b>	Pog Mahones Irish Pub
<b>Contact Name:</b>	Brian Collins	<b>Email:</b>	brian@frenzigroup.co.nz
<b>Address:</b>	PO Box 650/14 Rees Street, Queenstown, New Zealand, 9348		
<b>Point Number</b>	247.1	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Support the creation of an Entertainment Precinct (EP) within the Town Centre but oppose the current boundaries and request that the entertainment precinct boundary be extended to include the area behind Rees Street, along the green and the Steamer Wharf. Pog Mahones is a long time (17 years) business in Queenstown. As the plan rightly points out a vibrant waterfront area is essential to maintaining Queenstown's reputation as a premier destination - it is essential therefore that the Queenstown Bay waterfront be part of the EP as well as Steamer Wharf.

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**Point Number** 247.2 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

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

**Summary of Submission** Support the creation of an Entertainment Precinct (EP) within the Town Centre but oppose the current boundaries and request that the entertainment precinct boundary be extended to include the area behind Rees Street, along the green and the Steamer Wharf. Pog Mahones is a long time (17 years) business in Queenstown. As the plan rightly points out a vibrant waterfront area is essential to maintaining Queenstown's reputation as a premier destination - it is essential therefore that the Queenstown Bay waterfront be part of the EP as well as Steamer Wharf.

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**Point Number** 247.3 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

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

**Summary of Submission** Support the creation of an Entertainment Precinct (EP) within the Town Centre but oppose the current boundaries and request that the entertainment precinct boundary be extended to include the area behind Rees Street, along the green and the Steamer Wharf. Pog Mahones is a long time (17 years) business in Queenstown. As the plan rightly points out a vibrant waterfront area is essential to maintaining Queenstown's reputation as a premier destination - it is essential therefore that the Queenstown Bay waterfront be part of the EP as well as Steamer Wharf.

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**Submitter Number:** 248 **Submitter:** Shotover Trust  
**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz  
**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 248.1 **Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

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

**Summary of Submission** That Lot 1 DP 21914 (362 Lower Shotover Road) is fully contained within the Rural Lifestyle Zone.  
That the District Plan zoning illustrated on Planning Map 29 in the PDP remains as notified by

the Council.

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<b>Point Number</b>	248.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose in part Objective 22.2.2 and Policy 22.2.2.3 which seek to discourage commercial and non-residential activities, including restaurants, visitor accommodation and industrial activities from occurring within the Rural Lifestyle Zone.		

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<b>Point Number</b>	248.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 848-22.4.3.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part the PDP objectives, policies and rules that inform and support the rule framework requiring a discretionary regime for the establishment of a new building platform within the Rural Lifestyle Zone (Rule 22.4.3.3). and non-complying activity consent to construct a dwelling not located within a building platform (Rule 22.4.1).		

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<b>Point Number</b>	248.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 843-22.4.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose in part the PDP objectives, policies and rules that inform and support the rule framework requiring non-complying activity consent to construct a dwelling not located within a building platform (Rule 22.4.1).		

---

<b>Point Number</b>	248.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part the PDP objectives, policies and rules that inform and support the rule framework requiring a discretionary regime for the establishment of a new building platform within the Rural Lifestyle Zone (Rule 22.4.3.3) and non-complying activity consent to construct a dwelling not located within a building platform (Rule 22.4.1).  Oppose in part the PDP objectives, policies and rules that inform and support the rule framework for residential density requiring an average of one dwelling per 2 hectares (Rule 22.5.12.2 & 22.5.12.3).		

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**Point Number** 248.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2

**Position:** Oppose

**Summary of Submission** Oppose in part the PDP objectives, policies and rules that inform and support the rule framework for residential density requiring an average of one dwelling per 2 hectares (Rule 22.5.12.2 & 22.5.12.3).

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**Point Number** 248.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Oppose in part the PDP objectives, policies and rules that inform and support the rule framework for residential density requiring an average of one dwelling per 2 hectares (Rule 22.5.12.2 & 22.5.12.3).

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**Point Number** 248.8 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Oppose in part the PDP objectives, policies, rules, the QLDC Land Development and Subdivision Code of Practice and the QLDC Subdivision Design guidelines that informs and supports Rule 27.4.1 making all subdivision activities discretionary.

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**Point Number** 248.9 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1186-27.2.1.1

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

**Summary of Submission** Oppose in part the PDP objectives, policies, rules, the QLDC Land Development and Subdivision Code of Practice and the QLDC Subdivision Design guidelines that informs and supports Rule 27.4.1 making all subdivision activities discretionary.

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**Point Number** 248.10 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1187-27.2.1.2

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

<b>Summary of Submission</b>	Oppose in part the PDP objectives, policies, rules, the QLDC Land Development and Subdivision Code of Practice and the QLDC Subdivision Design guidelines that informs and supports Rule 27.4.1 making all subdivision activities discretionary.		
<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		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	248.12	<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>	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 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.		
<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.		
<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.		
<b>Point Number</b>	248.15	<b>Provision:</b>	81-6 Landscape > 84-6.3

**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 6.3.5.2 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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**Point Number** 248.16 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 116-6.3.5.4

**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 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.

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**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.

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**Point Number** 248.18 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 810-21.2.9.1

**Position:** Oppose

**Summary of Submission** Opposes in part policy which seeks to avoid or limit commercial activities in the Rural Zone.

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**Point Number** 248.19 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2

**Position:** Oppose

**Summary of Submission** Opposes policy which seeks to avoid or limit commercial activities in the Rural Zone.

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**Point Number** 248.20 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** The submitters oppose the average density of 2 hectares within the Rural Lifestyle Zone. Requests that the PDP is modified to delete the requirement for an average density and/or lot size of 2 hectares within the Rural Lifestyle Zone.

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**Point Number** 248.21 **Provision:** 771-21Rural Zone

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

**Summary of Submission** That Lot 1 DP 21914, which is split zoned Rural General and Rural Lifestyle, is fully contained within the Rural Lifestyle Zone.

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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** 249.1 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** Opposes the Proposed District Plan.

The entire District Plan review should be put on hold or rejected until such a time as the remaining chapters are included in the review.

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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~~ central business and commercial areas as

the hubs of New Zealand's premier alpine resorts and the District's economy.

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<b>Point Number</b>	249.3	<b>Provision:</b>	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.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change Policy 3.2.1.1.1 to Provide a planning framework for the Queenstown and Wanaka <del>central</del> business <u>and commercial</u> 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.
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**Position:** Oppose

**Summary of Submission** 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 central business and ~~commercial~~ areas in the District.

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

**Position:** Oppose

**Summary of Submission** Delete policy 3.2.2.1.6.

---

**Point Number** 249.8 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6

**Position:** Oppose

**Summary of Submission** Include Lot 3 DP17123 within the Wanaka Urban Growth Boundary as shown on Attachment A attached to submission.

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**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.'~~

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**Point Number** 249.10 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 229-7.5.5

**Position:** Oppose

**Summary of Submission** Provide for 50% building coverage for lots between 450m<sup>2</sup> – 700m<sup>2</sup>.

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<b>Point Number</b>	249.11	<b>Provision:</b>	685-15 Local Shopping Centres > 711-15.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Include rules in 15.4 to restrict retail activities to those providing a local service (dairies, off-license, bakery) with a gross floor area of no more than 400m2, or rules to a like effect.		
<b>Point Number</b>	249.12	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL > 1013-21.7.1.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete assessment matter 21.7.1.1.		
<b>Point Number</b>	249.13	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL > 1014-21.7.1.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete assessment matter 21.7.1.2.		
<b>Point Number</b>	249.14	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add new rule providing for subdivision in the residential zones as a controlled activity.		
<b>Point Number</b>	249.15	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add new rule providing for subdivision in the residential zones as a controlled activity rather than discretionary		
<b>Point Number</b>	249.16	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision

**Position:** Oppose

**Summary of Submission** Increase the minimum lot size for low density residential development in table 27.5.1 to 700m2.

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**Point Number** 249.17 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Oppose

**Summary of Submission** The Large Lot Residential boundary at Studholme Road/West Meadows Drive should be amended as per Attachment 2 of the submission.

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**Point Number** 249.18 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Oppose

**Summary of Submission** The Neighbourhood Shopping Centre on Cardrona Valley Road is reduced in size as per Attachment 2 of the submission.

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**Point Number** 249.19 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Oppose

**Summary of Submission** Rezone Lot 3 DP17123 as Industrial B Zone and include within the Wanaka Urban Growth Boundary as shown Attachments 3a and 3b of  
of the submission.

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**Point Number** 249.20 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

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

**Summary of Submission** Rezone Lot 3 DP17123 as Industrial B Zone and include within the Wanaka Urban Growth Boundary as shown Attachments 3a and 3b of the submission.

---

**Point Number** 249.21 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Rezone Lot 3 DP17123 from Rural to Industrial B Zone and include within the Wanaka Urban Growth Boundary as shown Attachments 3a and 3b of  
of the submission.

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**Point Number** 249.22 **Provision:** 7-Part Seven - Maps > 7.12-Map 11 -Mt Pisa, Luggate (Inset)

**Position:** Oppose

**Summary of Submission** Rezone land to the east of Luggate Township as Low Density Residential and Rural Residential as per Attachment 4 of the submission.

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**Point Number** 249.23 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Rezone land to the east of Luggate Township from Rural to Low Density Residential and Rural Residential as per Attachment 4 of the submission.

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**Point Number** 249.24 **Provision:** 7-Part Seven - Maps > 7.18-Map 17 - Hawea

**Position:** Oppose

**Summary of Submission** Rezone land at Hawea Low Density Residential as per Attachment 5.

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**Submitter Number:** 250 **Submitter:** 1876 Bar & Restaurant

**Contact Name:** Craig Eccles **Email:** craig@1876.co.nz

**Address:** po box 415 , Central, Queenstown , NZ, 9348

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**Point Number** 250.1 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.

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

**Summary of Submission** Objective 12.3.3 and Policy 12.2.3.3 (i.e. (a) Enable night time dining and socialising in varying degrees through out the town centre). Agree with the Objective provided businesses are treated fairly and equally and that all businesses that have current outdoor areas in the CBD are allowed to offer extended outside dining and socialising until at least 12 am, in line with most tourist destinations and modern cities. This activity shouldn't just be only for those in the proposed Entertainment Precinct or those currently on old licences or on trial at the wharf, but for all businesses in appropriate areas such as Ballarat Street (from Camp Street to Stanley Street) as there are no accommodation providers in the area and the majority have good outdoor areas for patrons which adds to the vibrancy as you enter the CBD.

<b>Point Number</b>	250.2	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	To have Ballarat Street Businesses (from Camp Street to Stanley Street) included in the Entertainment Precinct allowing the businesses the same conditions as per the proposed Entertainment Precinct .		

<b>Submitter Number:</b>	251	<b>Submitter:</b>	PowerNet Limited
<b>Contact Name:</b>	Megan Justice	<b>Email:</b>	megan.justice@mitchellpartnerships.co.nz
<b>Address:</b>	C/- Mitchell Partnerships Limited PO Box 489, Dunedin, New Zealand, 9054		

<b>Point Number</b>	251.1	<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>Supports in Part. PowerNet seeks that the objective is amended as follows:</p> <p><i>Maintain and promote the efficient operation <u>and development</u> of the District's infrastructure, including designated Airports, key roading, <u>electricity</u> and communication technology networks.</i></p> <p>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:</p> <p><i><u>Policy 3.2.1.5.1 Recognise that infrastructure makes an essential contribution to the prosperity and economic resilience of the District.</u></i></p> <p><i><u>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.</u></i></p>		

<b>Point Number</b>	251.2	<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>	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.		

<b>Point Number</b>	251.3	<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>	<p>PowerNet submits that the following new goal and associated objective and policies be inserted into the PDP:</p> <p><u>3.2.8 Goal –Providing for the ongoing operation and growth of regionally significant infrastructure.</u></p> <p><u>Objective 3.2.8.1 Recognise that the functional or operational requirements of regionally or nationally significant infrastructure can necessitate a particular location.</u></p> <p><u>Policy 3.2.8.1.1 Enable the continued operation, maintenance and upgrading of regionally and nationally significant infrastructure and associated activities.</u></p> <p><u>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.</u></p>		
<b>Point Number</b>	251.4	<b>Provision:</b>	81-6 Landscape > 83-6.2 Values
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Support in part. PowerNet seeks that the following paragraph be included after paragraph six: <u>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.</u></p>		
<b>Point Number</b>	251.5	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>PowerNet seeks that the following new policy be inserted after Policy</p> <p><u>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.</u></p>		
<b>Point Number</b>	251.6	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 133-6.4.1.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Support in part. PowerNet seeks the following amendment to this clause:</p> <p><u>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</u></p>		

the subdivision and development.

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**Point Number** 251.7 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL

**Position:** Oppose

**Summary of Submission** PowerNet seeks that this provision is deleted.

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**Point Number** 251.8 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC

**Position:** Oppose

**Summary of Submission** Delete this provision.

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**Point Number** 251.9 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1027-21.7.3Other factors

**Position:** Oppose

**Summary of Submission** Oppose in part. Amend assessment matter 21.7.3.2 to enable recognition for utilities seeking to establish in any landscape area that have a functional and/or technical reason for that location.

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**Point Number** 251.10 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1027-21.7.3Other factors > 1030-21.7.3.3

**Position:** Support

**Summary of Submission** Support in part. Include an additional clause in assessment matter 21.7.3.3 to enable the consideration of the positive effects resulting from the provision of services provided by utilities.

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**Point Number** 251.11 **Provision:** 26-30 Energy and Utilities > 27-30.1 Purpose

**Position:** Support

**Summary of Submission** Support in part. PowerNet seeks that the following changes be made to the Chapter purpose:  
*Utilities are essential to the servicing and functioning of the District and have national, regional and local benefits. Utilities have the purpose to provide a service to the public and are typically provided by a network utility operator. Due to the importance of utilities in providing essential services to the community, their often high capital cost to establish, and their long life*

expectancy; the need for the future establishment and on-going functioning, maintenance and upgrading of utilities is recognised. In addition, some utilities have specific locational needs that need to be accommodated for their operation. The co-location of utilities may achieve efficiencies in design and operation, reduce capital investment costs and also minimise amenity and environmental effects. ~~The ability to co-locate compatible uses should be considered for all utility proposals.~~

~~While it is recognised while that utilities can have national, regional and local benefits, they can also have adverse effects on the environment surrounding land uses, some of which have been established long before the network utility.~~ The sustainable management of natural and physical resources requires a balance between the effects of different land uses. However, it is also necessary that essential utilities are protected, where possible, from further encroachment by incompatible activities which may be subject to reverse sensitivity effects. This chapter therefore also addresses requirements for sensitive uses and habitable buildings located near to utilities.

**Point Number** 251.12 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5

**Position:** Support

**Summary of Submission** Support in part. PowerNet seeks that the following changes be made to this objective:  
~~Co-ordinate~~ Enable the provision of utilities as necessary to support the growth and development of the District.

**Point Number** 251.13 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1

**Position:** Support

**Summary of Submission** Retain policies as notified.

**Point Number** 251.14 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 63-30.2.6.4

**Position:** Support

**Summary of Submission** Retain policy as notified.

**Point Number** 251.15 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 63-30.2.6.4

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

**Summary of Submission** PowerNet seeks that a new policy be included after Policy 30.2.6.4:  
Provide for the sustainable development, use, upgrading and maintenance of electricity distribution networks, including lines, transformers, substations and switching stations and ancillary buildings.



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**Point Number** 251.16 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5

**Position:** Support

**Summary of Submission** PowerNet supports this policy as notified.

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**Point Number** 251.17 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66-30.2.7.1

**Position:** Oppose

**Summary of Submission** Oppose in part. Amend the policy as follows:  
~~Reduce~~ Manage adverse effects associated with utilities by:  
*Avoiding, remedying or mitigating their location on sensitive sites, including heritage and special character areas, Outstanding Natural Landscapes and Outstanding Natural Features, and skylines and ridgelines*  
*Encouraging co-location or multiple use of network utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment*  
*Ensuring that redundant utilities are removed*  
*In Outstanding Natural Landscapes and Outstanding Natural Features using landscaping and or colours and finishes to ~~reduce~~ remedy or mitigate visual effects where necessary.*  
*Integrating utilities with the surrounding environment; whether that is a rural environment or existing built form.*

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**Point Number** 251.18 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 67-30.2.7.2

**Position:** Support

**Summary of Submission** Support in part. Amend the policy as follows: *Require the undergrounding of services in new areas of development where technically and economically feasible.*

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**Point Number** 251.19 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 68-30.2.7.3

**Position:** Support

**Summary of Submission** Support. Retain policy as notified.

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**Point Number** 251.20 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4

**Position:** Support

<b>Summary of Submission</b>	Retain policy as notified.		
<b>Point Number</b>	251.21	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 91-30.4.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose. PowerNet seeks the following amendment to this rule: <i>Utilities, Building, Structures, <u>Underground Lines</u> and Earthworks which are not otherwise listed in this table – <del>D</del> P (<u>Permitted Activities</u>)</i>		
<b>Point Number</b>	251.22	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 92-30.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rule as notified.		
<b>Point Number</b>	251.23	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 94-30.4.11
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in part. PowerNet seeks the following amendment to this rule: <i><u>Overhead lines and supporting structures... An overhead conduction line, or support structure for new overhead lines to convey electricity (at a voltage of equal to or less than 110kV at a capacity of equal to or less than 100MVA); or overhead lines for any other purpose including telecommunications.....</u></i>		
<b>Point Number</b>	251.24	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 95-30.4.12
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rules as notified.		
<b>Point Number</b>	251.25	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 113-30.4.15
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	PowerNet seeks the following amendment to this rule: <i>30.4.15 Rule – Buildings <u>and Structures</u> (associated with a Utility) The addition, alteration or construction of buildings <u>or structures</u> greater than 10m2 in area and 3m in height (other than masts for any telecommunication and radio communication facility, navigation or meteorological communication facility or supporting structures for lines). <del>However, this rule shall not apply</del></i>		

*where the provisions of the underlying zone or a District Wide rule specify a more restrictive activity status. For the avoidance of doubt, building less than 10m<sup>2</sup> in area and 3m in height comprise permitted activities.*

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**Point Number** 251.26 **Provision:** 26-30 Energy and Utilities > 83-30.4  
Rules - Activities > 114-30.4.16

**Position:** Oppose

**Summary of Submission** Oppose in part. PowerNet seeks the following amendment to this rule:

*Rule 30.4.16 Buildings (associated with a Utility)*

*Any addition, alteration or construction of buildings and structures, (other than masts for any telecommunication and radio communication facility, navigation or meteorological communication facility or supporting structures for lines) in:*

- Any Significant Natural Areas
- The Arrowtown Residential Historic Management Zone.
- The Remarkables Park Zone

*However, this rule shall not apply where the provisions of the underlying zone or a District Wide matter specify a more restrictive activity status.*  
*Discretionary Activity*

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**Point Number** 251.27 **Provision:** 26-30 Energy and Utilities > 83-30.4  
Rules - Activities > 119-30.4.21

**Position:** Oppose

**Summary of Submission** PowerNet seeks the deletion of this rule.

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**Point Number** 251.28 **Provision:** 26-30 Energy and Utilities > 120-30.5  
Rules – Standards > 148-30.5.6

**Position:** Support

**Summary of Submission** Support in part. Amend the activity status where an activity does not achieve this standard from Discretionary to Restricted Discretionary, with discretionary limited to effects associated with the boundary setback, and the positive effects of the utility.

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**Point Number** 251.29 **Provision:** 26-30 Energy and Utilities > 120-30.5  
Rules – Standards > 149-30.5.7

**Position:** Support

**Summary of Submission** Retain rule as notified.

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**Point Number** 251.30 **Provision:** 26-30 Energy and Utilities > 120-30.5  
Rules – Standards > 150-30.5.8

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose in part. PowerNet seeks the following amendment to this rule: <i>All buildings or structures, (excluding masts and antennae for any telecommunication and radio-communication facility, navigation or meteorological communication facility, <u>and support structures for lines</u>) shall comply with the relevant maximum height provisions for buildings of the zone they are located in.</i>		
<b>Point Number</b>	251.31	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 151-30.5.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support in part. Amend the activity status where an activity does not achieve this standard from Discretionary to Restricted Discretionary with Council's discretion limited to the part of NZS4404:2011 not achieved.		
<b>Point Number</b>	251.32	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose in part the definition of Minor Upgrading. PowerNet seeks that this definition is amended to include the replacement of equipment, including but not limited to structures, transformers, and switch rooms.		

<b>Submitter Number:</b>	252	<b>Submitter:</b>	HW Richardson Group
<b>Contact Name:</b>	Megan Justice	<b>Email:</b>	megan.justice@mitchellpartnerships.co.nz
<b>Address:</b>	C/- Mitchell Partnerships Limited PO Box 489, Dunedin, 9054		
<b>Point Number</b>	252.1	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The submitter supports the following definition: <b>Industrial Activity</b>		
<b>Point Number</b>	252.2	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The submitter supports the following definition:		

**Mining activity**

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**Point Number** 252.3 **Provision:** 54-2Definitions

**Position:** Support

**Summary of Submission** The submitter supports the following definition:  
**Outdoor storage**

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

**Position:** Support

**Summary of Submission** The submitter supports the following definition:  
**Rural industrial activity**

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

**Position:** Support

**Summary of Submission** The submitter supports the following definition:  
**Service activity**

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

**Position:** Support

**Summary of Submission** The submitter supports the following definition:  
**Waste management facility**

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

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

**Summary of Submission**

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

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

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**Point Number** 252.8 **Provision:** 54-2Definitions

**Position:** Support

**Summary of Submission** Submitter seeks that the definition of **'cleanfill'** from Plan Change 49 is included in the Proposed Plan, as set out below:

Means asphalt (cured), bricks, ceramics, concrete, fibre cement building products, glass, road sub-base, soils, rock, gravel and clay.

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**Point Number** 252.9 **Provision:** 54-2Definitions

**Position:** Support

**Summary of Submission** The submitter supports the following definition: **Heavy Vehicle**

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**Point Number** 252.10 **Provision:** 7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road

**Position:** Oppose

**Summary of Submission** HWRG opposes the proposed zoning for its Allied Concrete site at 105 Gorge Road, Queenstown as Business Mixed Use as depicted on Proposed Plan Map 32. Under the Business and Mixed Use zone the existing concrete plant comprises a noncomplying activity.

Re-zone the HWRG's site at 105 Gorge Road, Queenstown to a zone that provides for service and industrial activities as permitted activities. In the alternative, amend the provisions of the Business and Mixed Use Zone to provide for industrial and service activities as permitted activities.

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**Point Number** 252.11 **Provision:** 3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone

**Position:** Oppose

**Summary of Submission** HWRG opposes the proposed zoning for its Allied Concrete site at 105 Gorge Road, Queenstown as Business Mixed Use as depicted on Proposed Plan Map 32. Under the Business and Mixed Use zone the existing concrete plant comprises a noncomplying activity.

Re-zone the HWRG's site at 105 Gorge Road, Queenstown to a zone that provides for service and industrial activities as permitted activities. In the alternative, amend the provisions of the

Business and Mixed Use Zone to provide for industrial and service activities as permitted activities. Where the provisions of the Business and Mixed Use Zone are changed to provide for service and industrial activities as permitted activities, then all necessary changes to the provisions should also be made to protect industrial activities in this zone from reverse sensitivity effects.

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**Point Number** 252.12 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Oppose

**Summary of Submission** Oppose in part. HWRG seeks that the zoning of its site at 2 Connell Terrace, Wanaka remains Industrial, and that only one industrial zone applies to this site.

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**Point Number** 252.13 **Provision:** 7-Part Seven - Maps > 7.12-Map 11 -Mt Pisa, Luggate (Inset)

**Position:** Oppose

**Summary of Submission** Oppose in part. HWRG understands that the zoning of the Upper Clutha Transport Depot located at 114, 126 and 132 Main Road, Luggate will be notified in Stage 2 of the Proposed Plan process. HWRG seeks that the zoning for its site at Luggate is appropriately zoned via Stage 2 as a zone that will provide for the activities taking place at this site as a permitted activity.

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**Submitter Number:** 253 **Submitter:** Wanaka Lakes Health Centre

**Contact Name:** Duncan White **Email:** duncan.white@ppgroup.co.nz

**Address:** Paterson Pitts Partners (Wanaka) Ltd PO Box 283, Wanaka, New Zealand, 9343

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**Point Number** 253.1 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Oppose

**Summary of Submission** That the zoning of the Wanaka Lake Health Centre (Lot 1 DP 410739) as shown on Map 23 be amended from Large Lot Residential to Local Shopping Centre. The health centre is not to be used for Large Lot Residential. Considers the most appropriate zone for the health centre site would be to extend the proposed Local Shopping Centre Zone northwards to cover the site and perhaps the hospital site to the north.

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**Point Number** 253.2 **Provision:** 410-11 Large Lot Residential

**Position:** Oppose

**Summary of Submission** That the zoning of the Wanaka Lake Health Centre (Lot 1 DP 410739) as shown on Map 23 be amended from Large Lot Residential to Local Shopping Centre. The health centre is not to

be used for Large Lot Residential. Considers the most appropriate zone for the health centre site would be to extend the proposed Local Shopping Centre Zone northwards to cover the site and perhaps the hospital site to the north.

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<b>Submitter Number:</b>	254	<b>Submitter:</b>	Nicola Todd
<b>Contact Name:</b>		<b>Email:</b>	nicola@cuttriss.co.nz
<b>Address:</b>	AW & MK McHutchon Cuttriss Consultants Ltd, PO Box 386, Paraparaumu, New Zealand, 5032		

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<b>Point Number</b>	254.1	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Planning Map 23 be amended to include a Rural Lifestyle zone south of Studholme Road to Cardrona Valley Road as shown on plan attached to submission.		

<b>Point Number</b>	254.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Planning Map 23 be amended to rezoned the area south of Studholme Road to Cardrona Valley Road, as shown on plan attached to submission, from Rural to Rural Lifestyle.		

<b>Submitter Number:</b>	255	<b>Submitter:</b>	N.W. & C.E. BEGGS
<b>Contact Name:</b>	Noel Beggs	<b>Email:</b>	beggsy@xtra.co.nz
<b>Address:</b>	154 Centennial Avenue, RD 1, Queenstown, New Zealand, 9371		

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<b>Point Number</b>	255.1	<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>	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.		



<b>Point Number</b>	255.2	<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>	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.		
<b>Point Number</b>	255.3	<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		
<b>Summary of Submission</b>	Policy objective 3.2.5.2 is adopted and enforced.		
<b>Point Number</b>	255.4	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2
<b>Position:</b>	Support		
<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		
<b>Point Number</b>	255.5	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<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.		
<b>Point Number</b>	255.6	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Notes that Medium Density Housing in Arrowtown needs careful consideration as to its need, and if deemed necessary strict criteria must be in place to protect the Arrowtown character.		
<b>Point Number</b>	255.7	<b>Provision:</b>	14-10 Arrowtown Residential Historic Management Zone

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Fully support Arrowtown Residential Historic Management Zone. All details under the proposed District Plan for the Arrowtown Residential Historic Management Zone are adopted.		
<b>Point Number</b>	255.8	<b>Provision:</b>	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Vehicles should be excluded from Buckingham Street, specifically the section between Berkshire Street and Wiltshire Street. Appropriate management be implemented to allow daily delivery access in set hour/s, and allowance by application for special events/usage.		

<b>Submitter Number:</b>	256	<b>Submitter:</b>	Te Wanaka Lodge / Wanaka Selection
<b>Contact Name:</b>	Mandy Enoke	<b>Email:</b>	info@tewanaka.co.nz
<b>Address:</b>	23 Brownston Street, Wanaka, New Zealand, 9305		
<b>Point Number</b>	256.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Either keep the status Quo or delay the introduction of the new rules until further discussions are held with representatives involved in the holiday home rental industry. (Visitor Accommodation)		

<b>Submitter Number:</b>	257	<b>Submitter:</b>	Louise Shackleton
<b>Contact Name:</b>		<b>Email:</b>	louise.shackleton@icloud.com
<b>Address:</b>	436 Slopehill Road, RD 1, Queenstown, 9371		
<b>Point Number</b>	257.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The existing rules and zoning in rural areas should remain.		

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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:** 258 **Submitter:** Peter Barrow

**Contact Name:** **Email:** peter@accommodationwanaka.com

**Address:** P.O. Box 301, Wanaka, Wanaka, NZ, 9343

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**Point Number** 258.1 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Oppose

**Summary of Submission** Either keep the status Quo or delay the introduction of the new rules until further discussions are held with representatives involved in the holiday home rental industry. (Visitor Accommodation)

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**Submitter Number:** 259 **Submitter:** Duncan & Sheena Ashford & Ashford-Tait

**Contact Name:** **Email:** duncanandsheena@mac.com

**Address:** PO Box 2579, Wakatipu, Queenstown, New Zealand, 9349

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**Point Number** 259.1 **Provision:** 287-41 Jacks Point Zone

**Position:** Oppose

**Summary of Submission** Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas

should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

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**Point Number** 259.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

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

**Summary of Submission** With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

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**Point Number** 259.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

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

**Summary of Submission** With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

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**Point Number** 259.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

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

**Summary of Submission** Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

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**Point Number** 259.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

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

**Summary of Submission** Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

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**Point Number** 259.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.		
<b>Point Number</b>	259.7	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		
<b>Point Number</b>	259.8	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		
<b>Point Number</b>	259.9	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		
<b>Point Number</b>	259.10	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		
<b>Point Number</b>	259.11	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		
<b>Point Number</b>	259.12	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.		
<b>Point Number</b>	259.13	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		
<b>Point Number</b>	259.14	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		
<b>Point Number</b>	259.15	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		
<b>Point Number</b>	259.16	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.
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<b>Submitter Number:</b>	260	<b>Submitter:</b>	Roger Gardiner
<b>Contact Name:</b>		<b>Email:</b>	gardiner@outlook.co.nz
<b>Address:</b>	149 Stone Street, Wanaka, 9305		

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<b>Point Number</b>	260.1	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667-13.5.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports inclusion of the Entertainment Precinct, however seeks a relaxation of the current 10pm curfew for outside balcony areas to 11pm.		

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<b>Point Number</b>	260.2	<b>Provision:</b>	7-Part Seven - Maps > 7.1- Legend and User Information
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Have maps more properly show the appropriate land classification and rely less on designations. This will make maps more meaningful. Seek to have the Wanaka Lake Front Reserve classified and shown on maps as ONL		

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<b>Point Number</b>	260.3	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add a classification or designation to the Wanaka Fish Hatchery wetland area located at Stone Street Wanaka, to recognize its significance and importance.		

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<b>Point Number</b>	260.4	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add a classification or designation to the Wanaka Fish Hatchery wetland area located at Stone Street Wanaka, to recognize its significance and importance.		

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<b>Point Number</b>	260.5	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Add a classification or designation to the Wanaka Fish Hatchery wetland area located at Stone Street Wanaka, to recognize its significance and importance.		

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<b>Submitter Number:</b>	261	<b>Submitter:</b>	June Watson
<b>Contact Name:</b>		<b>Email:</b>	robin.june@slingshot.co.nz
<b>Address:</b>	35 Devon Street, Arrowtown, New Zealand, 9302		

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<b>Point Number</b>	261.1	<b>Provision:</b>	14-10 Arrowtown Residential Historic Management Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retention of the status quo. Opposes the medium density residential zone in Arrowtown.		

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<b>Point Number</b>	261.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retention of the status quo. Opposes the medium density residential zone in Arrowtown.		

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<b>Submitter Number:</b>	262	<b>Submitter:</b>	Susan Cleaver
<b>Contact Name:</b>		<b>Email:</b>	suecleaver2000@gmail.com
<b>Address:</b>	23 Nairn Street, Arrowtown, 9302		

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<b>Point Number</b>	262.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		



<b>Summary of Submission</b>	Reject discretionary status retain existing controlled activity status.
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<b>Submitter Number:</b>	263	<b>Submitter:</b>	Angela Martin
<b>Contact Name:</b>		<b>Email:</b>	a.r.martin@xtra.co.nz
<b>Address:</b>	PO Box 543, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	263.1	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That solar panels not be allowed to protrude the max height limit specified for a zone, as proposed in 30.5.1.5. and 30.5.1.6.		

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<b>Submitter Number:</b>	264	<b>Submitter:</b>	Philip Winstone
<b>Contact Name:</b>		<b>Email:</b>	philwinstone@xtra.co.nz
<b>Address:</b>	99253, Newmarket, Auckland, NZ, 1149		

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<b>Point Number</b>	264.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	No medium density housing zone for Arrowtown.		

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<b>Point Number</b>	264.2	<b>Provision:</b>	255-8 Medium Density Residential > 256-8.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the medium density residential zone is not applied to Arrowtown		

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<b>Point Number</b>	264.3	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives
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**Position:** Oppose

**Summary of Submission** Not to proceed with Medium Density Zone for Arrowtown

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**Point Number** 264.4 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2

**Position:** Oppose

**Summary of Submission** Dont proceed with the MDHZ in Arrowtown

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**Point Number** 264.5 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3

**Position:** Oppose

**Summary of Submission** Not allow building sites below 250sqm via the Homestar incentive should the MDHZ proceed in Arrowtown

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**Point Number** 264.6 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6

**Position:** Oppose

**Summary of Submission** No Medium Density Zone in Arrowtown.

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**Point Number** 264.7 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7

**Position:** Oppose

**Summary of Submission** Do not adopt the Medium Density Zone in Arrowtown

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**Point Number** 264.8 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Do not adopt the Medium Density Zone in Arrowtown		
<b>Point Number</b>	264.9	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Do not adopt the Medium Density Zone in Arrowtown		
<b>Point Number</b>	264.10	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Do not adopt the Medium Density Zone in Arrowtown		
<b>Point Number</b>	264.11	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Do not adopt the Medium Density Zone in Arrowtown. If the MDHP proposal was adopted building height should be limited to 5m		
<b>Point Number</b>	264.12	<b>Provision:</b>	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Do not adopt the Medium Density Zone in Arrowtown		

<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		

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**Point Number** 265.1 **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** Requests the ONL lines be reviewed.

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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**Point Number** 265.2 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** Opposes the Medium density in Arrowtown. Supports the growth of the urban boundary.

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**Point Number** 265.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 811-22.2.2.3

**Position:** Oppose

**Summary of Submission** Encourage Commercial and Non Residential activity - Commercial development should be encouraged in areas where there is public activity. eg: Cycle Trail.

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**Point Number** 265.4 **Provision:** 1059-26 Historic Heritage

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

**Summary of Submission** To have subdivision as a permitted activity where a heritage building exists to encourage maintenance and preservation of the historic building.

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**Point Number** 265.5 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

<b>Summary of Submission</b>	Reject discretionary activity status and retain controlled activity status.		
<b>Point Number</b>	265.6	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Increase flights to 10 per week, and delete the 500 metre distance and change to a safe distance.		
<b>Point Number</b>	265.7	<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>	Opposes the Medium density in Arrowtown. Supports the growth of the urban boundary.		
<b>Point Number</b>	265.8	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Opposes the Medium density in Arrowtown. Supports the growth of the urban boundary.		
<b>Point Number</b>	265.9	<b>Provision:</b>	81-6 Landscape
<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>		
<b>Point Number</b>	265.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Considers that Rural Lifestyle/Rural Residential Zones are more appropriate zones for much of the Morven Ferry Road area (shown on proposed planning map 30). Believes the Rural General zone is almost redundant because pastoral farming is not viable in the Wakatipu basin.

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**Submitter Number:** 266 **Submitter:** Judith Mahon  
**Contact Name:** **Email:** judo34@xtra.co.nz  
**Address:** 132 Centennial Avenue, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 266.1 **Provision:** 7-Part Seven - Maps > 7.29-Map 27 - Arrowtown  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Buckingham Street a walking mall. Deliveries during daytime be from outer streets, or outside daytime shop hours.

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**Point Number** 266.2 **Provision:** 7-Part Seven - Maps > 7.29-Map 27 - Arrowtown  
**Position:** Oppose  
**Summary of Submission** Whilst this area cannot be pulled down. The Arrowtown South area should be looked at by the QLDC with a view to enhancing the entrance to Arrowtown with development designed in sympathy with the Arrowtown area. From the Arrowtown Golf Course area including The Historic Doctors house and cluster of houses to the Chartres Lane Development. QLDC have a chance to enhance the entrance to Arrowtown.

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**Submitter Number:** 267 **Submitter:** Mark Smith  
**Contact Name:** **Email:** msmith24@gmail.com  
**Address:** 11 Anglesea Street, Arrowtown, 9302

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**Point Number** 267.1 **Provision:** 14-10 Arrowtown Residential Historic Management Zone  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Arrowtown not being seen as a convenient place to add extra residents to the Queenstown-

**Submission** Lakes district, rather the QLDC seeking to preserve the unique character of Arrowtown within the Queenstown-Lakes district. Greater weight being given to the residents of Arrowtown and their elected representative in decisions that affect Arrowtown.

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**Submitter Number:** 268 **Submitter:** Mark Kramer  
**Contact Name:** **Email:** mjkramer@xtra.co.nz  
**Address:** 6 Criterion street, Arrowtown, Arrowtown, New Zealand, 9302

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**Point Number** 268.1 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

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

**Summary of Submission** The removal of provisions in the proposed district plan for an increase in the height recession plane in the proposed medium density area in Arrowtown. Retention of the existing height recession plane.

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**Point Number** 268.2 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

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

**Summary of Submission** Notes that Section 8.5.5 states maximum site density shall be 250m<sup>2</sup>, but only if the development doesn't attain a 6 star rating, which is not much more than is required under the existing building code.

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**Point Number** 268.3 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9

**Position:** Support

**Summary of Submission** Noted that continuous building length is set at 16m, which is restricted discretionary, does not need consent from affected parties, and doesn't need to be notified if a 6 star rating is achieved. With the discretion being controlled by a series of bullet points which are both ambiguous and subjective.

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**Point Number** 268.4 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-

**Position:** Support

**Summary of Submission** Adopting the Arrowtown guide lines 2006 in to the rules. As far as possible.

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**Submitter Number:** 269

**Submitter:** David Barton

**Contact Name:**

**Email:** david@tuibiz.com

**Address:** PO Box 32-502, Devonport, Auckalnd, 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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**Point Number** 269.2

**Provision:** 7-Part Seven - Maps > 7.24-Map 22 - Wanaka

**Position:** Oppose

**Summary of Submission** Remove Medium Density zone from Wanaka central.

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**Point Number** 269.3

**Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12

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

**Summary of Submission** Add a policy that recognises and is sensitive to the character of central Wanaka.

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**Point Number** 269.4

**Provision:** 255-8 Medium Density Residential

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

**Summary of Submission** Medium density in Wanaka should focus on greenfield and not infill.



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<b>Submitter Number:</b>	270	<b>Submitter:</b>	Crescent Investments Limited
<b>Contact Name:</b>	Bridget Irving	<b>Email:</b>	bridget.irving@gallowaycookallan.co.nz
<b>Address:</b>	Galloway Cook Allan PO Box 143, Dunedin, 9054		
<b>Point Number</b>	270.1	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes designation 389 and 390. Requests that notices of requirement be withdrawn as unnecessary. Resource consents required conditions by way of consent notice requiring the consent holder to maintain the stormwater infrastructure within Kirimoko Park.		

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<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		
<b>Point Number</b>	271.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Contains inadequate protection for the Queenstown airport, as a regionally significant piece of infrastructure, from the risks of reverse sensitivity. There are four key changes requested by BARNZ to strengthen the protection of Queenstown Airport from reverse sensitivity:</p> <ul style="list-style-type: none"><li><input type="checkbox"/> The addition of specific protection of regionally significant infrastructure from reverse sensitivity in the economic objectives and policies contained in the Strategic Directions chapter</li><li><input type="checkbox"/> The strengthening of the objectives and associated policies in the Urban Development chapter limiting urban development to areas which will not create reverse sensitivities or otherwise detrimentally impact on regionally significant infrastructure</li><li><input type="checkbox"/> Maintaining the current maximum site density of new development in the Outer Control Boundary at one dwelling per 450m2. (as per the operative plan</li><li><input type="checkbox"/> Maintaining the current minimum allotment size of 600m2 within the Low Density Residential Zone and the OCB (as per the operative plan).</li></ul>		

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<b>Point Number</b>	271.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The definition of Activities Sensitive to Aircraft Noise (ASAN) omits to include educational classrooms, educational buildings and educational playgrounds. These are clearly activities sensitive to aircraft noise and they were included within the definition of ASAN in PC19.</p> <p>Amend Definition of activities sensitive to aircraft noise to include educational classrooms, educational buildings and educational playgrounds within the definition of Activities Sensitive to Aircraft Noise.</p>		
<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><input type="checkbox"/> 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>		
<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>	<p>Add an additional bullet to 3.2.2.1:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> in locations which avoid reverse sensitivity effects on significant infrastructure.</li> </ul>		
<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>	<p>Add an additional bullet to 3.2.2.1.3:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> that development occurs in locations and forms which avoid reverse sensitivity effects on significant infrastructure.</li> </ul>		
<b>Point Number</b>	271.6	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 16-4.2.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Add the words 'which avoids reverse sensitivity effects on significant infrastructure' to the end of policy 4.2.1.2.		
<b>Point Number</b>	271.7	<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>	Add an additional bullet to 4.2.3.1: <input type="checkbox"/> that development occurs in locations and forms which avoid reverse sensitivity effects on significant infrastructure.		
<b>Point Number</b>	271.8	<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>	Support		
<b>Summary of Submission</b>	Support.		
<b>Point Number</b>	271.9	<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>	Add an additional bullet to 4.2.4.2: <ul style="list-style-type: none"> <li>occurs in locations and forms which avoid reverse sensitivity effects on significant infrastructure.</li> </ul>		
<b>Point Number</b>	271.10	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 40-4.2.4.3.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend policy 4.2.4.3 to read:  Protect the Queenstown airport from reverse sensitivity effects, and maintain residential amenity, through: <ul style="list-style-type: none"> <li>prohibiting or limiting the establishment of Activities Sensitive to Aircraft Noise in the Air Noise Boundary or Outer Control Boundary of Queenstown Airport; and</li> <li>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</li> </ul>		

<b>Point Number</b>	271.11	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11
<b>Position:</b>	Support		
<b>Summary of Submission</b>	BARNZ supports making development within the Air Noise Boundary which is greater than one dwelling, unit or flat per site non-complying.		
<hr/>			
<b>Point Number</b>	271.12	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<hr/>			
<b>Point Number</b>	271.13	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<hr/>			
<b>Point Number</b>	271.14	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Add an additional exemption to 7.5.6 as follows:</p> <ul style="list-style-type: none"> <li>land within the Queenstown Airport Air Noise Boundary, or between the Outer Control Boundary and the Air Noise Boundary, where the maximum site density shall be one residential unit or dwelling per 450m<sup>2</sup> net site area.</li> </ul>		
<hr/>			
<b>Point Number</b>	271.15	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<hr/>			
<b>Point Number</b>	271.16	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7

<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision.		
<hr/>			
<b>Point Number</b>	271.17	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 882-21.4.29
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<hr/>			
<b>Point Number</b>	271.18	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add a new line to the activity table at 27.5.1 providing that land within the Queenstown Airport outer control boundary (which includes land within the air noise boundary) should have a minimum lot area of 600m <sup>2</sup> .		
<hr/>			
<b>Point Number</b>	271.19	<b>Provision:</b>	26-37Designations
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Designation for Queenstown Airport. BARNZ supports the Queenstown Airport.		
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<b>Submitter Number:</b>	272	<b>Submitter:</b>	Robert Devine
<b>Contact Name:</b>		<b>Email:</b>	robert.h.devine@gmail.com
<b>Address:</b>	PO Box 7, Lake Hawea, New Zealand, 9345		
<hr/>			
<b>Point Number</b>	272.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Maintain the proposed District Plan Rural Residential zones as depicted in Map 17 of the proposed District Plan.		

<b>Point Number</b>	272.2	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Maintain the proposed District Plan Rural Residential zones as depicted in Map 17 of the proposed District Plan.		
<b>Point Number</b>	272.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications
<b>Position:</b>	Support		
<b>Summary of Submission</b>	All subdivisions in the Lake Hawea area to be a 'notified' process, providing a public consultation process.		

<b>Submitter Number:</b>	273	<b>Submitter:</b>	The Full & Bye Trust
<b>Contact Name:</b>	Philip Thoreau	<b>Email:</b>	philip@thoreau.co.nz
<b>Address:</b>	8 Maleme Avenue, Belmont, Auckland, New Zealand, 0622		
<b>Point Number</b>	273.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Restrict the area of the Wanaka Medium Density Zone to more immediately adjacent to the town centre.</p> <p>Apply more stringent significant controls to retain the amenity value of the area, particularly as it progresses eastward toward the characteristically Wanaka scenic Cardrona Moraine, Bullock Creek, upper Helwick Street and East Tenby Street regions.</p>		
<b>Point Number</b>	273.2	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Restrict the area of the Wanaka Medium Density Zone to more immediately adjacent to the town centre.		
<b>Point Number</b>	273.3	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules -

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

**Summary of Submission** Requests reconsideration of the recession plane rules. Clarification of exemptions for a park, reserve and fronting the road or a significant reduction in the area of the zone where an exemption could apply.

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**Point Number** 273.4 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

**Position:** Oppose

**Summary of Submission** Opposes density incentives for Homestar. Requests Homestar tool be abandoned. Questions conflict of density incentives with plan objectives, and potential implications on parking, building coverage, density, recession planes and boundary setbacks. Questions the benefit of the 6 year window after which the Homestar incentives expire.

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**Point Number** 273.5 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1

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

**Summary of Submission** Questions basis for sustainable buildings. Should be able to achieve special privileges relating to non notification.

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**Point Number** 273.6 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 293-8.2.7.4

**Position:** Oppose

**Summary of Submission** This provision should be seen as misconceived and should be reconsidered.

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**Submitter Number:** 274

**Submitter:** Susan Meyer

**Contact Name:**

**Email:** susiemeyer@xtra.co.nz

**Address:** 10a Tenby Street, Wanaka, New Zealand, 9305

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**Point Number** 274.1 **Provision:** 685-15 Local Shopping Centres

<b>Position:</b>	Support		
<b>Summary of Submission</b>	The creation a Wanaka Local Shopping Centre adjacent to the corner of Stone Street and Cardrona Valley Road (Map 23). I ask that the building capacity be increased to 80% as the area is somewhat triangulated creating opportunity for wasted space. I also ask of the zoning to allow for the linking of the local shopping centre zone to the zone that the Wanaka Lakes Health Centre . this would allow for extension of services and linking of services that are supportive the health center and the hospital		
<b>Point Number</b>	274.2	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The creation a Wanaka Local Shopping Centre adjacent to the corner of Stone Street and Cardrona Valley Road (Map 23). I ask that the building capacity be increased to 80% as the area is somewhat triangulated creating opportunity for wasted space. I also ask of the zoning to allow for the linking of the local shopping centre zone to the zone that the Wanaka Lakes Health Centre . this would allow for extension of services and linking of services that are supportive the health center and the hospital		

<b>Submitter Number:</b>	275	<b>Submitter:</b>	Robertson Family Trust
<b>Contact Name:</b>	Annemarie Townsley	<b>Email:</b>	annemarie@outlook.com
<b>Address:</b>	n/a 347 Frankton Road, Queenstown, New Zealand, 9300		
<b>Point Number</b>	275.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That a further policy is included to enable lesser access widths in the High Density Residential Zone, as outlined in the submission.		
<b>Point Number</b>	275.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the rule be changed so that the minimum lot area for the High Density Residential Zone would be less than for the Medium and Low Density Zones.		



<b>Point Number</b>	275.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The wording should be changed so that in the High Density Residential Zone the minimum lot size need not apply to any lots being created which contain a residential unit provided that any vacant lots also being created do meet the minimum lot size		
<b>Point Number</b>	275.4	<b>Provision:</b>	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject rule 27.9.2a. If the intention of the rule is to ensure that adequate consultation is undertaken with the NZTA then this should be made clear in the rule wording. The proposed wording allows for boundary adjustments and other complying subdivisions to potentially be notified or limited notified for any reason if the land is located next to a state highway, which is unfair to landowners adjoining the highway if such activities in other locations are not required to be notified.		
<b>Point Number</b>	275.5	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports this objective and policy. Requests that a further policy be added which enables lesser access widths in this zone than would otherwise be required under the operative provisions in the Transport section of the plan (which is not under review), provided that proposed access way designs are practical and safe.		
<b>Point Number</b>	275.6	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>The Trust opposes Rule 9.4.3, which permits only 3 dwellings, units and/or flats per site.</p> <p>Requests that the provisions enable each dwelling to also have a residential flat as a permitted activity, and so that the number of permitted dwellings per site is greater in this zone than in the Medium Density Zone.</p>		
<b>Point Number</b>	275.7	<b>Provision:</b>	7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road
<b>Position:</b>	Oppose		

**Summary of Submission** That Section 4 SO 401190 be correctly shown on Map 32 and on the council's GIS maps as legal road, and that Designation 531 be removed from Map 32.

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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** 276.1 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** Allow the Arrowtown boundary to extend

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**Point Number** 276.2 **Provision:** 458-10Arrowtown Residential Historic Management Zone > 459-10.1Zone Purpose

**Position:** Support

**Summary of Submission** Supports the provision.

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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:** 277 **Submitter:** Alexander Reid  
**Contact Name:** **Email:** doug.reid@colliers.com  
**Address:** 273 Tucker Beach Road, RD 1, Queenstown, 9371

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<b>Point Number</b>	277.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Leave Rural General as requiring a discretionary consent for subdivision and provide a mix of Controlled Activity and Restricted Discretionary Activity subdivision rules for rural living areas and residential zones.		
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<b>Point Number</b>	277.2	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Support		
<b>Summary of Submission</b>	I believe a further rural lifestyle zone should be added to the western end of Littles Road around current housing, adjoining to the Rural visitor zone with room to expand to the south. The ONL line needs to be moved to the north of the rural visitor zone.		
<hr/>			
<b>Point Number</b>	277.3	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Expand boundaries for urban growth boundaries. Parts of the northern side of Ladies Mile should be re-zoned to a mixture of rural residential and rural lifestyle		
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<b>Submitter Number:</b>	278	<b>Submitter:</b>	none
<b>Contact Name:</b>	Sousa Jefferson	<b>Email:</b>	info@thewordsmith.co.nz
<b>Address:</b>	none 44 Frye Crescent, Albert Town, Wanaka, 9305		
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<b>Point Number</b>	278.1	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the definition of Visitor Accommodation, Part A (exclusions) to include <u>'The letting of a residential unit that is the primary residence where the letting occurs for less than 30 days per calendar year'</u> .		
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<b>Submitter Number:</b>	279	<b>Submitter:</b>	Sophie James
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<b>Contact Name:</b>		<b>Email:</b>	sophie.james@raywhite.com
<b>Address:</b>	PO Box 1111, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	279.1	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	For the submitters land to be re zoned from Rural General to Rural Lifestyle		
	SEC 53 BLK IV SHOTOVER SD - PT SEC 52 BLK IV SHOTOVER SD SEC 9 SO431042 - SEC 72 PT SEC 57 BLK IV SHOTOVER SD		
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<b>Submitter Number:</b>	280	<b>Submitter:</b>	Peter Anthony Marshall
<b>Contact Name:</b>		<b>Email:</b>	oete@mtuptonlodge.com
<b>Address:</b>	28 Upton Street, Wanaka, New Zealand, 9305		
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<b>Point Number</b>	280.1	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Submitter questions the need for an Urban Growth Boundary for Wanaka as unsure if this is necessary.		
	However, if it is necessary, the submitter opposes the proposed Urban Growth Boundary for Wanaka as shown on Map 18. It needs to be much wider to provide for the inevitable growth that will occur in the immediate future (next 50 years). The boundary should be redrawn to follow the true right bank of the Clutha River as far as Wanaka airport and along Mount Barker Road to Cardrona Valley Road at the point where it meets the existing boundary at Studholme Road.		
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<b>Submitter Number:</b>	281	<b>Submitter:</b>	Wakatipu Reforestation Trust
<b>Contact Name:</b>	Neill Simpson	<b>Email:</b>	n.simpson@xtra.co.nz
<b>Address:</b>	181 Peninsula Road, Kawarau Falls, Queenstown, New Zealand, 9300		

<b>Point Number</b>	281.1	<b>Provision:</b>	174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the following are added to the non-planting list in rule 34.4.1 Buddleja (Buddleja davidii) Cotoneaster (Cotoneaster glaucophyllus) Spanish heath (Erica lusitanica) and discuss adding a few other exotic weeds that are becoming prominent in the District.		
<b>Point Number</b>	281.2	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The addition of a policy encouraging native planting where appropriate as an alternative to planting exotic species.		

<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		
<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.		
<b>Point Number</b>	282.2	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports the designation 175 partially as we would like to see Designation 175 extended to cover campground operations and facilities which extend over both Pt Sec 2 Block II Lower Hawea Survey District parcel so that the whole campground (15.7 hectares) is designated for Motor Park not just Part. The current designation area is a rectangle covering the small Pt Sec 2 Block II Lower Survey District parcel only.</p> <p>Would like Council to look holistically at the planning framework for this area, including the extent of the campground designation, the underlying zoning of the campground, and the</p>		

zoning of the land surrounding the campground.with an appropriate planning framework provides opportunities to provide for expanded accommodation options and visitor activities.

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**Point Number** 282.3 **Provision:** 7-Part Seven - Maps > 7.18-Map 17 - Hawea

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

**Summary of Submission** Currently the zoning of the camp and surrounding land – approximately 23 hectares is zoned Rural General. We support that this area, including underlying the campground designation 175, be rezoned to Rural Visitor Zone and that the area be planned for future development which can be done in stages.

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.

Would like to see Designation 175 extended to cover campground operations and facilities which extend over both Pt Sec 2 Block II Lower Hawea Survey District parcel so that the whole campground (15.7 hectares) is designated for Motor Park not just Part.

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**Submitter Number:** 283 **Submitter:** Sophie James

**Contact Name:** **Email:** sophie.james@raywhite.com

**Address:** PO Box 1111, Queenstown, New Zealand, 9348

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**Point Number** 283.1 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** For rural lifestyle subdivision to be classified as a controlled activity

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**Submitter Number:** 284 **Submitter:** Maria & Matthew Thomson

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

**Address:** 12 Bretby Court, Jacks Point, Queenstown, New Zealand, 9371

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**Point Number** 284.1 **Provision:** 287-41 Jacks Point Zone

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.		
<b>Point Number</b>	284.2	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.		
<b>Point Number</b>	284.3	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.		
<b>Point Number</b>	284.4	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities</i> " and request that there be no residential and/ or commercial subdivision and development in this area.		
<b>Point Number</b>	284.5	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space</i> " and that there be no		

residential and/ or commercial subdivision and development in this area.

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<b>Point Number</b>	284.6	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Specifically retain the rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.		

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<b>Point Number</b>	284.7	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

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<b>Point Number</b>	284.8	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		

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<b>Point Number</b>	284.9	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		

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<b>Point Number</b>	284.10	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		



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**Point Number** 284.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

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

**Summary of Submission** Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

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**Point Number** 284.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

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

**Summary of Submission** Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

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**Point Number** 284.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

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

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties/ neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 284.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

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

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 284.15 **Provision:** 287-41 Jacks Point Zone

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

**Summary of Submission** Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

<b>Point Number</b>	284.16	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

<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		
<b>Summary of Submission</b>	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.		

<b>Point Number</b>	285.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-
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**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** 285.5 **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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<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>		
<b>Point Number</b>	285.9	<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>	delete 6.3.2		
<b>Point Number</b>	285.10	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	change the ONL line back to where it was before and define features you are trying to protect		
<b>Point Number</b>	285.11	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	285.12	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-

**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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**Point Number** 285.14                      **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

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

**Summary of Submission** Provide a framework so that visitor accommodation and rural amenities can co exist with residential development in the rural area.

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**Point Number** 285.15                      **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Retain rules in zoned areas as they are now. all subdivision is a controlled activity

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**Point Number** 285.16                      **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6

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

**Summary of Submission** Developers and sub dividers should only meet the cost of new services etc when the services are deemed to be up to standard and at an acceptable level. developers and sub dividers should not have to upgrade QLDC services or roads that are below recognized national standards.

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**Point Number** 285.17                      **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to include that the location of flight paths of fixed wing aircraft should be protected from the surrounding rural amenity and any future development in these areas should recognize the informal airport and its operation.		
<b>Point Number</b>	285.18	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Table 6		
<b>Point Number</b>	285.19	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to 'Protect Informal airports from the adverse effects of other rural amenities and zones that are within the take off and landing flights paths for those informal airports especially in relation to fixed wing aircraft'.		
<b>Point Number</b>	285.20	<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>	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>	285.21	<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>	Support		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	285.22	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Oppose

**Summary of Submission**

That ONL lines be deleted from the Proposed District Plan and replaced when consultation from the community has taken place. ONL should not include any flat land in the Wakatipu Basin that has been modified by pastoral farming. 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. 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.

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**Submitter Number:** 286

**Submitter:** Urs & Rosalie Metzger

**Contact Name:**

**Email:** metzger.u@gmail.com

**Address:** 181 Cemetery Road, RD 2, Wanaka, NZ, 9382

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**Point Number** 286.1

**Provision:** 174-34 Wilding Exotic Trees >  
176-34.2 Objective and Policy

**Position:** Oppose

**Summary of Submission**

Remove word 'prohibiting' and possibly replace with 'restrict' - could require any new plantings to limited number or contribute to cost of wilding removal. - Supply a listing of species that can be planted that satisfy shelter belt, heating and income uses.

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**Point Number** 286.2

**Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:** Oppose

**Summary of Submission**

Removal of word 'generally' from sentence in 22.1 Zone purpose.

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**Submitter Number:** 287

**Submitter:** Christopher Jopson, Jacqueline Moreau, Shane Jopson

**Contact Name:** Shane Jopson

**Email:** duncan.white@ppgroup.co.nz

**Address:** Duncan White Paterson Pitts Partners (Wanaka) Ltd PO Box 283, Wanaka, New Zealand, 9343

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<b>Point Number</b>	287.1	<b>Provision:</b>	7-Part Seven - Maps > 7.22-Map 20 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Map 20 and seek that the properties on Terranova Place be rezoned from Large Lot Residential to Low Density Residential.		

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<b>Submitter Number:</b>	288	<b>Submitter:</b>	Barn Hill Limited
<b>Contact Name:</b>		<b>Email:</b>	firgrovefarm@gmail.com
<b>Address:</b>	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>Point Number</b>	288.2	<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>	Delete the ONL lines form property that has been highly modified and keep the status quo from current plan.		

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<b>Point Number</b>	288.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1183-27.1 Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete all subdivision is discretionary and replace with all subdivision in zoned areas is controlled.		

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<b>Point Number</b>	288.4	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		



<b>Summary of Submission</b>	Add 'The location of flight paths of fixed wing aircraft should be protected from the surrounding rural amenity and any future development in these areas should recognize the informal airport and its operation'.		
<b>Point Number</b>	288.5	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Table 6.		
<b>Point Number</b>	288.6	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete the policy and change to 'Protect Informal airports from the adverse effects of other rural amenities and zones that are within the take off and landing flights paths for those informal airports especially in relation to fixed wing aircraft'.		
<b>Point Number</b>	288.7	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add 'The location of flight paths of fixed wing aircraft should be protected from the surrounding rural amenity and any future development in these areas should recognize the informal airport and its operation'.		
<b>Point Number</b>	288.8	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Make the informal airstrip on DE & ME Bunn property 219 Morven Ferry Road a protected airstrip..		

<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		

<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?		
<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.		
<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.		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	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.		
<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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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>	289.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1222-27.2.5.8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Existing houses could also be encouraged to install rain water tanks.		

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<b>Point Number</b>	289.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1223-27.2.5.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Encourage existing houses to install rain water tanks.		

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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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	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 > 92-3.2.4Goal 4 > 103-3.2.4.6Objective 6
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<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		
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<b>Point Number</b>	289.11	<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		
<b>Summary of Submission</b>	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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<b>Point Number</b>	289.12	<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>	Hawea's rural landscape is important and housing needs to be confined to urban boundaries.		
<hr/>			
<b>Point Number</b>	289.13	<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>	Support		
<b>Summary of Submission</b>	Hawea's rural landscape is important and housing needs to be confined to urban boundaries.		
<hr/>			
<b>Point Number</b>	289.14	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		
<hr/>			
<b>Point Number</b>	289.15	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

**Submission**

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**Point Number** 289.16 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7

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

**Summary of Submission** Soils in the Upper Clutha are free-draining and it is important to prevent stock from accessing waterbodies. It would also be good to exclude other cattle from our waterways. Riparian planting of waterways should be a requirement.

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**Point Number** 289.17 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 806-22.2.1.6

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

**Summary of Submission** Amend to require all new and replacement lighting in the district to be downward facing using energy efficient light bulbs.

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**Point Number** 289.18 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5

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

**Summary of Submission** Amend to require all new and replacement lighting in the district to be downward facing using energy efficient light bulbs.

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**Point Number** 289.19 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16

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

**Summary of Submission** Amend to require all new and replacement lighting in the district to be downward facing using energy efficient light bulbs.

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**Point Number** 289.20 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1226-27.2.5.12

**Position:** Support

<b>Summary of Submission</b>	Design collection of stormwater from roads in particular, so that it does not run into our lakes and rivers.		
<b>Point Number</b>	289.21	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Any other subsequent changes required to give relief to the matters and the relief sought in the submission.		

<b>Submitter Number:</b>	290	<b>Submitter:</b>	Christine Ryan
<b>Contact Name:</b>		<b>Email:</b>	erikandchris@gmail.com
<b>Address:</b>	92 Centennial Avenue, Arrowtown, New Zealand, 9302		
<b>Point Number</b>	290.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the Medium Density Zone		
<b>Point Number</b>	290.2	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 45-30.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Change wording from 'encourage' to 'require'		
<b>Point Number</b>	290.3	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Strongly support this provision, shame we have not implemented it sooner.		
<b>Point Number</b>	290.4	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	290.5	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Strongly support the exemption of walkways - important to facilitate access into natural areas so that people can enjoy them.		

<b>Submitter Number:</b>	291	<b>Submitter:</b>	Taco Medic
<b>Contact Name:</b>	Ant Wilkins	<b>Email:</b>	info@tacomedic.co.nz
<b>Address:</b>	49 Mcdonnell Road, Arrowtown, 9302		
<b>Point Number</b>	291.1	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	For the Southern boundary of the Entertainment Precinct to extend to the Southern side of Searle Lane to include the entire lane. Queenstown Town Centre		

<b>Submitter Number:</b>	292	<b>Submitter:</b>	John Walker
<b>Contact Name:</b>		<b>Email:</b>	walkershj@gmail.com
<b>Address:</b>	193 Plantation Road, Wanaka, New Zealand, 9305		
<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.		
<b>Point Number</b>	292.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Support

**Summary of Submission** Strengthen policies to achieve hubs and avoid any undermining.

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**Point Number** 292.3 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2

**Position:** Support

**Summary of Submission** Strengthen policies to emphasise compact, well designed and integrated urban form for Wanaka.

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**Point Number** 292.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3

**Position:** Support

**Summary of Submission** Specific policies that individualise specific areas.

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**Point Number** 292.5 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6

**Position:** Support

**Summary of Submission** Strengthen the policies

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**Point Number** 292.6 **Provision:** 592-13 Wanaka Town Centre

**Position:** Support

**Summary of Submission** Strengthen policies 13.1; 13.2.1.1; 13.2.2.1; 13.2.6

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**Point Number** 292.7 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7

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

**Summary of Submission** Require progressive undergrounding of all lines in Wanaka.



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<b>Point Number</b>	292.8	<b>Provision:</b>	26-30 Energy and Utilities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	require progressive undergrounding of all lines		

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<b>Submitter Number:</b>	293	<b>Submitter:</b>	Murray Fraser
<b>Contact Name:</b>		<b>Email:</b>	m.fraser@xtra.co.nz
<b>Address:</b>	Ella Hardman Southern Land PO Box 715, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	293.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Seek the minimum lot size within the Large Lot Residential Zone is reduced from 4000m <sup>2</sup> to 2000m <sup>2</sup> as 4000m <sup>2</sup> is too restrictive and is the same as the minimum lot size for the Rural Residential zone. The creation of the Large Lot Residential Zone provides the opportunity to transition from Rural Residential to Low Density Residential. This would provide for the community's economic and cultural well being.		

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<b>Point Number</b>	293.2	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 452-11.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Seek that Rule 11.5.2 which relates to maximum building coverage be amended to 30% to reflect the requested reduction to the minimum lot size for the Large Lot Residential zone.		

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<b>Point Number</b>	293.3	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Seek the minimum lot size within the Large Lot Residential Zone is reduced from 4000m <sup>2</sup> to 2000m <sup>2</sup> as 4000m <sup>2</sup> is too restrictive and is the same as the minimum lot size for the Rural Residential zone. The creation of the Large Lot Residential Zone provides the opportunity to transition from Rural Residential to Low Density Residential. This would provide for the community's economic and cultural well being.		

<b>Point Number</b>	293.4	<b>Provision:</b>	410-11 Large Lot Residential > 434-11.4 Rules – Activities > 436-11.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The ability to establish dwellings, residential units and residential flats as a permitted activity will eliminate unnecessary costs (time and money) for the developer and Council.		

<b>Submitter Number:</b>	294	<b>Submitter:</b>	Steven Bunn
<b>Contact Name:</b>		<b>Email:</b>	smrjbunn@gmail.com
<b>Address:</b>	Unknown, Botany Downs, Auckland, New Zealand, 2010		

<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.		

<b>Point Number</b>	294.2	<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>	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		

<b>Point Number</b>	294.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The objective should be widened. QLDC should be zoning more Rural Residential land and providing more tourist and diverse activities in the rural area.		

<b>Point Number</b>	294.4	<b>Provision:</b>	1182-27 Subdivision and Development
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<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain the operative District Plan controlled activity status.		
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<b>Point Number</b>	294.5	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Table 6 relating to informal airports.		
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<b>Submitter Number:</b>	295	<b>Submitter:</b>	John Coe
<b>Contact Name:</b>		<b>Email:</b>	jlcoe@xtra.co.nz
<b>Address:</b>	30 Golf Course Road, Wanaka, New Zealand, 9305		
<hr/>			
<b>Point Number</b>	295.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports the Upper Clutha Environmental Society's Summary and requests that Council implement its submission which seeks the following:</p> <ul style="list-style-type: none"> <li>• That all of Parts 4, 5 and 15 that relate to subdivision and or development in rural areas are retained in their exact current form except for the following:</li> <li>• Delete the Outstanding Natural Landscape landscape category and all provisions relating to it in the Operative District Plan.</li> <li>• Change the name of the Outstanding Natural Landscape (Wakatipu Basin) landscape category to Outstanding Natural Landscape and retain in the Operative District Plan apply all of the existing provisions to the new category. This category is to apply district wide.</li> <li>• Delete the Other rural Landscape category. Delete the Visual Amenity Landscape category. Replace these with a new Rural Landscape Category. Retain all of the provisions for the Visual Amenity Landscape and apply to the new category</li> <li>• Delete Part 3: Sustainable Management in the Operative District Plan and replace with the new Part 1.1 Purpose in the Proposed District Plan.</li> <li>• Include the Urban Growth Boundaries of the Proposed District Plan into the Operative District Plan replacing policy 4.2.5.7 - Urban Edges.</li> <li>• Amalgamate Other Factors and Positive Effects into one section that applies to all three proposed landscape categories.</li> <li>• Delete all text in Parts 4 and 5 of the Operative District Plan relating to 'Explanation and Principal Reasons for Adoption' and 'Implementation Methods'.</li> <li>• Change the cumulative effects assessment matter (5.4.2.2.3(d) in the Operative District Plan to a test.</li> <li>• Add assessment matters to the Operative District Plan for RLC which require clustering design and density assessment matter and a spatial development tool based on the existing 500m and 1.1km assessment matter.</li> <li>• Change policy 5.2.1.5 in the Operative District Plan to make more explicit the primacy</li> </ul>		

of landscape outcomes (Glentarn decision).

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

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<b>Point Number</b>	296.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Define 'aircraft' as 'motorised aircraft' so that any rules are targeted to the primary issue of noise.		

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<b>Point Number</b>	296.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Define 'informal airports' as remote landing areas used by infrequently by helicopter operations;		

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<b>Point Number</b>	296.3	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Extend the protection afforded to Wanaka and Queenstown airports to include Glenorchy and Makarora and to other future CAA recognised public use airfields;		

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<b>Point Number</b>	296.4	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Reduce the permitted activity standards for setback zones for informal airports to 200 metres and apply only to remote landing areas used by helicopter operations;		

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<b>Point Number</b>	296.5	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Permit private and non-commercial recreational use at remote airfields		
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<b>Point Number</b>	296.6	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Increase the number of permitted take-offs and landings at informal airfields from 3 per week to 21 per week;		
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<b>Point Number</b>	296.7	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Apply <i>NZS 6805:1992 Airport Noise Management and Land Use Planning</i> to managing noise only at commercial airports and delete its use for fixed wing operations at informal airports for which it was not designed: to be consistent with Council's technical advice.		
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<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		
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<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		
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<b>Submitter Number:</b>	298	<b>Submitter:</b>	Nick Clark
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<b>Contact Name:</b>		<b>Email:</b>	flyfishingnz@gmail.com
<b>Address:</b>	PO Box 178, Queenstown, 9348		
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<b>Point Number</b>	298.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change from Rural Lifestyle to Rural Residential. The land at Closeburn is useless for anything but building on. Remove the building restriction area.		
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<b>Point Number</b>	298.2	<b>Provision:</b>	7-Part Seven - Maps > 7.41-Map 38 - Wilson Bay and Bobs Cove
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change from Rural Lifestyle to Rural Residential. The land at Closeburn is useless for anything but building on. Remove the building restriction area.		
<hr/>			

<b>Submitter Number:</b>	299	<b>Submitter:</b>	Permanent Wanaka resident 32yrs
<b>Contact Name:</b>	Leith Brew	<b>Email:</b>	zulu6868@yahoo.com.au
<b>Address:</b>	417 Aubrey Road, Wanaka, New Zealand, 9305		
<hr/>			
<b>Point Number</b>	299.1	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the large lot residential sections in Aubrey Road and in close proximity to Anderson Road be allowed for increased density but restricting the number of dwellings on a 4000+sq metre section to two only with the maximum building platform of both dwellings combined not to exceed 1000sq metres.		
<hr/>			
<b>Point Number</b>	299.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the large lot residential sections in Aubrey Road and in close proximity to Anderson Road be allowed for increased density but restricting the number of dwellings on a 4000+sq metre section to two only with the maximum building platform of both dwellings combined not to exceed 1000sq metres.		



<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.		
<hr/>			
<b>Point Number</b>	300.2	<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>	Supports the provision		
<hr/>			
<b>Point Number</b>	300.3	<b>Provision:</b>	81-6 Landscape > 131-6.4 Rules
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		
<hr/>			
<b>Point Number</b>	300.4	<b>Provision:</b>	255-8 Medium Density Residential > 256-8.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the provision.		
<hr/>			
<b>Point Number</b>	300.5	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 364-8.4.22
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Visitor accommodation should not be permitted within this zone.		
<b>Point Number</b>	300.6	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the chapter in general		
<b>Point Number</b>	300.7	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	High Density Residential housing areas should not be introduced into the Wanaka town area.		
<b>Point Number</b>	300.8	<b>Provision:</b>	26-9 High Density Residential > 27-9.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the provision generally.		
<b>Point Number</b>	300.9	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	A section size should not be less than 400sqm.		

<b>Submitter Number:</b>	301	<b>Submitter:</b>	Tim Austin
<b>Contact Name:</b>		<b>Email:</b>	mandytim@xtra.co.nz
<b>Address:</b>	9 Mackay Street, Wanaka, 9305		
<b>Point Number</b>	301.1	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 829-21.2.12.6



<b>Position:</b>	Support
<b>Summary of Submission</b>	Add the words 'including jetty's and launching facilities' to the policy.

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<b>Submitter Number:</b>	302	<b>Submitter:</b>	Grand Lakes Management Limited
<b>Contact Name:</b>	Laura Buttimore	<b>Email:</b>	laura@rmgroup.co.nz
<b>Address:</b>	Resource Management Group 69 Cambridge Terrace, Christchurch Central, Christchurch, New Zealand, 8013		

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<b>Point Number</b>	302.1	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 570-12.5.11.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the increase in night time noise from music from 50 to 55dB LAeq (Rule 12.5.11.3) as this will have a significant adverse effect on the GLML operation (Sofitel Hotel and Spa) and noise insulation requirements will not address the issues facing existing buildings and are inequitable.		

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<b>Point Number</b>	302.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 568-12.5.11.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the retention of the Town Centre Zone day time and night time noise levels		

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<b>Point Number</b>	302.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 570-12.5.11.3
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<b>Position:</b>	Support
<b>Summary of Submission</b>	Support the 5 minute measuring of noise from music (Rule 12.5.11.3 (a) and (b)).

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<b>Submitter Number:</b>	303	<b>Submitter:</b>	Steve Maluschnig
<b>Contact Name:</b>		<b>Email:</b>	steve.lizzie@xtra.co.nz
<b>Address:</b>	760 Kane Road, RD 2, Wanaka, 9382		

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<b>Point Number</b>	303.1	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Requests provision of electric vehicle charging stations in existing and future parking areas in high use areas of Wanaka. eg. Pembroke park, The Marina, Schools, new pool/sports facility. Also a move to an electric vehicle fleet by the QLDC.		

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<b>Point Number</b>	303.2	<b>Provision:</b>	771-21Rural Zone > 837-21.3Other Provisions and Rules
<b>Position:</b>	Support		
<b>Summary of Submission</b>	I would advocate maintenance and/or provision of transport corridors for low impact modes of transport eg. bicycles, electric 2 wheeled vehicles. Between residential and high public use areas through the rural environment. I would like to see continued pressure and negotiation for a direct connection between Newcastle road and the Hawea River track/alternative transport corridor.		

<b>Submitter Number:</b>	304	<b>Submitter:</b>	Sandra Zuschlag
<b>Contact Name:</b>		<b>Email:</b>	sandra.zuschlag@gmail.com
<b>Address:</b>	Unknown, Arrowtown, Arrowtown, New Zealand, 9302		

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<b>Point Number</b>	304.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		

**Summary of Submission**

Arrowtown should not get any medium density zone.

Arrowtown boundary should stay as it is.

Design guidelines for Arrowtown for any new building, alteration and streetscape landscaping controlled by Arrowtown design review board.

6star rated homes should not have any special rules in regards to density - they should fall under the normal rules. Every house in the Wakatipu should be homestar 6 rated.

No more wood fires too be allowed in new Arrowtown houses or no upgrading to wood fires allowed.

Density should not only talk about percentage of building per site but also about how much area can be sealed (driveways - patios). More permeable surface are a must.

Rainwater should be stored in tanks on site to be used for toilet flushing and garden watering. Financial support by the council.

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<b>Submitter Number:</b>	305	<b>Submitter:</b>	Josh McKeague
<b>Contact Name:</b>		<b>Email:</b>	joshmck@hotmail.com
<b>Address:</b>	20 Vancouver Drive, Queenstown, 9300		

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<b>Point Number</b>	305.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	QLDC reserve land Map 32 ref 572 remain reserve land and the underlying medium density designation be removed.		

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<b>Point Number</b>	305.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	QLDC reserve land Map 32 ref 572 remain reserve land and the underlying medium density designation be removed.		

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<b>Point Number</b>	305.3	<b>Provision:</b>	7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<i>Copied from submission point 305.1</i>		

QLDC reserve land Map 32 ref 572 remain reserve land and the underlying medium density designation be removed.

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**Submitter Number:** 306 **Submitter:** NA  
**Contact Name:** Sara Clark **Email:** sara.clark@xtra.co.nz  
**Address:** NA 23 Criterion Street, Arrowtown, 9302

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**Point Number** 306.1 **Provision:** 255-8 Medium Density Residential > 256-8.1 Zone Purpose  
**Position:** Oppose  
**Summary of Submission** That medium density housing should not be adopted within Arrowtown

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**Submitter Number:** 307 **Submitter:** Kawarau Jet Services Holdings Ltd  
**Contact Name:** Amy Wilson-White **Email:** amyw@brownandcompany.co.nz  
**Address:** Brown and Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348

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**Point Number** 307.1 **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** 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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**Point Number** 307.2 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose  
**Position:** Support

<b>Summary of Submission</b>	Support		
<b>Point Number</b>	307.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows:  <u>Protect, maintain or enhance the surface of lakes and rivers and the margins as far as possible while providing for a wide range of appropriate recreational and commercial recreational activities.</u>		
<b>Point Number</b>	307.4	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Generally supports Rule 21.4.24 and Table 9 (being the rules for activities on the surface of the lakes and rivers). Minor clarifications could be made to Table 9 as there appears to be some inconsistency in the application of the labels of "activity status" and "non-compliance status" in the right hand column of the table.		
<b>Point Number</b>	307.5	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 877-21.4.24
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Generally supports Rule 21.4.24 and Table 9 (being the rules for activities on the surface of the lakes and rivers).		
<b>Point Number</b>	307.6	<b>Provision:</b>	771-21Rural Zone > 1007-21.6Non-Notification of Applications
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports Rule 21.6 (non-notification of certain applications).		

<b>Submitter Number:</b>	308	<b>Submitter:</b>	Well Smart Investment Holding (NZQN) Limited
<b>Contact Name:</b>	Paul Arnesen	<b>Email:</b>	pa@planningfocus.co.nz

**Address:** Planning Focus Limited PO Box 911361, Auckland, Auckland, New Zealand, 1142

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**Point Number** 308.1 **Provision:** 464-12 Queenstown Town Centre

**Position:** Support

**Summary of Submission** Support 65-67 Shotover Street and 5-15 Hay Street, which are zoned as TCTZ in the Operative District Plan, being zoned Town Centre Zone with no additional controls imposed on development and use beyond those applied to other Town Centre zoned sites, and any such other consequential relief as is necessary to give effect to the submission.

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**Point Number** 308.2 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Support

**Summary of Submission** Support 65-67 Shotover Street and 5-15 Hay Street, which are zoned as TCTZ in the Operative District Plan, being zoned Town Centre Zone with no additional controls imposed on development and use beyond those applied to other Town Centre zoned sites, and any such other consequential relief as is necessary to give effect to the submission. Copied from Point 308.1 regarding the Queenstown Town Centre Zone.

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**Point Number** 308.3 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**Position:** Support

**Summary of Submission** Support 65-67 Shotover Street and 5-15 Hay Street, which are zoned as TCTZ in the Operative District Plan, being zoned Town Centre Zone with no additional controls imposed on development and use beyond those applied to other Town Centre zoned sites, and any such other consequential relief as is necessary to give effect to the submission. Copied from Point 308.1 regarding the Queenstown Town Centre Zone.

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**Submitter Number:** 309 **Submitter:** John Harrington

**Contact Name:** **Email:** john.arrow@xtra.co.nz

**Address:** PO Box 94, Arrowtown, New Zealand, 9351

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**Point Number** 309.1 **Provision:** 138-7 Low Density Residential

**Position:** Oppose

**Summary of Submission** Oppose the increased density proposed for Arrowtown as it will spoil the beauty and tranquillity. The town does not have the capacity to facilitate such growth. Parking and

stormwater would be a major concern.

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<b>Submitter Number:</b>	310	<b>Submitter:</b>	Jon Waterston
<b>Contact Name:</b>		<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	310.1	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Submitter seeks an extension to the Rural Residential zoning (see attached map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively.

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<b>Point Number</b>	310.2	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
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**Position:** Support

**Summary of Submission** Submitter supports the landscape classification line location where it crosses the subject land (being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336).

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<b>Point Number</b>	310.3	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Submitter seeks an extension to the Rural Residential zoning (see attached map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively.

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<b>Point Number</b>	310.4	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
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**Position:** Support

<b>Summary of Submission</b>	Submitter supports the landscape classification line location where it crosses the subject land.		
<b>Point Number</b>	310.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Submitter seeks an extension to the Rural Residential zoning (see attached map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively.		
<b>Point Number</b>	310.6	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Submitter opposes the provisions for informal airports and noise, particularly noise from helicopters and fixed wing aircraft. The noise standards should remain the same as in the Operative District Plan. Informal airports that exceed the noise standards are non-complying activities that should be publicly notified. The submission does not relate to the use of helicopters and aircraft for genuine agricultural activities.		
<b>Point Number</b>	310.7	<b>Provision:</b>	245-36 Noise > 278-36.6 Airport Noise
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Submitter opposes the provisions for informal airports and noise, particularly noise from helicopters and fixed wing aircraft. The noise standards should remain the same as in the Operative District Plan.		
<b>Point Number</b>	310.8	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Submitter seeks an extension to the Rural Residential zoning (see attached map - including the eastern portions of lots Proposed Lots 9 and 10 of Proposed Lot 1 DP 366504 and other portions of the subject land, being LOT 20 DP 464459 HAVING 3/11 SH IN LOTS 18-19 DP 430336) beyond the existing Ferry Hills Sub-Zone to resolve minor split zonings across lots and to enable additional rural residential development on an area of land which is difficult to farm productively. Copied from points 310.2, 3, 4 and 6 also.		
<b>Point Number</b>	310.9	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Not Stated		



<b>Summary of Submission</b>	The Submitter opposes the provisions for informal airports and noise, particularly noise from helicopters and fixed wing aircraft. The noise standards should remain the same as in the Operative District Plan. Informal airports that exceed the noise standards are non-complying activities that should be publicly notified. The submission does not relate to the use of helicopters and aircraft for genuine agricultural activities.		
<b>Point Number</b>	310.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	In the alternative any such other combination of rules and standards provided that the intent of this submission, as set out in Parts 2 and 3 is enabled.		

<b>Submitter Number:</b>	311	<b>Submitter:</b>	Lyndsey Lindsay
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	20 Centennial Avenue, Arrowtown, New Zealand, 9302		
<b>Point Number</b>	311.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes all height.		
<b>Point Number</b>	311.2	<b>Provision:</b>	14-10 Arrowtown Residential Historic Management Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Please leave a bit of the character and charm of Arrowtown.		

<b>Submitter Number:</b>	312	<b>Submitter:</b>	Z Energy Limited
<b>Contact Name:</b>	Mark Laurenson	<b>Email:</b>	m Laurenson@burtonconsultants.co.nz
<b>Address:</b>	Burton Planning Consultants Limited PO Box 33817, Takapuna, Auckland, New Zealand, 0740		

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<b>Point Number</b>	312.1	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	846 Frankton Road is suitable for business or higher intensity residential purposes and should be rezoned to Local Shopping Centre or Medium or High Density Residential, or as consistent with any rezoning of the existing commercial properties along Sugar Lane and opposite the site.		

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<b>Submitter Number:</b>	313	<b>Submitter:</b>	John Langley
<b>Contact Name:</b>		<b>Email:</b>	jd.langley@icloud.com
<b>Address:</b>	PO Box 38, Lake Hawea, New Zealand, 9345		

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<b>Point Number</b>	313.1	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Support		
<b>Summary of Submission</b>	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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<b>Point Number</b>	313.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1197-27.2.2.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>The provision for walking/cycling connections within new sub-divisions and between new and existing sub-divisions. This should be mandatory. Where no subdivision exists (adjacent to the proposed sub-division) consideration should be given to long-term potential connections.</p> <p>Council should seek to identify and publicize existing walking/cycling linkages that may exist (e.g. along sewer line easements) between current sub-divisions that are cut off from one another. Where none exist then consideration of other mechanisms need to be considered for their creation (e.g. Land purchase)</p>		

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<b>Point Number</b>	313.3	<b>Provision:</b>	174-34 Wilding Exotic Trees
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<b>Position:</b>	Support		
<b>Summary of Submission</b>	More emphasis district wide, not just Wakatipu Basin. The District Plan needs to develop a strategy to manage existing wilding and exotic trees and shrubs which pose a threat to “landscape, biodiversity and soil resource values” in the entire district		
<b>Point Number</b>	313.4	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The plan needs to have a clear statement under Purpose which relates to enhancement of vegetation and biodiversity with supporting objectives and policies. That is increasing our indigenous vegetation and biodiversity both on private and public lands. Recommendation: The Plan should seek to reduce any further loss of indigenous vegetation. This should be stated under Purpose. Policy and objectives to such that if loss is unavoidable an equivalent “offset” planting should be required either on the same site or elsewhere.		
<b>Point Number</b>	313.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1199-27.2.2.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>The provision for walking/cycling connections within new sub-divisions and between new and existing sub-divisions. This should be mandatory. Where no subdivision exists (adjacent to the proposed sub-division) consideration should be given to long-term potential connections.</p> <p>Council should seek to identify and publicize existing walking/cycling linkages that may exist (e.g. along sewer line easements) between current sub-divisions that are cut off from one another. Where none exist then consideration of other mechanisms need to be considered for their creation (e.g. Land purchase)</p>		

<b>Submitter Number:</b>	314	<b>Submitter:</b>	Wakatipu Holdings
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		
<b>Point Number</b>	314.1	<b>Provision:</b>	26-37Designations > 36-C.Conditions for Specific Designations

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Submitter seeks Designation 429 - Luggate Closed Landfill be removed or amended to accurately depict the extent of the landfill.		
<b>Point Number</b>	314.2	<b>Provision:</b>	7-Part Seven - Maps > 7.12-Map 11 -Mt Pisa, Luggate (Inset)
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Submitter seeks that Lot 1 DP 300025 as identified in the attached map is re-zoned from Rural General to Rural Lifestyle.		
<b>Point Number</b>	314.3	<b>Provision:</b>	7-Part Seven - Maps > 7.12-Map 11 -Mt Pisa, Luggate (Inset)
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Submitter seeks the removal of the Hydro Generation zoning over Lot 1 DP 300025 and it is rezoned Rural Lifestyle.		
<b>Point Number</b>	314.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Rural Lifestyle zone be amended to remove the 2ha lot averages		
<b>Point Number</b>	314.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the minimum lot size applicable for the Rural Lifestyle zone be 1 hectare average		
<b>Point Number</b>	314.6	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 954-21.5.32
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the restricted discretionary status of any activity not meeting standards in Part 21.5.32 is replaced with a discretionary activity status or the Rural Industrial Sub Zone is removed from this stage of the District Plan review until a comprehensive Section 32 evaluation can be completed.		

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**Point Number** 314.7 **Provision:** 7-Part Seven - Maps > 7.12-Map 11 -Mt Pisa, Luggate (Inset)

**Position:** Oppose

**Summary of Submission** Submitter seeks Designation 429 - Luggate Closed Landfill be removed or amended to accurately depict the extent of the landfill.

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**Point Number** 314.8 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** The Submitter seeks that Lot 1 DP 300025 as identified in the attached map is re-zoned from Rural General to Rural Lifestyle.

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**Point Number** 314.9 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

**Summary of Submission** The Submitter seeks the removal of the Hydro Generation zoning over Lot 1 DP 300025 and it is rezoned Rural Lifestyle.

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**Submitter Number:** 315 **Submitter:** The Alpine Group Limited

**Contact Name:** Scott Edgar **Email:** [jw@alpinegroup.co.nz](mailto:jw@alpinegroup.co.nz)

**Address:** Southern Land PO Box 218, Wanaka, New Zealand, 9343

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**Point Number** 315.1 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Oppose

**Summary of Submission** Remove the second paragraph of the definition relating to Clearance of Indigenous Vegetation

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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

<b>Summary of Submission</b>	Supports the objectives recognising that farming plays a key part in defining the areas landscapes and economy.		
<b>Point Number</b>	315.3	<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>	Support		
<b>Summary of Submission</b>	Supports the objectives recognising that farming plays a key part in defining the areas landscapes and economy.		
<b>Point Number</b>	315.4	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the inclusion of RLC as a landscape classification.		
<b>Point Number</b>	315.5	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	315.6	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 933-21.5.21
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports increase to not more than 10 persons in a group.		
<b>Point Number</b>	315.7	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support given the additional layers of management of those land tenures.		
<b>Point Number</b>	315.8	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-

**Position:** Oppose

**Summary of Submission** Remove the need for permission to operate informal airports on DOC and Pastoral Lease land.

Remove the restriction of operating informal airports 500m from formed public roads.

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**Point Number** 315.9 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Supports the creation of the Rural Industrial Sub Zone and requests that all related provisions are made operative as proposed.

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**Point Number** 315.10 **Provision:** 7-Part Seven - Maps > 7.12-Map 11 -Mt Pisa, Luggate (Inset)

**Position:** Support

**Summary of Submission** Supports the Rural Industrial Sub Zone located on Church Road Luggate

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**Point Number** 315.11 **Provision:** 26-33 Indigenous Vegetation and Biodiversity

**Position:** Oppose

**Summary of Submission** Remove the Significant Indigenous Vegetation on Minaret Station

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**Submitter Number:** 316 **Submitter:** Karen Page

**Contact Name:** **Email:** karen\_page1@hotmail.com

**Address:** PO Box 46, Queenstown, NZ, 9300

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**Point Number** 316.1 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies

**Position:** Oppose

<b>Summary of Submission</b>	Require council approval for any future changes to the Jacks Point residential design guidelines (as is currently the requirement) to ensure independence and alignment with the objectives and policies.		
<b>Point Number</b>	316.2	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP and that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP; b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this; c) the provisions should generally reflect where applicable, the intent of the covenants and consent notices for this zone (e.g. relating to residential flats and the further subdivision of certain areas).		
<b>Point Number</b>	316.3	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.		
<b>Point Number</b>	316.4	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.		
<b>Point Number</b>	316.5	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Specifically retain the following rule: <i>"(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities"</i> and that there be no residential and/ or commercial subdivision and development in this area.		



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**Point Number** 316.6 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

**Position:** Oppose

**Summary of Submission** Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

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**Point Number** 316.7 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

**Position:** Oppose

**Summary of Submission** Specifically retain the rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

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**Point Number** 316.8 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

**Position:** Oppose

**Summary of Submission** With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

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**Point Number** 316.9 **Provision:** 287-41 Jacks Point Zone

**Position:** Support

**Summary of Submission** Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

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**Point Number** 316.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

**Position:** Support

**Summary of Submission** Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

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<b>Point Number</b>	316.11	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		
<hr/>			
<b>Point Number</b>	316.12	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		
<hr/>			
<b>Point Number</b>	316.13	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.		
<hr/>			
<b>Point Number</b>	316.14	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		
<hr/>			
<b>Point Number</b>	316.15	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		

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**Point Number** 316.16 **Provision:** 287-41 Jacks Point Zone

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

**Summary of Submission** Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

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**Point Number** 316.17 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

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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** 317.1 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** Oppose Medium Density Zone within Arrowtown

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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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**Point Number** 317.3 **Provision:** 7-Part Seven - Maps > 7.29-Map 27 - Arrowtown

<b>Position:</b>	Oppose
<b>Summary of Submission</b>	Extend the Urban Growth boundary to enable more houses to be built and avoid needing a Medium Density Zone in Arrowtown

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<b>Submitter Number:</b>	318	<b>Submitter:</b>	Bruce Grant
<b>Contact Name:</b>		<b>Email:</b>	lmconsultingmz@gmail.com
<b>Address:</b>	L M Consulting Limited Unknown, Frankton, New Zealand, 9300		

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<b>Point Number</b>	318.1	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone from rural to low density residential and include the land within the urban growth boundary. Support the outstanding natural landscape line as proposed.		

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<b>Point Number</b>	318.2	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone from rural to low density residential and include the land within the urban growth boundary. Support the outstanding natural landscape line as proposed.		

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<b>Point Number</b>	318.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone from rural to low density residential and include the land within the urban growth boundary. Support the outstanding natural landscape line as proposed.		

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<b>Submitter Number:</b>	319	<b>Submitter:</b>	Jon G Newson
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	PO Box 162, Arrowtown, New Zealand, 9302		

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<b>Point Number</b>	319.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Concerned Medium Density Zone in Arrowtown will place a strain on street parking, off street parking and infrastructure (water supply and storm water). Believe we need more Shotover Country, Lakes Hayes and Jack Points developments.		

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<b>Submitter Number:</b>	320	<b>Submitter:</b>	Lesley & Jerry Burdon
<b>Contact Name:</b>		<b>Email:</b>	burdon.lesley@gmail.com
<b>Address:</b>	Glen Dene Private Bag, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	320.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 873-21.4.20
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests that Visitor Accommodation should not be treated the same as visitor accommodation in urban areas. No mention of B & Bs in Rural Areas and that all infrastructure is provided for on-site (including onsite parking). Visitors spend time on farm and do not place pressure on Council facilities. If limited to 5 guests and under no need to charge additional rates. However, this is different for a lodge (5 or more guests). Not in conflict with other motels or hotels.		

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<b>Submitter Number:</b>	321	<b>Submitter:</b>	Coronet Property Investments Limited
<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	321.1	<b>Provision:</b>	3-Part Three - Urban Environmant > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports zone change as it provides for the existing consented uses on 53 and 58 Gorge Road and any consequential changes.		

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<b>Point Number</b>	321.2	<b>Provision:</b>	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 39-16.2.2Objective 2 > 46-16.2.2.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision for an increase in height limits subject to high design quality		
<hr/>			
<b>Point Number</b>	321.3	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the activity status relating to the establishment of and alteration to buildings from Restricted Discretionary to Controlled.		
<hr/>			
<b>Point Number</b>	321.4	<b>Provision:</b>	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 80-16.5.7 > 81-16.5.7.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the rule.		
<hr/>			
<b>Point Number</b>	321.5	<b>Provision:</b>	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications > 92-16.6.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the processing of applications of buildings and for building height on non-notified basis		
<hr/>			
<b>Point Number</b>	321.6	<b>Provision:</b>	7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports zone change as it provides for the existing consented uses on 53 and 58 Gorge Road and any consequential changes. copied from point 321.2		
<hr/>			
<b>Point Number</b>	321.7	<b>Provision:</b>	3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission**

Any consequential relief to give effect to the submission.

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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** 322.1 **Provision:** 410-11 Large Lot Residential

**Position:** Support

**Summary of Submission** To allow existing lots in this area, as well as planned subdivisions, to be allowed down to the lower limit of the proposed LLR zoning (2000 m2) either immediately or perhaps deferred for 7 or 10 years as with the first stages of the NorthLake subdivision.

That services provision should be anticipated to a eventual LDR zoning density, the rezoning of which itself should be anticipated for the next District Plan Review.

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**Point Number** 322.2 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** That existing smaller Rural lots which have a road frontage to Studholme Rd (east) have an effective Rural Residential Zoning applied as long as they can feasibly provide services. Furthermore I would ask the QLDC to consider a deferred or eventual Rural Lifestyle Zoning for other suitable areas within the surrounding land between Studholme Rd (east) and Cardrona Valley Rd.

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**Point Number** 322.3 **Provision:** 771-21Rural Zone

**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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**Point Number** 322.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

<b>Summary of Submission</b>	That existing smaller Rural lots which have a road frontage to Studholme Rd (east) have an effective Rural Residential Zoning applied as long as they can feasibly provide services. Furthermore I would ask the QLDC to consider a deferred or eventual Rural Lifestyle Zoning for other suitable areas within the surrounding land between Studholme Rd (east) and Cardrona Valley Rd.		
<b>Point Number</b>	322.5	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That existing smaller Rural lots which have a road frontage to Studholme Rd (east) have an effective Rural Residential Zoning applied as long as they can feasibly provide services. Furthermore I would ask the QLDC to consider a deferred or eventual Rural Lifestyle Zoning for other suitable areas within the surrounding land between Studholme Rd (east) and Cardrona Valley Rd.		
<b>Point Number</b>	322.6	<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>	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.		
<b>Point Number</b>	322.7	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.		

<b>Submitter Number:</b>	323	<b>Submitter:</b>	Jed Frost
<b>Contact Name:</b>		<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		
<b>Point Number</b>	323.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 996-



**Position:** Support

**Summary of Submission** Endorses the provision to the extent that it accurately reflects the Operative provisions that relate to Closeburn Station and requests it be made operative.

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**Point Number** 323.2 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 997-21.5.49

**Position:** Support

**Summary of Submission** Endorses the provision to the extent that it accurately reflects the Operative provisions that relate to Closeburn Station and requests it be made operative.

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**Point Number** 323.3 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 1000-21.5.50

**Position:** Support

**Summary of Submission** Endorses the provision to the extent that it accurately reflects the Operative provisions that relate to Closeburn Station and requests it be made operative.

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**Point Number** 323.4 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 1005-21.5.51

**Position:** Support

**Summary of Submission** Endorses the provision to the extent that it accurately reflects the Operative provisions that relate to Closeburn Station and requests it be made operative.

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**Point Number** 323.5 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 1006-21.5.52

**Position:** Support

**Summary of Submission** Endorses the provision to the extent that it accurately reflects the Operative provisions that relate to Closeburn Station and requests it be made operative.

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**Point Number** 323.6 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation

**Position:** Oppose

**Summary of Submission** Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.

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**Point Number** 323.7 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 81-33.5.1

**Position:** Oppose

**Summary of Submission** Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.

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**Point Number** 323.8 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 82-33.5.2

**Position:** Oppose

**Summary of Submission** Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.

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**Point Number** 323.9 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 83-33.5.3

**Position:** Oppose

**Summary of Submission** Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.

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**Point Number** 323.10 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 84-33.5.4

**Position:** Oppose

**Summary of Submission** Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.

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<b>Point Number</b>	323.11	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 85-33.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
<b>Point Number</b>	323.12	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 86-33.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
<b>Point Number</b>	323.13	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 87-33.5.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
<b>Point Number</b>	323.14	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved tfor residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
<b>Point Number</b>	323.15	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 91-33.5.9
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Rules 33.4.1 to 33.4.3 conflict with the rights afforded to each property owner within Lots 4, 14, 17, 19 & 101 DP 26634, which have been approved for residential buildings with associated landscaping. Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634.		
<b>Point Number</b>	323.16	<b>Provision:</b>	7-Part Seven - Maps > 7.41-Map 38 - Wilson Bay and Bobs Cove
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests areas of A23A are removed from Lots 4, 14, 17, 19 & 101 DP 26634 as it does not accord with or assist the Council to carry out its functions to achieve the purpose of the RMA. Also see points 323.8-323.16.		

<b>Submitter Number:</b>	324	<b>Submitter:</b>	Nevis Jones
<b>Contact Name:</b>		<b>Email:</b>	nevisjones@xtra.co.nz
<b>Address:</b>	16 Selwyn Street, Timaru, New Zealand, 7910		
<b>Point Number</b>	324.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests that regular lake and ferry services and the existing service be expanded. Also suggests that a mono rail from the shopping and sports areas to Queenstown would be ideal and probably the best solution of all. Seeks that the Council think a head and break away from the world wide problems caused by obsessions with motor car and lack of public transport.		

<b>Submitter Number:</b>	325	<b>Submitter:</b>	Solobio Ltd - owner of Matukituki Station
<b>Contact Name:</b>	John Young	<b>Email:</b>	duncan.white@ppgroup.co.nz
<b>Address:</b>	Duncan White Paterson Pitts Partners (Wanaka) Ltd PO Box 283, Wanaka, New Zealand, 9343		
<b>Point Number</b>	325.1	<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>	Approve Policies 6.3.1.1, 6.3.1.2, 6.3.1.10 and 6.3.1.11 as notified.		
<b>Point Number</b>	325.2	<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>	Confirm this Objective and Policies 6.3.4.1 - 6.3.4.4, particularly Policy 6.3.4.2 as notified.		
<b>Point Number</b>	325.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approve Objective 21.2.1 and Policies 21.2.1.1 - 21.2.1.8 as notified		
<b>Point Number</b>	325.4	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approve Objective 21.2.2 and Policies 21.2.2.1 - 21.2.2 as notified.		
<b>Point Number</b>	325.5	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approve Objective 21.2.10 and Policies 21.2.10.1 - 21.2.10.3 as notified		
<b>Point Number</b>	325.6	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.		
<b>Point Number</b>	325.7	<b>Provision:</b>	7-Part Seven - Maps > 7.8-Map 7 - West Wanaka, Lake Wanaka,

**Position:** Oppose

**Summary of Submission** Oppose the identification of the flats and downs within Matukituki Station as ONL and request that they be classified as Rural Landscape.

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**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.

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**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.

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**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

<b>Point Number</b>	325.13	<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>	Confirm this policy		
<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		
<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		
<b>Point Number</b>	325.16	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm policy as notified.		
<b>Point Number</b>	325.17	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 856-21.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.		
<b>Point Number</b>	325.18	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 855-21.4.2

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.		
<b>Point Number</b>	325.19	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.		
<b>Point Number</b>	325.20	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 928-21.5.19
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.		
<b>Point Number</b>	325.21	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 932-21.5.20
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.		

<b>Submitter Number:</b>	326	<b>Submitter:</b>	Wanaka Central Developments Ltd
<b>Contact Name:</b>	John Young	<b>Email:</b>	duncan.white@ppgroup.co.nz
<b>Address:</b>	Duncan White Paterson Pitts Partners (Wanaka) Ltd PO Box 283, Wanaka, New Zealand, 9343		
<b>Point Number</b>	326.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the activity status for subdivisions (Rule 27.4) so that complying subdivision and subdivision around an existing or approved development are controlled activities.		



<b>Point Number</b>	326.2	<b>Provision:</b>	7-Part Seven - Maps > 7.22-Map 20 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the zoning of Lots 9 and 10 DP 300374 in the Proposed District Plan from Low Density Residential to Medium Density Residential. Copied from submission point 326.3		
<b>Point Number</b>	326.3	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the zoning of Lots 9 and 10 DP 300374 in the Proposed District Plan from Low Density Residential to Medium Density Residential.		

<b>Submitter Number:</b>	327	<b>Submitter:</b>	Lismore Estates Ltd
<b>Contact Name:</b>	John Young	<b>Email:</b>	duncan.white@ppgroup.co.nz
<b>Address:</b>	Duncan White Paterson Pitts Partners (Wanaka) Ltd PO Box 283, Wanaka, New Zealand, 9343		
<b>Point Number</b>	327.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the activity status for subdivisions (Rule 27.4) so that complying subdivision and subdivision around an existing or approved development are controlled activities.		
<b>Point Number</b>	327.2	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approve the proposed Objectives, Policies and Rules in the High Density Residential zone as notified.		
<b>Point Number</b>	327.3	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Support		

**Summary of Submission** Approve the High Density Residential zone between Lismore Street and Lakeside Road as shown on Planning Map 21.

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**Submitter Number:** 328 **Submitter:** Noel Gutzewitz

**Contact Name:** **Email:** ngeddes@cfma.co.nz

**Address:** Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348

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**Point Number** 328.1 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Rezone part of the land located between Boyd Road and the Kawarau River as described in section 1 (Secs 42 and 43, Blk XII Closeburn SD and Lots 4 and 5 DP 24790) and Attachment B from rural to rural lifestyle.

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**Point Number** 328.2 **Provision:** 7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)

**Position:** Oppose

**Summary of Submission** Rezone part of the land located between Boyd Road and the Kawarau River as described in section 1 (Secs 42 and 43, Blk XII Closeburn SD and Lots 4 and 5 DP 24790) and Attachment B from rural to rural lifestyle. Copied from submission point 328.1

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**Point Number** 328.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Remove the requirement for a 2ha average.

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**Point Number** 328.4 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

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

**Summary of Submission** Remove the requirement for a 2 ha average in the rural lifestyle zone. such that the minimum lot size is 1 ha.

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**Submitter Number:** 329 **Submitter:** Kerry Hapuku  
**Contact Name:** **Email:** kerryhapuku@hotmail.com  
**Address:** PO Box 1501, Invercargill, New Zealand, 9840

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**Point Number** 329.1 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide  
**Position:** Oppose  
**Summary of Submission** Remove Tree 1002 from the list of trees to be scheduled in the proposed QLDC District Plan

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**Point Number** 329.2 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide  
**Position:** Oppose  
**Summary of Submission** Remove tree 1002 from Schedule 32.8.

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**Submitter Number:** 330 **Submitter:** The Station at Waitiri  
**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz  
**Address:** Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348

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**Point Number** 330.1 **Provision:** 948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 996-23.4.8  
**Position:** Support  
**Summary of Submission** Endorse the permitted activity status of units on building platforms.

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<b>Point Number</b>	330.2	<b>Provision:</b>	948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 1003-23.4.15
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Endorse the activity status of commercial recreation activities.		
<hr/>			
<b>Point Number</b>	330.3	<b>Provision:</b>	948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 1004-23.4.16
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Endorse the controlled activity status of winery and farm buildings		
<hr/>			
<b>Point Number</b>	330.4	<b>Provision:</b>	948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 1008-23.4.20
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Endorse the permitted activity status of non commercial and recreational activities		
<hr/>			
<b>Point Number</b>	330.5	<b>Provision:</b>	948-23 Gibbston Character Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Endorse the Gibbston Character Zone and request that it be made operative in its entirety.		
<hr/>			

<b>Submitter Number:</b>	331	<b>Submitter:</b>	The Station at Waitiri
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	331.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the rural general/ Gibbston valley character (GVCZ) zoning of Lots 51, 52, 53, 54 & 55 DP 390679 and Section 12 SO 342162 (the location of the submitter's property is		

highlighted on Attachment [A] of the original submission) and request it be rezoned from Rural General to Rural Lifestyle.

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**Point Number** 331.2 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** The minimum lot size applicable for the Rural Lifestyle Zone (standard 27.5.1) shall be a 1 hectare average.

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**Point Number** 331.3 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6

**Position:** Oppose

**Summary of Submission** Delete Rule 21.4.6 from the Proposed District Plan.

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**Point Number** 331.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.1 from the Proposed District Plan.

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**Point Number** 331.5 **Provision:** 7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)

**Position:** Oppose

**Summary of Submission** Oppose the rural general/ Gibbston valley character (GVCZ) zoning of Lots 51, 52, 53, 54 & 55 DP 390679 and Section 12 SO 342162 (the location of the submitter's property is highlighted on Attachment [A] of the original submission) and request it be rezoned from Rural General to Rural Lifestyle. (Copied from submission point 331.3)

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**Point Number** 331.6 **Provision:** 948-23 Gibbston Character Zone

**Position:** Oppose

**Summary of Submission** Oppose the rural general/ Gibbston valley character (GVCZ) zoning of Lots 51, 52, 53, 54 & 55 DP 390679 and Section 12 SO 342162 (the location of the submitter's property is highlighted on Attachment [A] of the original submission) and request it be rezoned from Rural

General to Rural Lifestyle. See also submission point 331.3

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**Point Number** 331.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Not Stated

**Summary of Submission** Amend Standard 22.5.12.3 in order to remove the Rural Lifestyle Zone lot averages

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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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**Point Number** 332.1 **Provision:** 57-3Strategic Direction

**Position:** Support

**Summary of Submission** Adopt the retention of the strategic direction chapter.

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**Point Number** 332.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle

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

**Summary of Submission** Ensure the provisions capture the difference between Rural Residential and Large Lot and that anticipated activity is made clear, in particular the differences in location.

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**Point Number** 332.3 **Provision:** 174-34 Wilding Exotic Trees

**Position:** Oppose

**Summary of Submission** The district wide ban is not justifiable or practical. Take time to actually consult over this matter; we have not had a community conversation about this here. Reconsider the list of banned species. Identify some pine trees that can be planted under certain conditions ie rather than a PROHIBITED activity it is a CONTROLLED or DISCRETIONARY activity.

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**Point Number** 332.4 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 895-

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

**Summary of Submission** Add silage pits to the list of facilities that need to be set back 300m and include sheep as well as dairy, relates to intensification.

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**Point Number** 332.5 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

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

**Summary of Submission** Supports the objective

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**Submitter Number:** 333 **Submitter:** Tim Medland

**Contact Name:** **Email:** tim@aedifice.co.nz

**Address:** 22 Dublin Street, Queenstown, New Zealand, 9300

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**Point Number** 333.1 **Provision:** 57-3Strategic Direction

**Position:** Support

**Summary of Submission** 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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**Point Number** 333.2 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1

**Position:** Oppose

**Summary of Submission** Rethink the objective.

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

**Summary of Submission** 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>Point Number</b>	335.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** That the Wanaka 2020 OGB is shown on the planning maps.

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<b>Point Number</b>	335.3	<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** 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>Point Number</b>	335.4	<b>Provision:</b>	48-5 Tangata Whenua
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**Position:** Support

**Summary of Submission** Support in full.

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<b>Point Number</b>	335.5	<b>Provision:</b>	81-6 Landscape
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**Position:** Support

**Summary of Submission** Map 22 I support the re-alignment of the ONL line to its proposed position along Ruby Island Road

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**Point Number** 335.6 **Provision:** 138-7 Low Density Residential

**Position:** Support

**Summary of Submission** General support for more opportunity for higher densities.

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**Point Number** 335.7 **Provision:** 138-7 Low Density Residential >  
140-7.2 Objectives and Policies >  
169-7.2.9 Objective 9

**Position:** Support

**Summary of Submission** Support. the objective recognises that working from home is becoming more common. The rules governing this appear appropriate.

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**Point Number** 335.8 **Provision:** 138-7 Low Density Residential

**Position:** Support

**Summary of Submission** Support new Low Density Residential zones on planning maps 22 and 23.

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**Point Number** 335.9 **Provision:** 7-Part Seven - Maps > 7.24-Map  
22 - Wanaka

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

**Summary of Submission** Seek a re-alignment of the zone boundary between West Meadows Drive and 102 Studholme Road

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**Point Number** 335.10 **Provision:** 7-Part Seven - Maps > 7.25-Map  
23 - Wanaka

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

**Summary of Submission** Seek a re-alignment of the zone boundary between West Meadows Drive and 102 Studholme Road

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**Point Number** 335.11 **Provision:** 255-8 Medium Density  
Residential

**Position:** Support

**Summary of Submission** General support with specific amendments sought.

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**Point Number** 335.12 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 367-8.4.25

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

**Summary of Submission** Rule 8.4.25 be amended to remove mention of specific materials, and possibly add wording to indicate that the palette of muted colours prescribed in the rural areas is not expected to be adhered to in residential zones.

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**Point Number** 335.13 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10

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

**Summary of Submission** Clarification is needed for Rule 8.5.10 - is the 'first storey' what we would call the ground floor, or is it the first floor above the ground floor (as we would usually understand the label)? A sill height of 1.5m seems high, although maybe reasonable if closer than 4m from the boundary.

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**Point Number** 335.14 **Provision:** 26-9 High Density Residential

**Position:** Support

**Summary of Submission** Support the zone as shown on planning map 21

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**Point Number** 335.15 **Provision:** 255-8 Medium Density Residential

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

**Summary of Submission** Support the zone as shown on planning map 21. Unsure with medium density zoning on planning map 20.

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**Point Number** 335.16 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9

**Position:** Oppose

**Summary of Submission** Oppose the 4000m<sup>2</sup> and make the minimum lot size 4000m<sup>2</sup>.

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**Point Number** 335.17 **Provision:** 410-11 Large Lot Residential

**Position:** Support

<b>Summary of Submission</b>	Support the Large Lot Residential zoning shown on maps 22 and 23.		
<b>Point Number</b>	335.18	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the discretionary activity status.		
<b>Point Number</b>	335.19	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 448-11.5.1 > 450-11.5.1.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the height limit.		
<b>Point Number</b>	335.20	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 453-11.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the reduced setback of 4m.		
<b>Point Number</b>	335.21	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 461-11.5.11
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the recession plane rule.		
<b>Point Number</b>	335.22	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 456-11.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The continuous building length of 20m above one storey (11.5.6) is unduly permissive and should be reconsidered.		

<b>Point Number</b>	335.23	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Support Objectives 21.2.1 - 21.2.3, and am particularly pleased to see mention of potable quality of water. Intensive dairy farming and proliferation of septic systems in parts of the zone both have the potential to degrade water quality. I support the idea of giving farming activities precedence over other activities in the zone (21.2.4), in terms of recognising that noise and odour etc are part and parcel of living in rural areas.</p> <p>I support 21.2.10 regarding diversification of farming activities,</p>		
<b>Point Number</b>	335.24	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	21.2.8.1 In view of the proposed re-aligned ONL line along Ruby Island Road, I support this policy.		
<b>Point Number</b>	335.25	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support,		
<b>Point Number</b>	335.26	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 895-21.5.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	support.		
<b>Point Number</b>	335.27	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 896-21.5.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<b>Point Number</b>	335.28	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 897-

**Position:** Support

**Summary of Submission** Support.

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**Point Number** 335.29                      **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 898-21.5.8

**Position:** Support

**Summary of Submission** Support.

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**Point Number** 335.30                      **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

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

**Summary of Submission** Make the minimum allotment size in the Large Lot Residential zone 2000m<sup>2</sup>.

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**Point Number** 335.31                      **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1292-27.7.4 Objective - Large Lot Residential > 1294-27.7.4.2

**Position:** Oppose

**Summary of Submission** That 27.7.4.2 be deleted and that the Urban Landscape Protection designation be removed.

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**Point Number** 335.32                      **Provision:** 1182-27 Subdivision and Development > 1361-27.12 Financial Contributions

**Position:** Support

**Summary of Submission** Support financial contributions being imposed on subdivision activities.

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**Submitter Number:** 336

**Submitter:** Middleton Family Trust

<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	336.1	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the maps to remove any reference to the Queenstown heights Overlay Area.		
<hr/>			
<b>Point Number</b>	336.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove any references to the Queenstown Heights Overlay Area.		
<hr/>			
<b>Point Number</b>	336.3	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the reference to the Queenstown Heights Overlay Area.		
<hr/>			
<b>Point Number</b>	336.4	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Make subdivision in the Low Density Residential Zone a controlled activity.		
<hr/>			

<b>Submitter Number:</b>	337	<b>Submitter:</b>	Radio New Zealand Limited
<b>Contact Name:</b>	Gary Fowles	<b>Email:</b>	gary.fowles@radionz.co.nz
<b>Address:</b>	Chapman Tripp 245 Blenheim Road, Upper Riccarton, Christchurch, 8041		

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**Point Number** 337.1 **Provision:** 26-37Designations

**Position:** Oppose

**Summary of Submission** Radio New Zealand owns and operates a radio transmission facility at 1 Grove Land, Kelvin Heights (located on the Kelvin Heights Golf Course). It is important that the continued operation, maintenance and improvement of Radio New Zealand's national transmission network can occur unimpeded.

Opposes the proposed Designation #560 - Local Purpose Reserve (Repeater Site). RNZ is not aware of any repeater site being operated by the council on this land, or any proposal by council to operate a repeater site on this land. RNZ has had no communications from the Council as to why the Council considers a designation over RNZ facilities is required. Does not support any proposal which would put at risk RNZ's existing use rights over the site.

RNZ submits that the council has not established that it has financial responsibility for the public work to satisfy the requirements for a Notice of Requirement.

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**Submitter Number:** 338 **Submitter:** Middleton Family Trust

**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz

**Address:** Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348

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**Point Number** 338.1 **Provision:** 8-General DP Review Comments

**Position:** Oppose

**Summary of Submission** The proposed plan should be withdrawn and re-notified once a complete rural section 32 has been prepared.

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**Point Number** 338.2 **Provision:** 7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover

**Position:** Oppose

**Summary of Submission** 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 & 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.

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**Point Number** 338.3 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** 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 & 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

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**Point Number** 338.4 **Provision:** 11-4 Urban Development

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

**Summary of Submission** 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 & 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

Apply an urban growth boundary to the land zoned low density residential, as defined by Attachment B to the submission.

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**Point Number** 338.5 **Provision:** 81-6 Landscape

**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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**Point Number** 338.6 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Make subdivision in the low density residential zone a controlled activity.

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**Submitter Number:** 339 **Submitter:** Evan Alty



**Contact Name:** **Email:** altyevan@gmail.com

**Address:** PO Box 10, Lake Hawea, New Zealand, 9345

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**Point Number** 339.1 **Provision:** 9-1 Introduction

**Position:** Support

**Summary of Submission** Concerned that too much emphasis is being placed on economic well being to the detriment of the natural and physical resources it is supposed to safeguard

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**Point Number** 339.2 **Provision:** 57-3Strategic Direction

**Position:** Support

**Summary of Submission** Support in principle. No mention of "safe guarding" or reference to the Districts vitally important indigenous flora and fauna.

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**Point Number** 339.3 **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** No clear connection with this goal and the objectives and policies that follow. For example, Objective 33.2.1 and its associated policies. There needs to be a clear reference with each other.

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**Point Number** 339.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3

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

**Summary of Submission** Concerned with the ability of this objective and Policies 33.2.1.1 and 33.2.17 to protect rare or threatened indigenous speciesd

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**Point Number** 339.5 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1

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

**Summary of Submission** Raises concerns with the ability of this objective and policies that follow. There need to be clear references with each other.

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<b>Point Number</b>	339.6	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 31-33.2.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Raises concerns with the ability of Objective 3.2.4.3 and Policies 33.2.1.1 and 33.2.17 to protect rare or threatened indigenous species		
<hr/>			
<b>Point Number</b>	339.7	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Raises concerns with the ability of Objective 3.2.4.3 and Policies 33.2.1.1 and 33.2.17 to protect rare or threatened indigenous species		
<hr/>			
<b>Point Number</b>	339.8	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Raises concerns with the non-regulatory methods such as open space covenants under the Queen Elizabeth II National Trust Act and considers these to be flawed. Only covenants under the Reserves Act provide security and certainty that the RMA requires.		
<hr/>			
<b>Point Number</b>	339.9	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Vegetation Clearance.</p> <p>Amend as follows:  <i>Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, <u>soil disturbance including direct drilling, spraying with herbicide or other substance, burning.</u></i></p> <p><i>Clearance of vegetation includes the deliberate application of water <u>or other substance, where it would change the ecological conditions such that the resident indigenous plant(s) are killed or threatened by competitive exclusion, or disease.</u> Includes dry land cushion field species.</i></p>		
<hr/>			
<b>Point Number</b>	339.10	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Exotic		

Amend as follows:

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

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

---

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

**Position:** Oppose

**Summary of Submission** Indigenous Vegetation

Amend as follows:

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

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

**Position:** Support

**Summary of Submission** Support Nature Conservation Values

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

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

**Summary of Submission** Add new definition:

'Margin'

*Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.*

---

**Point Number** 339.14 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4

**Position:** Support

**Summary of Submission** Supports the goal.

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<b>Point Number</b>	339.15	<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>	Oppose		
<b>Summary of Submission</b>	Amend as follows:  <i>Promote development and activities that sustain or enhance the life supporting capacity of air, water, soil and ecosystems <u>and maintain indigenous biodiversity.</u></i>		
<b>Point Number</b>	339.16	<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>	Oppose		
<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		
<b>Point Number</b>	339.17	<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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows:  <u><i>Avoid significant adverse effects on nature conservation values. In relation to adverse effects on nature conservation values that are not significant :</i></u>  <i>(a) <u>these are avoided in the first instance;</u></i> <i>(b) <u>where they cannot be avoided, they are remedied;</u></i> <i>(c) <u>where they cannot be remedied they are mitigated; and</u></i>  <u><i>residual adverse effects that cannot be mitigated are offset.</i></u>		
<b>Point Number</b>	339.18	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add new policy:  <i>Policy 3.2.4.2.3. <u>"Maintain indigenous biodiversity through resource consent processes"</u></i>		

<b>Point Number</b>	339.19	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<hr/>			
<b>Point Number</b>	339.20	<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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows:  That development <u>and use does</u> not adversely affect the survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities.		
<hr/>			
<b>Point Number</b>	339.21	<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>	Supports the policy.		
<hr/>			
<b>Point Number</b>	339.22	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows:  <i>Preserve or enhance the natural character <u>and biodiversity values</u> of the beds and margins of the District's lakes, rivers and wetlands.</i>		
<hr/>			
<b>Point Number</b>	339.23	<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>	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 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** 339.24 **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** 339.25 **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** 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 > 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** 339.27 **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** 339.28 **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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**Point Number** 339.29 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

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

**Summary of Submission** Add the following:

Recognise that the greatest loss of biodiversity has been on the basin floors

Recognise that extensive low-intensity pastoral farming based on grassland-shrubland ecosystems contributes to the district's nature conservation, landscape, recreation and tourism values.

Recognise the importance of healthy tall tussock grassland for catchment water yield.

---

**Point Number** 339.30 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:** Support

**Summary of Submission** Supports the objective.

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**Point Number** 339.31 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

**Position:** Support

**Summary of Submission** Supports the policy.

---

**Point Number** 339.32 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 780-21.2.1.6

**Position:** Support

**Summary of Submission** Supports the policy

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**Point Number** 339.33 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3

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

**Summary of Submission** Amend as follows:

*Safeguard the life supporting capacity of water and water bodies through the integrated management of the effects of activities*

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**Point Number** 339.34 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3 > 788-21.2.3.1

**Position:** Support

**Summary of Submission** Supports the policy.

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**Point Number** 339.35 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3

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

**Summary of Submission** Add new policy:

*Avoid the degradation of natural wetlands.*

---

**Point Number** 339.36 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5

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

**Summary of Submission** Support with amendment:

*Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade amenity, water, wetlands landscape and indigenous biodiversity values.*

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**Point Number** 339.37 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5 > 796-21.2.5.4

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



<b>Summary of Submission</b>	Amend as follows: <i>Ensure potential adverse effects of <del>large-scale</del> extractive activities (including mineral exploration) are avoided or remedied, particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.</i>		
<b>Point Number</b>	339.38	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<b>Point Number</b>	339.39	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows: <i>Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, <u>Indigenous Vegetation, Wilding and Exotic Trees and Landscape</u> chapters.</i>		
<b>Point Number</b>	339.40	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows: <i>Ensure commercial activities do not degrade landscape <u>and nature conservation</u> values, rural amenity, or impinge on farming activities</i>		
<b>Point Number</b>	339.41	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows: <i>Avoid the establishment of commercial, retail, <u>forestry</u> and industrial activities where they would degrade rural quality or character, amenity, <u>nature conservation</u> values, and landscape.</i>		
<b>Point Number</b>	339.42	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies >

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

**Summary of Submission** Amend as follows:

*~~Encourage~~ Require forestry to be consistent with topography and vegetation patterns, to locate outside of the Outstanding Natural Features and Landscapes, significant natural areas and ensure forestry does not degrade the landscape character or visual amenity or nature conservation values of the Rural Land*

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**Point Number** 339.43 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 818-21.2.10.2

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

**Summary of Submission** Amend as follows:

*Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and nature conservation ~~natural~~-values.*

---

**Point Number** 339.44 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 819-21.2.10.3

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

**Summary of Submission** Amend as follows:

*Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within farms may enable landscape and nature conservation values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.*

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**Point Number** 339.45 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12

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

**Summary of Submission** Amend as follows:

*~~Protect~~, Preserve, maintain or enhance the surface of lakes and rivers and their margins.*

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**Point Number** 339.46 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 827-21.2.12.4

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows; <i>Recognise the white-water , <u>wild and scenic</u> values of the District's rivers and, in particular, the values of the Kawarau , <u>Nevis and Shotover Rivers</u> as <del>two</del> three of the few remaining major unmodified white-water rivers in New Zealand, and to support measures to protect this characteristic.</i>		
<b>Point Number</b>	339.47	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 828-21.2.12.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		
<b>Point Number</b>	339.48	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 874-21.4.21
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend to make Forestry Activities a discretionary activity.		
<b>Point Number</b>	339.49	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 883-21.4.30
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows: <i>d. The activity will not be undertaken on an Outstanding Natural Feature ,<u>landscape or significant indigenous area, or within the margin of any water body.</u></i>		
<b>Point Number</b>	339.50	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 884-21.4.31
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend to read as follows: <i>That the land is returned to its original productive capacity <u>or to indigenous vegetation.</u></i>		
<b>Point Number</b>	339.51	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission**

Add a standard for Forestry and shelter belts to provide for:

- Shall not be established within 20m of water bodies or where trees could fall within a 20m buffer
- Forestry is to avoid being located in ONF and ONL.
- Forestry or shelter belts shall not be established where there is significant indigenous vegetation

Forestry and shelter belts will avoid planting trees that have a potential to naturalise and spread.

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**Point Number** 339.52 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 894-21.5.4

**Position:** Support

**Summary of Submission** Supports the rule.

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**Point Number** 339.53 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7

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

**Summary of Submission** Add: Deer, Beef, Cattle to the activities to be set back from water bodies.

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**Point Number** 339.54 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 911-21.5.14

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

**Summary of Submission** Add 'Nature Conservation Values' as an assessment matter.

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**Point Number** 339.55 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15

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

**Summary of Submission** Add 'Nature Conservation Values' as an assessment matter.

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**Point Number** 339.56 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 918-

**Position:** Not Stated

**Summary of Submission** Add Nature Conservation Values as an assessment matter.

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**Point Number** 339.57 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 919-21.5.17

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

**Summary of Submission** Add 'Nature Conservation Values' as an assessment matter.

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**Point Number** 339.58 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

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

**Summary of Submission** Amend as follows:  
*Maintain and enhance the district's landscape quality, character and visual amenity and nature conservation values while enabling rural living opportunities in areas that can avoid detracting from those landscapes.*

---

**Point Number** 339.59 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies

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

**Summary of Submission** Add new policy:  
*Any development including subdivision shall avoid SNA's and avoid undermining the integrity of nature conservation values.*

---

**Point Number** 339.60 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 847-22.4.3.2

**Position:** Not Stated

**Summary of Submission** Add the following as a matter of discretion: Nature Conservation Values

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**Point Number** 339.61 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 849-22.4.4

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Makarora Rural Lifestyle zone and rezone Rural. Amend maps to rezone the Makarora Valley as Rural except for the town ship.		
<b>Point Number</b>	339.62	<b>Provision:</b>	7-Part Seven - Maps > 7.2-Map 2 -Makarora (Part),Mount Aspiring National Park
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Makarora Rural Lifestyle zone and rezone Rural. Amend maps to rezone the Makarora Valley as Rural except for the town ship.		
<b>Point Number</b>	339.63	<b>Provision:</b>	7-Part Seven - Maps > 7.17-Map 16 -Makarora,Makarora Township and Makarora West
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Makarora Rural Lifestyle zone and rezone Rural. Amend maps to rezone the Makarora Valley as Rural except for the town ship.		
<b>Point Number</b>	339.64	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 875-22.5.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the rule.		
<b>Point Number</b>	339.65	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Rural Lifestyle zone at Rekos Point and rezone as Rural, being the land located between Kane Road and the Clutha River, identified on Planning Map 18 and 18a.		
<b>Point Number</b>	339.66	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Rural Lifestyle zone at Rekos Point and rezone as Rural, being the land located between Kane Road and the Clutha River, identified on Planning Map 18 and 18a		

<b>Point Number</b>	339.67	<b>Provision:</b>	7-Part Seven - Maps > 7.20-Map 18a - Wanaka Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Rural Lifestyle zone at Rekos Point and rezone as Rural, being the land located between Kane Road and the Clutha River, identified on Planning Map 18 and 18a		
<b>Point Number</b>	339.68	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the objective.		
<b>Point Number</b>	339.69	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		
<b>Point Number</b>	339.70	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1208-27.2.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		
<b>Point Number</b>	339.71	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1209-27.2.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		

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**Point Number** 339.72 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7

**Position:** Support

**Summary of Submission** Supports the policy.

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**Point Number** 339.73 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose

**Position:** Support

**Summary of Submission** Generally support with the exception of amendments.

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**Point Number** 339.74 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose

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

**Summary of Submission** Amend first paragraph as follows:

*The District contains a diverse range of habitats that support indigenous plants and animals, including species that are endemic to the district, threatened either nationally or regionally. Distinctive habitats include ~~comprising~~ forests, shrubland, herb fields, tussock grasslands, wetlands, lake and river margins. Indigenous biodiversity is also an important component of ecosystem services and the District's landscapes.*

---

**Point Number** 339.75 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose

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

**Summary of Submission** Amend third paragraph as follows:

*Significant adverse effects resulting from removal clearance of indigenous vegetation should be avoided. Where the adverse effects are not significant and cannot be avoided, remedied or mitigated and would diminish the District's indigenous biodiversity values, opportunities for the protection, restoration and enhancement of other similar habitats areas are encouraged to offset the adverse effects of clearance and ensure no net the loss and preferably a net gain of those indigenous biodiversity values. Biodiversity offsetting should not be applied to justify impacts on vulnerable and irreplaceable biodiversity values or biodiversity values which cannot be offset.*

---

**Point Number** 339.76 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose



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

**Summary of Submission** Amend final paragraph as follows:

*The District's lowlands comprising the lower slopes of mountain ranges and valley floors have been modified by urban growth, farming activities and rural residential development. Much of the indigenous vegetation habitat has been removed, or modified, and the remaining remnants are likely to be vulnerable and important to retain. These areas are identified in the Land Environments of New Zealand Threatened Environment Classification as either acutely or chronically threatened environments, having less than 20% indigenous vegetation remaining.*

---

**Point Number** 339.77 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1

**Position:** Support

**Summary of Submission** Supports the objective.

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**Point Number** 339.78 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1

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

**Summary of Submission** Amend as follows:

*Identify and protect the District's Significant Natural Areas and schedule them in the District Plan, including the ongoing identification and protection of Significant Natural Areas through resource consent applications, using the criteria set out in Policy 33.2.1.9.*

---

**Point Number** 339.79 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 31-33.2.1.2

**Position:** Support

**Summary of Submission** Supports the policy.

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**Point Number** 339.80 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 32-33.2.1.3

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

**Summary of Submission** Amend as follows:  
*Provide standards in the District Plan for the protection maintenance and enhancement of indigenous vegetation that is not identified as a Significant Natural Area or threatened species, which are practical to apply and that permit the ~~removal~~ clearance of a limited area of indigenous vegetation in specified circumstances.*

---

**Point Number** 339.81 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 33-33.2.1.4

**Position:** Support

**Summary of Submission** Supports the policy.

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**Point Number** 339.82 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5

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

**Summary of Submission** Amend as follows:  
*Recognise anticipated activities in rural areas such as farming and the efficient use of land and resources ~~while having regard to~~ however these must be undertaken in a way that protects the significant indigenous vegetation and habitats of indigenous fauna and maintains and enhances indigenous biodiversity. the maintenance, protection or enhancement of indigenous biodiversity values.*

---

**Point Number** 339.83 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6

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

**Summary of Submission** Amend as follows:  
*Encourage the long-term protection of indigenous vegetation and in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as ~~open space covenants~~ administered under the Queen Elizabeth II National Trust Act, Reserves Act, or Conservation Act and other protective mechanisms.*

---

**Point Number** 339.84 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7

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

**Summary of Submission** Amend as follows:

*Activities involving the clearance of indigenous vegetation are undertaken in a manner to ensure the District's indigenous biodiversity values is protected, maintained or enhanced.*

---

**Point Number** 339.85 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8

**Position:** Oppose

**Summary of Submission** Delete and Replace as follows:

~~Where the adverse effects of an activity on indigenous biodiversity cannot be avoided, remedied or mitigated, consideration will be given to whether there has been any compensation or biodiversity offset proposed and the extent to which any offset will result in a net indigenous biodiversity gain~~

If the ecosystem or habitat cannot be avoided, adverse effects are managed by avoiding significant adverse effects. Where adverse effects are not significant:

(a)they 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

(d) Where residual adverse effects remain, and cannot be mitigated they are offset.

---

**Point Number** 339.86 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9

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

**Summary of Submission** Amend the Criteria to read:

*a. Representative Whether an area of indigenous vegetation or habitat of indigenous fauna is representative, typical or characteristic of the natural diversity of the relevant ecological district.*

*b. Rarity –Retain*

*c Diversity add and Pattern Whether an area supports a high diversity of indigenous ecosystem types, indigenous taxa or has changes in species composition reflecting the existence of diverse natural features or gradients.*

Add “or” between each of the criteria.

---

**Point Number** 339.87 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1

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

**Summary of Submission** Add new policy:  
*Facilitate and support restoration of degraded natural ecosystems and indigenous habitats using ~~where possible~~ indigenous species that naturally occur and/or previously occurred in the area.*

---

**Point Number** 339.88 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2

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

**Summary of Submission** Amend to read:  
*Protect and enhance significant indigenous vegetation and habitats of indigenous fauna, including rare or threatened indigenous species.*

---

**Point Number** 339.89 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1

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

**Summary of Submission** Amend to read:  
*Avoid the clearance of indigenous vegetation within Significant Natural Areas including those that meet the criteria in Policy 33.2.1.9 that would reduce indigenous biodiversity values.*

---

**Point Number** 339.90 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2

**Position:** Oppose

**Summary of Submission** Delete and replace as follows:  
~~*Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance.*~~  
  
*Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where significant adverse effects are avoided. Where adverse effects are not significant: they are avoided in the first instance; where they cannot be avoided, they are remedied; where they cannot be remedied they are mitigated; and Where residual adverse effects remain, and cannot be mitigated they are offset.*

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**Point Number** 339.91 **Provision:** 26-33 Indigenous Vegetation and

Biodiversity > 28-33.2 Objectives  
and Policies > 39-33.2.2  
Objective 2 > 42-33.2.2.3

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

**Summary of Submission** Amend as follows:

*Recognise that the majority of Significant Natural Areas are located within land used For farming activity and provide for small scale, low impact indigenous vegetation ~~removal~~ clearance to enable existing uses, stock grazing, the construction of fences and small scale farm tracks, and the maintenance of existing fences and tracks, roads, structures excluding their expansion provided the biodiversity values are safeguarded.*

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**Point Number** 339.92 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2

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

**Summary of Submission** Add the following new policy:

*Significant adverse effects of the use and development on habitats of indigenous birds in wetlands, beds of rivers and lakes and their margins for breeding, roosting, feeding and migration are avoided and other effects are avoided, remedied or mitigated.*

---

**Point Number** 339.93 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3

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

**Summary of Submission** Amend to read:

*Ensure the ~~efficient use~~ management and development of land, including ski-field development, farming activities and infrastructure improvements, does not reduce the District's indigenous biodiversity values. Or To maintain and enhance indigenous biodiversity when undertaking land management and development activities.*

---

**Point Number** 339.94 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3

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

**Summary of Submission** Amend the policies 33.2.3.1 - 33.2.3.7 as set out in other submission points by Forest and Bird and make these assessment matters.

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**Point Number** 339.95 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3

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

**Summary of Submission** Amend as follows:

*~~Provide standards controlling the clearance of indigenous vegetation within 20 meters of water bodies, and~~ Ensure that proposals for clearance do not reduce indigenous biodiversity values, create erosion, or adversely affect natural character along the margins of waterways.*

**Point Number** 339.96 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 45-33.2.3.2

**Position:** Oppose

**Summary of Submission** Delete this policy.

**Point Number** 339.97 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3

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

**Summary of Submission** Amend as follows:

*Encourage the retention and enhancement of indigenous vegetation including in locations that have potential for regeneration, provide connectivity, stability, and particularly where productive values are low, or in riparian areas or gullies.*

**Point Number** 339.98 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4

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

**Summary of Submission** Amend to read:

*When considering the proposals for the clearance of indigenous vegetation, avoid: effects on threatened species; areas within a land environment (defined by the Land Environments of New Zealand at Level IV) identified as having less than 20% indigenous vegetation remaining;*

**Point Number** 339.99 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5

**Position:** Oppose

<b>Summary of Submission</b>	This is more of an assessment matter and should be included in a separate section.		
<b>Point Number</b>	339.100	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 49-33.2.3.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Incorporate into the policy: <i><u>'Ensure indigenous vegetation removal does not adversely affect the natural character of the margins of water ways'</u></i>		
<b>Point Number</b>	339.101	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 50-33.2.3.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	This is an assessment matter. This matter is likely to cumulatively exacerbate biodiversity loss by reducing the area of habitat available and over time may lead to extirpation of species from areas.		
<b>Point Number</b>	339.102	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<b>Point Number</b>	339.103	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 52-33.2.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows: <i>Recognise that alpine environments contribute to the distinct indigenous biodiversity and landscape qualities of the District and <del>are vulnerable to</del> <u>should be protected from change through vegetation clearance or establishment of exotic plants.</u></i>		
<b>Point Number</b>	339.104	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4

**Position:** Support

**Summary of Submission** Supports the policy.

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**Point Number** 339.105      **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification

**Position:** Support

**Summary of Submission** Support this section, especially 33.3.2.1-33.3.2.3. These policies make it clear that the rules apply to all zones including unformed roads.

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**Point Number** 339.106      **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 66-33.3.3.1

**Position:** Support

**Summary of Submission** Support.

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**Point Number** 339.107      **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 67-33.3.3.2

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

**Summary of Submission** Amend. The main problem is the use of indigenous vegetation rather than coverage by indigenous species. Need to include words 'coverage by' and 'vascular and non-vascular and plant'.

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**Point Number** 339.108      **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 68-33.3.3.3

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

**Summary of Submission** Need to include words 'coverage by' and 'vascular and non-vascular and plants'.



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**Point Number** 339.109 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 69-33.3.3.4

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

**Summary of Submission** Needs to be clearer. Amend as follows:

*Structural dominance is attained when indigenous species are in the tallest stratum and are visually conspicuous, and coverage by indigenous species exceeds 20% of the total area.*

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**Point Number** 339.110 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 77-33.4.1

**Position:** Support

**Summary of Submission** Support, non compliance should be a discretionary activity.

---

**Point Number** 339.111 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 78-33.4.2

**Position:** Oppose

**Summary of Submission** Make the removal of SNA a non-complying activity.

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**Point Number** 339.112 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 79-33.4.3

**Position:** Oppose

**Summary of Submission** Make non-compliance with 'alpine environments' rule a non-complying activity.

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**Point Number** 339.113 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 73-33.3.4.1

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete this Exemption.		
<hr/>			
<b>Point Number</b>	339.114	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete the exemption for drains. Clearance of drains can result in further drainage of wetlands, and increased sedimentation in water ways.		
<hr/>			
<b>Point Number</b>	339.115	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 75-33.3.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the exemption.		
<hr/>			
<b>Point Number</b>	339.116	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>5000m<sup>2</sup> is large and will not enable the maintenance of indigenous biodiversity throughout the district. The Rule fails to provide opportunities to protect areas meeting the criteria for SNA's.</p> <p>Delete and replace with standards restricting clearance of indigenous vegetation of certain plants/communities or 500m<sup>2</sup> generally.</p>		
<hr/>			
<b>Point Number</b>	339.117	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 85-33.5.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<hr/>			
<b>Point Number</b>	339.118	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 87-33.5.7

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Earth works result in significant adverse effects and should not be a permitted activity in SNA's in order to meet RMA requirements meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.		
<b>Point Number</b>	339.119	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject, there should not be any permitted clearance within SNAs.		
<b>Point Number</b>	339.120	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 91-33.5.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain with amendment: <i>Does not involve exotic tree or shrub planting, <u>or establishment of pasture or crop.</u></i>		
<b>Point Number</b>	339.121	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 92-33.5.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain with amendments: <i>Does not involve the clearance of indigenous vegetation, the planting of shelterbelts, or any <del>exotic tree or shrub planting</del> of exotic species.</i>  Retain clarification.		
<b>Point Number</b>	339.122	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 93-33.6 Non-Notification of Applications
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain.		
<b>Point Number</b>	339.123	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List

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

**Summary of Submission** Support list provided as it is a complete and up to date list.

It also needs to include threatened plants include other plants that occur naturally within the District and are listed in the current New Zealand Threat Classification as either Threatened or At Risk.

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**Point Number** 339.124 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas

**Position:** Support

**Summary of Submission** Retain full list and make certain that boundaries adequately protect the full SNA and provide a buffer to avoid edge effects.

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**Point Number** 339.125 **Provision:** 26-33 Indigenous Vegetation and Biodiversity

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

**Summary of Submission** Add assessment matters to assist decision makers to interpret the plan.

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**Point Number** 339.126 **Provision:** 174-34 Wilding Exotic Trees > 175-34.1 Purpose

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

**Summary of Submission** Need to recognise that dense stands of wilding conifers can also affect water yield. Amend as follows:

*Wilding trees are spreading across parts of the District and have visually degraded parts of the landscape, biodiversity values and can threaten the productive values of the soil resource, and reduce on water yield The spread of wilding trees has left other areas vulnerable to landscape and biodiversity degradation.*

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**Point Number** 339.127 **Provision:** 174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy

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

**Summary of Submission** Need to recognise that dense stands of wilding conifers can also affect water yield. Amend as follows:

*Protect the District's landscape, biodiversity and water and soil resource values from the spread of wilding exotic trees.*

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**Point Number** 339.128 **Provision:** 174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of

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

**Summary of Submission** Support with following amendments: Add; Buddleja davididi Grey willow – Salix cinerea Crack willow, Salix fragilis Rowan tree, Sorbus aucuparia; Cotoneaster simonsii

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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.

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**Point Number** 340.2 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5

**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.

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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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<b>Point Number</b>	340.4	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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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<b>Submitter Number:</b>	341	<b>Submitter:</b>	Peter Mathieson
<b>Contact Name:</b>		<b>Email:</b>	peter@cgroup.co.nz
<b>Address:</b>	61 Adamson Drive, Arrowtown, Queenstown, New Zealand, 9203		

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<b>Point Number</b>	341.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Do not proceed with the Medium Density Residential zone in Arrowtown. Instead revisit greenfield areas at Arrowtown South and North West. Arrowtown must provide for urban growth. Not via the Housing Accord but via attractive low and medium density provisions. Medium and high density housing should be provided in less attractive / valuable sites e.g. Gorge Road, Shotover Country and areas where low income workers are required.		

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<b>Point Number</b>	341.2	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Do not proceed with the Medium Density Residential zone in Arrowtown. Instead revisit greenfield areas at Arrowtown South and North West. Arrowtown must provide for urban growth. Not via the Housing Accord but via attractive low and medium density provisions. Medium and high density housing should be provided in less attractive / valuable sites e.g. Gorge Road, Shotover Country and areas where low income workers are required.		

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<b>Submitter Number:</b>	342	<b>Submitter:</b>	Scope Resources Ltd & Southern Beaver Ltd
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	342.1	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Proposed amendments to the Jacks Point Structure Plan boundaries are removed from the Proposed District Plan.		
<hr/>			
<b>Point Number</b>	342.2	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 339-41.4.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Proposed amendments to the Jacks Point Structure Plan boundaries are removed from the Proposed District Plan		
<hr/>			
<b>Point Number</b>	342.3	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6 > 409-41.5.6.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Rule 41.5.6.2 is amended to read:</p> <p><i>"In advance of 224(c) being issued for any residential development in the R(HD) Residential Activity Areas a roundabout intersection constructed to New Zealand Transport Agency standards and available for public use should be constructed at Woolshed Road. This roundabout should enable access for land to the east."</i></p>		
<hr/>			

<b>Submitter Number:</b>	343	<b>Submitter:</b>	ZJV (NZ) Limited
<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	343.1	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports subject to the following changes:</p> <p>Objective 3.2.1.4</p> <p>Recognise the potential for rural areas to diversify their land use beyond <del>the strong productive value of traditional rural activities including</del> farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and</p>		

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** 343.4 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

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

**Summary of Submission** Supports with the following amendments:

21.1 Zone Purpose

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 the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.

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** 343.5 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

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

**Summary of Submission** Supports with the following amendments:

21.2.1 Objective Enable farming, ~~permitted~~ other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity 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** 343.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

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

**Summary of Submission** Support with the following amendments:

Policies **21.2.1.1** Enable farming and other activities that require a rural location and other established activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.

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** 343.7 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

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

**Summary of Submission**

Supports with the following amendments:

21.2.10 Objective

Recognise the potential for diversification of rural activities (including farming activities) farms that ~~utilises~~ support the sustainability of the natural or and physical resources of farms rural areas and ~~supports the sustainability of farming activities.~~

OR

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

**Point Number**

343.8

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 817-21.2.10.1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Supports with the following amendments:

Policy 21.2.10.1 Encourage revenue producing activities that can support the long term sustainability of ~~farms~~ in the rural areas of the district.

OR

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

**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.

**Submitter Number:**

344

**Submitter:**

Sam Flewelen

**Contact Name:**

**Email:**

sam@planzconsultants.co.nz

**Address:**

1845, Christchurch City, Christchurch, New Zealand, 8140

<b>Point Number</b>	344.1	<b>Provision:</b>	5-Part Four - Rural Environment
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the rural portion of the Frankton Placemakers site be rezoned from rural to Industrial A as shown on Planning Map 31, as shown on Appendix B to the submission.		
<hr/>			
<b>Point Number</b>	344.2	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the rural portion of the Frankton Placemakers site be rezoned to Industrial A as shown on Planning Map 31 (copied from point 344.2 Rural Zone).		
<hr/>			
<b>Point Number</b>	344.3	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the High Density Residential portion of the Mico Queenstown site be rezoned to Business Mixed Use as shown on Planning Map 32, as shown on Appendix C of the submission.		
<hr/>			
<b>Point Number</b>	344.4	<b>Provision:</b>	3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the High Density Residential portion of the Mico Queenstown site be rezoned to Business Mixed Use as shown on Planning Map 32.		
<hr/>			
<b>Point Number</b>	344.5	<b>Provision:</b>	7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the High Density Residential portion of the Mico Queenstown site be rezoned to Business Mixed Use as shown on Planning Map 32 (copied from points 344.4 & 344.5).		
<hr/>			
<b>Point Number</b>	344.6	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That any new, or expansions to existing, buildings for building or trade suppliers up to 1000m2 GFA is a controlled activity.		

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**Point Number** 344.7 **Provision:** 26-16Business Mixed Use Zone  
> 69-16.5Rules - Standards > 70-  
16.5.1 > 72-16.5.1.2

**Position:** Support

**Summary of Submission** Retain standard 16.5.1.2

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**Point Number** 344.8 **Provision:** 26-16Business Mixed Use Zone  
> 69-16.5Rules - Standards > 75-  
16.5.4

**Position:** Support

**Summary of Submission** Retain standard 16.5.4.

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**Point Number** 344.9 **Provision:** 26-16Business Mixed Use Zone  
> 69-16.5Rules - Standards > 80-  
16.5.7

**Position:** Support

**Summary of Submission** Retain standard 16.5.7.

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**Point Number** 344.10 **Provision:** 54-2Definitions > 56-  
2.2Definitions

**Position:** Oppose

**Summary of Submission** Amend the definition of Building Supplier as follows:  
Building Supplier (~~Three Parks and Industrial B Zones~~) [...]

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**Point Number** 344.11 **Provision:** 54-2Definitions > 56-  
2.2Definitions

**Position:** Oppose

**Summary of Submission** Insert new definition for 'trade supplier' as follows:  
Trade Supplier  
means a business engaged in sales to businesses and institutional customers and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following categories:  
  
- automotive and marine suppliers;

- building suppliers;
- catering equipment suppliers;
- farming and agricultural suppliers;
- garden and patio suppliers;
- hire services (except hire or loan of books, video, DVD and other similar home entertainment items);
- industrial clothing and safety equipment suppliers; and
- office furniture, equipment and systems suppliers.

**Point Number** 344.12 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Oppose

**Summary of Submission** That the rural portion of the Frankton Placemakers site be rezoned to Industrial A as shown on Planning Map 31 (copied from point 344.2 Rural Zone).

**Submitter Number:** 345 **Submitter:** (K)John McQuilkin

**Contact Name:** **Email:** amyw@brownandcompany.co.nz

**Address:** Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348

**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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**Point Number** 345.3 **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:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Supports with the following amendments:

*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.*

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** 345.4 **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** 345.5 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 213-7.4.21

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

**Summary of Submission** Supports with the following amendments:

*Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, up to a maximum of ~~28~~90 nights per calendar year*

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** 345.6 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 214-7.4.22

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

**Summary of Submission** Supports with the following amendments:

*Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, for more than ~~28~~90 ~~days~~ nights but less than 180 nights per calendar year [...]*

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** 345.7 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

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

**Summary of Submission** Supports with the following amendments:

**21.1 Zone Purpose**

*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 the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.*

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** 345.8 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

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

**Summary of Submission** Support with the following amendments:

**21.2.1 Objective**

*Enable farming, ~~permitted~~ other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity 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** 345.9 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

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

**Summary of Submission** Supports with the following amendments:

*Policies 21.2.1.1 Enable farming and other activities that require a rural location and other established activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.*

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** 345.10 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

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

**Summary of Submission** Supports with the following amendments:

**21.2.10 Objective**

*Recognise the potential for diversification of rural activities (including farming activities) farms that ~~utilises~~ support the sustainability of the natural or and physical resources of farms rural areas and supports the sustainability of farming activities.*

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** 345.11 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 817-21.2.10.1

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

**Summary of Submission** Supports with the following amendments:  
***Policies 21.2.10.1** Encourage revenue producing activities that can support the long term sustainability of ~~farms~~ in the rural areas of the district.*

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** 345.12 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes)

**Position:** Oppose

**Summary of Submission** Opposes the assessment matters for subdivision and development as they relate to the Rural Landscape classification (21.7.2) and seeks that they be deleted and replaced with a set of assessment matters that better reflect and provide for the "Other Rural Landscape) (ORL) category of 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** 345.13 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Opposes the discretionary status of subdivision in the Rural Lifestyle Zone and seeks that the status should be controlled.

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** 345.14 **Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Seeks the extension of the Rural Lifestyle Zone as shown on the marked up Planning Map 29, attachment A to submission (copied from point 345.16, Rural Lifestyle Zone).		
	<i>OR</i>		
	In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		
<b>Point Number</b>	345.15	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Seeks the extension of the Rural Lifestyle Zone as shown on the marked up Planning Map 29, attachment A to submission.		
<b>Point Number</b>	345.16	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Seeks the extension of the Rural Lifestyle Zone as shown on the marked up Planning Map 29, attachment A to submission (copied from point 345.16, Rural Lifestyle Zone). <i>OR</i>		
	In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.		

<b>Submitter Number:</b>	346	<b>Submitter:</b>	Jillian Egerton
<b>Contact Name:</b>		<b>Email:</b>	jill@egerton.co.nz
<b>Address:</b>	PO BOX 17, Arrowtown, Queenstown, New Zealand, 9302		
<b>Point Number</b>	346.1	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the zoning so that Lot 1 DP 327817 (9 Orchard Hill road, Millbrook) is rezoned from RLC to Resort Zone (Millbrook) and with a Residential Activity Area.		
<b>Point Number</b>	346.2	<b>Provision:</b>	26-43 Millbrook Resort Zone > 85-43.7 Structure Plans
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Amend the Structure Plan so that Lot 1 DP 327817 (9 Orchard Hill road, Millbrook) is rezoned from RLC to Resort Zone (Millbrook) and with a Residential Activity Area. Apply a reference to the proposed residential Activity Area e.g. R19) to distinguish which rules apply to the land.		
<b>Point Number</b>	346.3	<b>Provision:</b>	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 42-43.4.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Include the new Residential Activity Area (proposed for Lot 1 DP 327817 9 Orchard Hill Road) in this rule i.e. controlled activity consent for all residential buildings.		
<b>Point Number</b>	346.4	<b>Provision:</b>	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 65-43.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 43.5.2 to state that the maximum number of residential units within the Millbrook Resort zone does not apply to Lot 1 DP 327817 (9 Orchard Hill Road)		
<b>Point Number</b>	346.5	<b>Provision:</b>	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 78-43.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 43.5.9 to state that the maximum building coverage of 5% within the Millbrook resort Zone does not apply to the land.		
<b>Point Number</b>	346.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 27.5.1 to state that the minimum allotment size within the land shall be 1000m2 at the time of subdivision.		
<b>Point Number</b>	346.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.		

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<b>Point Number</b>	346.8	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	If the relief sought by the submitter is not granted, the submitter opposes any extension of the Millbrook Resort Zone, specifically in a westerly direction.		

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<b>Submitter Number:</b>	347	<b>Submitter:</b>	Remarkable Heights Ltd
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	347.1	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the Rural General zoning of Lot 1 DP 411971 (Middleton Rd) and request rezoning to Low Density Residential. Copied from submission point 347.4		

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<b>Point Number</b>	347.2	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Urban Growth Boundary as it relates to Lot 102 DP411971 should be amended to match the property boundaries of Lot 102 DP411971.		

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<b>Point Number</b>	347.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the Rural General zoning of Lot 1 DP 411971 and request rezoning to Low Density Residential.		

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<b>Submitter Number:</b>	348	<b>Submitter:</b>	Mrs M K Greenslade
<b>Contact Name:</b>		<b>Email:</b>	ngeddes@cfma.co.nz

**Address:** Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348

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**Point Number** 348.1 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Rezone the area (Lots 2 & 3 DP 364425 and Lot 1 DP 23375) shown on Attachment B to the submission (Planning Maps 30 & 26) from Rural General to Rural Lifestyle.

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**Point Number** 348.2 **Provision:** 7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook

**Position:** Oppose

**Summary of Submission** Rezone the area shown on Attachment B to the submission (Planning Maps 30 & 26) from Rural General to Rural Lifestyle. (copied from point 348.2 of the Rural zone)

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**Point Number** 348.3 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Oppose

**Summary of Submission** Rezone the area shown on Attachment B to the submission (Planning Maps 30 & 26) from Rural General to Rural Lifestyle. (copied from point 348.2 of the Rural zone)

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**Point Number** 348.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Amend to remove the lot averages standard 22.5.12.3.

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**Point Number** 348.5 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Submits that the minimum lot size applicable for the Rural Lifestyle Zone (standard 27.5.1) shall be a 1 hectare average.

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**Point Number** 348.6 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule 21.4.6		
<hr/>			
<b>Point Number</b>	348.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule 22.5.12.1.		
<hr/>			

<b>Submitter Number:</b>	349	<b>Submitter:</b>	Sam Strain
<b>Contact Name:</b>		<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	349.1	<b>Provision:</b>	7-Part Seven - Maps > 7.42-Map 39 - Arthurs Point, Kingston
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Rural zoning on Lots 1 & 2 DP25724 and seek re-zoning to Low Density Residential.		
<hr/>			
<b>Point Number</b>	349.2	<b>Provision:</b>	7-Part Seven - Maps > 7.42-Map 39 - Arthurs Point, Kingston
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Apply the Urban Growth Boundary to Lots 1 & 2 DP25724		
<hr/>			
<b>Point Number</b>	349.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Rural zoning on Lots 1 & 2 DP25724 and seek re-zoning to Low Density Residential.		
<hr/>			

<b>Submitter Number:</b>	350	<b>Submitter:</b>	Dalefield Trustee Ltd
<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	350.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The submitter SUPPORTS the proposed definition of "residential flat". This definition assists in providing a pathway to affordability for landowners in the District.		
<hr/>			
<b>Point Number</b>	350.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 847-22.4.3.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Submitter SUPPORTS Rule 22.4.3.2 as it enables flexibility in the location of buildings within the building platform on the site.		
<hr/>			
<b>Point Number</b>	350.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 847-22.4.3.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The submitter OPPOSES, and seeks the deletion of, "visibility from public places" in the list of matters over which discretionary is restricted.		
<hr/>			
<b>Point Number</b>	350.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 851-22.4.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Submitter SUPPORTS the permitted status of "Residential Flat" in the Rural Lifestyle Zone. This definition assists in providing a pathway to affordability for landowners in the District.		
<hr/>			
<b>Point Number</b>	350.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 874-22.5.5

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the setback of 10m from roads in the Rural Lifestyle Zone and seeks that the setback be extended to 15 m.		
<b>Point Number</b>	350.6	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 875-22.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the proposed rule exempting visitor accommodation sub zones from the 20m setback from water bodies, as it is necessary.		
<b>Point Number</b>	350.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the discretionary status of subdivision in the Rural Lifestyle Zone and seeks that the status should be controlled.		
<b>Point Number</b>	350.8	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose and seek the deletion of Rule 27.4.2(b), which requires that the further subdivision of a lot that has previously been used to calculate the minimum average densities for subdivision in the Rural Lifestyle and Rural Residential Zones will be non-complying.		
<b>Point Number</b>	350.9	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the minimum lot size of 1.0 hectare.		
<b>Point Number</b>	350.10	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1



<b>Position:</b>	Oppose
<b>Summary of Submission</b>	Oppose the average minimum lot area requirements and seeks that the average lot size of not less than 2ha is reduced to 1.5ha.

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<b>Submitter Number:</b>	351	<b>Submitter:</b>	Sam Strain
<b>Contact Name:</b>		<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	351.1	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the Rural zoning of Lot 1 & 2 DP 388976 and request it be rezoned from Rural to Rural Lifestyle. Copied from submission point 351.4 to the rural zone		

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<b>Point Number</b>	351.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the lot averages standard 22.5.12.3.		

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<b>Point Number</b>	351.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The minimum lot size applicable for the Rural Lifestyle Zone shall be 1 hectare.		

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<b>Point Number</b>	351.4	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the Rural zoning of Lot 1 & 2 DP 388976 and request it be rezoned from Rural to Rural Lifestyle.		

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<b>Submitter Number:</b> 352	<b>Submitter:</b> J & B Taylor
<b>Contact Name:</b>	<b>Email:</b> ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348

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<b>Point Number</b>	352.1	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Rural Lifestyle Zone over Lot 1 DP 300316 and Lot 1 DP 474658, or alternatively, defer the Rural Lifestyle Zone until RM100818 has been given full effect to and a completion certification for the subdivision has been issued. NB - Elsewhere in the submission, it notes that the following parcels are also subject to this submission: Lot 3 DP21860 and Lot 1 DP 300014. Copied from submission point 352.3 to the Rural Lifestyle zone.		

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<b>Point Number</b>	352.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Rural Lifestyle Zone over Lot 1 DP 300316 and Lot 1 DP 474658, or alternatively, defer the Rural Lifestyle Zone until RM100818 has been given full effect to and a completion certification for the subdivision has been issued. NB - Elsewhere in the submission, it notes that the following parcels are also subject to this submission: Lot 3 DP21860 and Lot 1 DP 300014.		

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<b>Submitter Number:</b> 353	<b>Submitter:</b> Kristan Stalker
<b>Contact Name:</b>	<b>Email:</b> kristan_stalker@hotmail.com
<b>Address:</b>	36 Myles Way, Lower Shotover, Queenstown, 9304

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<b>Point Number</b>	353.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the landscape lines on the planning map 30 affecting Slope Hill.		

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<b>Point Number</b>	353.2	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the landscape lines on the planning map 30 affecting Slope Hill.		
<hr/>			
<b>Point Number</b>	353.3	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the landscape lines on the planning map 30 affecting Slope Hill.		
<hr/>			

<b>Submitter Number:</b>	354	<b>Submitter:</b>	Middleton Family Trust
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	354.1	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	PDP maps are amended to remove any reference to the Queenstown Heights Overlay area.		
<hr/>			
<b>Point Number</b>	354.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove reference to the Queenstown Heights Overlay Area from 27.5.1.		
<hr/>			
<b>Point Number</b>	354.3	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove reference to the Queenstown Heights Overlay Area from 7.5.6.		

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<b>Point Number</b>	354.4	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Restricted Discretionary status is removed from Part 27.5 and replaced with controlled activity status for subdivision in the Low Density Residential Zone.		

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<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>	c/- Mitchell Partnerships Ltd PO Box 489, Dunedin, 9054		

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<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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<b>Point Number</b>	355.2	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Opposes in part. Amend Objective 3.2.5.1 as follows: <i>Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from <u>inappropriate</u> subdivision, use and development</i>		

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<b>Point Number</b>	355.3	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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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**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.*

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**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.~~*

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**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 at 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.

---

**Point Number** 355.11 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

**Position:** Oppose

**Summary of Submission** 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.

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**Point Number** 355.12 **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 duplicates the direction provided by Policy 6.3.4.1.

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**Point Number** 355.13 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 858-21.4.5

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain this Rule.		
<b>Point Number</b>	355.14	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the rule		
<b>Point Number</b>	355.15	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>Amend Assessment Matter 21.7.1 as follows:  <i>These assessment matters shall be considered with regard to the following principles <del>because, in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations within the zone:....</del></i></p> <p>Delete Assessment Matter 21.7.1.1.</p>		
<b>Point Number</b>	355.16	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1027-21.7.3Other factors > 1030-21.7.3.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain this Assessment Matter.		
<b>Point Number</b>	355.17	<b>Provision:</b>	771-21Rural Zone
<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>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>	C/- Mitchell Partnerships.co.nz PO Box 489, Dunedin, 9054		

<b>Point Number</b>	356.1	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Insert definitions of the following terms: "sensitive activities", "valuable ecological remnants" or "ecological remnants", "nature conservation values".		

<b>Point Number</b>	356.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Proposed District Plan Map 26 ( <u>revised version</u> ) to align with the zoning of the Operative Zone boundaries and retain the Rural zoning of this site,as identified and assessed in Attachment 1 of the submission ; and  Retain the Proposed District Plan Map 26 <u>as was notified on the 26th of August 2015.</u>		

<b>Point Number</b>	356.3	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat,Millbrook
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Proposed District Plan Map 26 ( <u>revised version</u> ) to align with the zoning of the Operative Zone boundaries and retain the Rural zoning of this site,as identified and assessed in Attachment 1 of the submission ; and  Retain the Proposed District Plan Map 26 as was notified on the 26th of August 2015. (Copied from Submission point 356.2 on the Rural Zone).		

<b>Point Number</b>	356.4	<b>Provision:</b>	26-43 Millbrook Resort Zone > 85-43.7 Structure Plans
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<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the Proposed Millbrook Structure Plan (included within Proposed Chapter 43: Millbrook) to align with this submission and the recommendations of Anne Steven (Registered Landscape Architect) as detailed (attached to this submission as Attachment 1)		
<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		
<b>Summary of Submission</b>	Retain Policy 6.3.1.11 as notified.		
<b>Point Number</b>	356.7	<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: "Avoid, <u>remedy or mitigate</u> adverse cumulative effects on landscape character and <u>visual</u> amenity values caused by incremental subdivision and development."		
<b>Point Number</b>	356.8	<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>	Not Stated		
<b>Summary of Submission</b>	Amend Policy 6.3.5.2, as follows: "Avoid, <u>remedy, or mitigate</u> 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>	356.9	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 6.3.5.3, as follows: "Avoid planting and screening, particularly along roads and		

<b>Submission</b>	boundaries, which would <u>have significant adverse effects on degrade</u> existing openness <u>landscape character</u> where such openness is an important part of the landscape quality of character."		
<b>Point Number</b>	356.10	<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>	Support		
<b>Summary of Submission</b>	Retain Policy 6.3.5.4 as notified		
<b>Point Number</b>	356.11	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Objective 21.2.1, as follows: "Enable farming, <del>permitted</del> and established activities while <del>protecting</del> , maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values."		
<b>Point Number</b>	356.12	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 21.2.1.1, as follows: "Enable farming activities while <del>protecting</del> , maintaining [...]"		
<b>Point Number</b>	356.13	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 21.2.1.2 as follows: "Provide for Farm Buildings <del>associated with larger landholdings</del> where the location, scale and colour of the buildings will not <u>significantly</u> adversely affect landscape values."		
<b>Point Number</b>	356.14	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 777-21.2.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 21.2.1.3, as follows: "Require buildings [...] properties <del>and to avoid adverse effects on established and anticipated activities.</del> "		

<b>Point Number</b>	356.15	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 778-21.2.1.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 21.2.1.4 as follows: "Minimise <del>the</del> dust, visual, noise and odour effects of activities <u>on</u> by requiring facilities to locate a greater distance from formed roads [...]"		
<b>Point Number</b>	356.16	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 779-21.2.1.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain Policy 21.2.1.5 as notified.		
<b>Point Number</b>	356.17	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 780-21.2.1.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the policy, as follows: "Avoid, <u>mitigate, remedy or off-set</u> adverse cumulative impacts on ecosystem services and nature conservation values."		
<b>Point Number</b>	356.18	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objective 21.2.2, Policy 21.2.2.1, and Policy 21.2.2.		
<b>Point Number</b>	356.19	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 786-21.2.2.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy 21.2.2.3 as follows: "Protect, <u>enhance or maintain</u> the soil resource by controlling activities [...]"		
<b>Point Number</b>	356.20	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Retain Objective 21.2.3 and Policy 21.2.3.1		
<b>Point Number</b>	356.21	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 21.2.4.1 and 21.2.4.2.		
<b>Point Number</b>	356.22	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Objective 21.2.8		
<b>Point Number</b>	356.23	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain objective Objective 21.2.10 and policy 21.2.10.1		
<b>Point Number</b>	356.24	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 818-21.2.10.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 21.2.10.2, as follows: <i>"Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and/or enhances landscape quality, character, rural amenity, and/or natural values."</i>		
<b>Point Number</b>	356.25	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objective 21.2.12		
<b>Point Number</b>	356.26	<b>Provision:</b>	26-43 Millbrook Resort Zone > 27-43.1 Resort Zone Purpose

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

**Summary of Submission** Amend the purpose of the Millbrook Zone to recognise that it is located adjacent to a Rural Zone, land with a Rural Landscape Classification, and land that holds number of ecological and landscape values.

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**Point Number** 356.27 **Provision:** 26-43 Millbrook Resort Zone > 28-43.2 Objectives and Policies > 29-43.2.1 Objective 1

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

**Summary of Submission** Amend 43.2.1 as follows: "Visitor, residential and recreation activities developed in an integrated manner ~~with particular regard~~ shall recognise and provide for landscape, heritage, ecological, water and air quality values."; AND

Amend Policy 43.2.1.1 as follows: "Require development and activities to be located in accordance with ~~a the~~ Millbrook Structure Plan so as to promote orderly and integrated development and prevent the inappropriate development of sensitive parts of the site, as identified on the Millbrook Structure Plan."; AND

Amend 43.2.1.3 as follows: "Protect, maintain and enhance valuable ecological remnants and promote the enhancement of ecological values ~~where reasonably practical.~~"; AND

Amend Policy 43.2.1.6 so that it is specific, measurable and enforceable.

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**Point Number** 356.28 **Provision:** 26-43 Millbrook Resort Zone > 28-43.2 Objectives and Policies > 29-43.2.1 Objective 1 > 31-43.2.1.2

**Position:** Support

**Summary of Submission** Retain Policy 43.2.1.2

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**Point Number** 356.29 **Provision:** 26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 66-43.5.3

**Position:** Oppose

**Summary of Submission** Amend Rule 43.5.3, as follows: "In the following parts of the Residential Activity Area the total number of residential units shall not exceed:

R14 ~~6 residential units~~

R15 ~~15 residential units~~

R16 ~~6 residential units~~

R18 - 1 residential units"

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**Point Number** 356.30 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 44-43.4.5

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 43.4.5.		
<hr/>			
<b>Point Number</b>	356.31	<b>Provision:</b>	26-43 Millbrook Resort Zone > 85-43.7 Structure Plans
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend the Proposed Millbrook Structure Plan to align with the submission and the recommendations of Anne Steven, Registered Landscape Architect, outlined within Attachment 1, including the following relief:</p> <p>i. R14, R15 and R16 Blocks of Residential units are not located on the elevated plateau land form and are not visible from Lot 1 and Lot 2;</p> <p>ii. R13, R17 and R18 are removed from the scarp;</p> <p>iii. The Landscape Area on the Proposed Millbrook Structure Plan is adjusted to include all the areas important for natural and pastoral character, landform values and natural open skylines/ridgelines.</p> <p>iv. The area identified for Golf course and Open Space on the Proposed Millbrook Structure is removed from the upper landforms of the plateau. Land use that aligns with the open pastoral character of this landform is suitable.</p> <p>v. Ecological restoration especially of wetlands and gully areas;</p> <p>vi. Maintenance of the open pastoral and arable land use visible from Lot 1 and Lot 2, and the avoidance of any domestic landscaping;</p> <p>vii. Removing planting along the boundary separating Lot 1 and Lot 2 from Dalgleish Farm, as this creates a linear element that is not fitting with the undulating landscape.</p>		
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<b>Point Number</b>	356.32	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	If Council decide to include Dalgleish Farm within the Extended Millbrook Zone despite XRay Trust's submissions, then X-Ray Trust seeks as relief the rezoning of their two properties - Lot 1 DP 475822 and Lot 2 DP 475822 - from Rural to Rural Residential or Rural Lifestyle.		
<hr/>			
<b>Point Number</b>	356.33	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	If Council decide to include Dalgleish Farm within the Extended Millbrook Zone despite XRay Trust's submissions, then X-Ray Trust seeks as relief the rezoning of their two properties - Lot 1 DP 475822 and Lot 2 DP 475822 - from Rural to Rural Residential or Rural Lifestyle. (Copied from submission point 356.32 to the Rural Zone).		
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<b>Point Number</b>	356.34	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<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.		
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<b>Point Number</b>	356.35	<b>Provision:</b>	81-6 Landscape
<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.		
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<b>Point Number</b>	356.36	<b>Provision:</b>	771-21Rural Zone
<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.		
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<b>Point Number</b>	356.37	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<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.		
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<b>Point Number</b>	356.38	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<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.		
<hr/>			

<b>Submitter Number:</b>	357	<b>Submitter:</b>	Barry Ellis
<b>Contact Name:</b>		<b>Email:</b>	ehgroup@xtra.co.nz
<b>Address:</b>	P.O.Box 1243, Queenstown, New Zealand, 9300		
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<b>Point Number</b>	357.1	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>I submit that should an 'Entertainment Zone' be implemented then that area encompass/ incorporate areas such as the Village Green and Earnslaw Park and associated buildings surrounding that. There are always a number of events / concerts etc on these parks (including QLDC run events) so to exclude such areas would seem ridiculous. I recommend the minimum QLDC should be looking at is as follows The eastern boundary of this zone should be Stanley Street, the North/West , Shotover street down to and including the Steamer Wharf precinct, to the south including Church Street. This area would more reflect the actual Entertainment Area of downtown Queenstown in 2015. The proposed noise limit of 60dbls is also too restrictive for such a zone and 65 - 70dbls a more realistic limit. We could, from there, encourage this entertainment type industry to locate within a reasonable area into the future. The downtown area of Queenstown needs to remain an essentially vibrant and energetic part of town to attract locals and visitors alike.</p>		

<b>Submitter Number:</b>	358	<b>Submitter:</b>	Melissa Vining
<b>Contact Name:</b>		<b>Email:</b>	breakthrough.ltd@gmail.com
<b>Address:</b>	Breakthrough Resource Management Limited. On behalf of Quintin & Carly McCarthy 32 Hope Avenue, Lake Hayes Estate, Queenstown, New Zealand, 9304		
<b>Point Number</b>	358.1	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 193-7.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support provision 7.4.9.2, two dwellings, residential units or residential flats or less per site as a permitted activity. Seeks that this provision be upheld as notified		
<b>Point Number</b>	358.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Section 7.5 and seek that this section is upheld in its entirety.		
<b>Point Number</b>	358.3	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That Planning Map 30 be upheld (retained) as notified.		



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**Submitter Number:** 359 **Submitter:** Manor Holdings Limited & Body Corporate 364937  
**Contact Name:** Sean Dent **Email:** sean@southernplanning.co.nz  
**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 359.1 **Provision:** 138-7 Low Density Residential

**Position:** Oppose

**Summary of Submission** Modify the Low Density Residential zone as notified to include visitor accommodation in the Low Density Residential Zone (Visitor Accommodation Sub-Zone) as a Controlled Activity and to amend the objectives and policies for visitor accommodation to reflect the Visitor Accommodation Sub-Zone, AND any other consequential amendments to give effect to the point above.

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**Point Number** 359.2 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

**Position:** Oppose

**Summary of Submission** Remove the two Eucalyptus gunnii trees (Reference Number 240) on Lot 2 DP 361132 as protected trees in Chapter 32 and Map 32 AND any other consequential amendments to give effect to this point.

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**Point Number** 359.3 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Remove the rules making all subdivision in the Low Density Residential Zone a Discretionary Activity and amend the objectives, policies and guidelines accordingly AND any other consequential amendments to give effect to this point.

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**Point Number** 359.4 **Provision:** 7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road

**Position:** Not Stated

**Summary of Submission** Remove the two Eucalyptus gunnii trees (Reference Number 240) on Lot 2 DP 361132 as protected trees in Chapter 32 and Map 32 AND any other consequential amendments to give effect to this point.

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<b>Submitter Number:</b>	360	<b>Submitter:</b>	Stuart Clark
<b>Contact Name:</b>	Tony Ray	<b>Email:</b>	tray@mactodd.co.nz
<b>Address:</b>	Mactodd PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	360.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The PDP is confirmed as it relates to providing objectives, policies and rules that provided for residential activity within the Rural Lifestyle Zone as a permitted activity.

The PDP is modified to provide for the identification of building platforms and new residential development on a lot within the Rural Lifestyle Zone (compliant with the density control) as permitted or controlled activity.

The PDP is modified to delete the requirement for an average density and/or lot size of 2 hectares within the Rural Lifestyle Zone

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<b>Point Number</b>	360.2	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
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**Position:** Oppose

**Summary of Submission** Amend Planning map 29 to rezone all of the Land as Rural Lifestyle Zone, where it is split zoned rural and rural lifestyle on the land adjacent to Mooney and Hunter Road.

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<b>Point Number</b>	360.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
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**Position:** Oppose

**Summary of Submission** Provide for subdivision activities as controlled rather than discretionary with the Rural Lifestyle Zone

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<b>Submitter Number:</b>	361	<b>Submitter:</b>	Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan
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**Contact Name:** Jayne Macdonald **Email:** jmacdonald@mactodd.co.nz

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

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**Point Number** 361.1 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Amend planning map 13 to rezone land identified in a map attached to the submission and which is located generally on the eastern side of State Highway 6, opposite Jacks Point. from 'Rural' to 'Industrial B – Coneburn'.

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**Point Number** 361.2 **Provision:** 10-Entire Plan

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

**Summary of Submission** Amend Chapter 11 of the operative district plan Business Zones, objectives, policies and rules to include the Industrial B Coneburn zone.

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**Point Number** 361.3 **Provision:** 7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)

**Position:** Oppose

**Summary of Submission** Amend planning map 13 to rezone land identified in a map attached to the submission and which is located generally on the eastern side of State Highway 6, opposite Jacks Point. from 'Rural' to 'Industrial B – Coneburn'. Copied from submission point 361.1 on the Rural Zone.

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**Point Number** 361.4 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** The Plan Review should be withdrawn and re-notified for consideration once a complete and thorough document has been prepared. The submitter considers the omission of a complete Section 32 Analysis is a fundamental flaw in the plan review documentation, and that the Council cannot continue to process the Plan Review in the absence of this information.

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<b>Point Number</b>	361.5	<b>Provision:</b>	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.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the Strategic Direction Policy 3.2.1.2.3 as follows: " <u>Avoid non-industrial activities not related to or supporting Industrial activities</u> occurring within areas zoned for Industrial activities."		
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<b>Point Number</b>	361.6	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the subdivision chapter and request that it be amended to include the Industrial B - Coneburn Zone by adding new objectives, policies, and performance standards in order to give effect to the proposed Industrial B – Coneburn structure plan.		
<hr/>			
<b>Point Number</b>	361.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the discretionary activity status and requests controlled activity status for subdivision in the Industrial B - Coneburn Zone; through amending the rule as follows:  " <u>27.4.1.1 Subdivision in the Industrial B: Coneburn is a Controlled Activity</u> ".		
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<b>Point Number</b>	361.8	<b>Provision:</b>	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests additional objectives and policies be added as detailed in Appendix D to the submission.		
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<b>Point Number</b>	361.9	<b>Provision:</b>	1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Requests additional rules be added specific to the industrial B - Coneburn Zone, as detailed in Appendix D to the submission.
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<b>Submitter Number:</b>	362	<b>Submitter:</b>	Philip Thoreau
<b>Contact Name:</b>		<b>Email:</b>	philip@thoreau.co.nz
<b>Address:</b>	1 Tenby Street, Wanaka, New Zealand, 9305		
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<b>Point Number</b>	362.1	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the proposal that "this rule shall not apply where the development can achieve specification to a minimum 6- star level using the NZ Green Building Council Home Star rule". Unclear what density does apply, if any. Further work and reconsideration is required.		
<hr/>			
<b>Point Number</b>	362.2	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the extremely aggressive recession planes and will only lead to a very significant loss of amenity value to any neighbouring users and will seriously leave exposed or fail to protect the privacy and amenity of residential users and guests, directly in conflict with the plan objectives.		
<hr/>			
<b>Point Number</b>	362.3	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-8.2.7.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the policy as it will reduce amenity values and is inconsistent with zone purpose and objectives.		
<hr/>			
<b>Point Number</b>	362.4	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-8.2.7.3
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Oppose the Policy as it conflicts with the objectives and zone purpose.		
<b>Point Number</b>	362.5	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose as prone to abuse and forced unhappy compromise and should be abandoned.		
<b>Point Number</b>	362.6	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose as prone to abuse and forced unhappy compromise.		
<b>Point Number</b>	362.7	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Policy 8.2.3.1 as no clear basis for the provision is given to explain why a sustainable building should be able to achieve these special privileges.		
<b>Point Number</b>	362.8	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 389-8.5.6.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the provision that recession planes do not apply to sites adjoining the Town Centre zone, fronting the road or reserves.		
<b>Point Number</b>	362.9	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 385-8.5.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the recession plane proposed		

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**Point Number** 362.10 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 386-8.5.6.2

**Position:** Oppose

**Summary of Submission** Oppose the recession plane proposed.

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**Point Number** 362.11 **Provision:** 7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

**Position:** Oppose

**Summary of Submission** Oppose the Wanaka Medium Density residential zone in its current form.

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**Submitter Number:** 363 **Submitter:** Body Corp 27490

**Contact Name:** Bruce Matheson **Email:** b-c-m@snap.net.nz

**Address:** Chairman Body Corp 27490 PO Box 28165, Beckenham, Christchurch, New Zealand, 8242

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**Point Number** 363.1 **Provision:** 26-9 High Density Residential

**Position:** Oppose

**Summary of Submission** That the zoning for all of the York Street right of way (serving 1 to 17) be Low Density

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**Point Number** 363.2 **Provision:** 26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications

**Position:** Oppose

**Summary of Submission** opposes the provision generally.

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**Point Number** 363.3 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Oppose

<b>Summary of Submission</b>	That the zoning for all of the York Street right of way (serving 1 to 17) be Low Density
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<b>Submitter Number:</b>	364	<b>Submitter:</b>	Body Corp 27490 9A,B,C and D York Street
<b>Contact Name:</b>	Bruce Matheson	<b>Email:</b>	b-c-m@snap.net.nz
<b>Address:</b>	Chairman P.O. Box 28165, Beckenham, Christchurch, NZ, 8242		
<b>Point Number</b>	364.1	<b>Provision:</b>	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Clause 9.6.3 and 9.6.3.1 be deleted and replaced with all height increases above 7 metres for sloping sections must be notified.		

<b>Submitter Number:</b>	365	<b>Submitter:</b>	Simon Beale
<b>Contact Name:</b>		<b>Email:</b>	bealey@xtra.co.nz
<b>Address:</b>	61 Mathias Terrace, RD 1, Queenstown, 9371		
<b>Point Number</b>	365.1	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Re-instatement of the avenue of Spruce trees as a protected feature in Part 5, Section 32.8 – Schedule of Protected Trees - District Wide.</p> <p>This avenue of spruce trees is listed in Appendix 3 to the Operative District Plan under the Inventory of Protected Features, Arrowtown and Environs, Heritage Trees, Ref. no. 275 and Map ref 26. The avenue is an integral part of the historic setting of the Ayreburn homestead and is a key heritage feature in the Wakatipu Basin. The avenue is unique to the Queenstown Lakes District. We understand the spruce trees are over 100 years old. There is no other avenue of spruce trees in the Wakatipu Basin or in the District. We consider the avenue is a unique heritage and botanical feature nationally.</p>		



<b>Submitter Number:</b>	366	<b>Submitter:</b>	Robins Road Limited
<b>Contact Name:</b>	Rebecca Lucas	<b>Email:</b>	rebecca@landla.co.nz
<b>Address:</b>	Land Landscape Architects PO Box 1356, Queenstown, New Zealand, 9700		
<hr/>			
<b>Point Number</b>	366.1	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1 > 93-9.5.1.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Submit the maximum building height in HDR be 8m - discretionary activity resource consent for buildings above this height		
<hr/>			
<b>Point Number</b>	366.2	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	sub zone or transition zone of Robins Road between Fryer Street and Robins road		
<hr/>			
<b>Point Number</b>	366.3	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests consideration of zoning on Robins Road and Fryer Street be considered in Stage 1		
<hr/>			

<b>Submitter Number:</b>	367	<b>Submitter:</b>	John Borrell
<b>Contact Name:</b>		<b>Email:</b>	jborrell@ihug.co.nz
<b>Address:</b>	35 Mountain View Road, RD 1, Queenstown, New Zealand, 9371		
<hr/>			
<b>Point Number</b>	367.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change rule 22.5.12.3 to read - On sites equal to or greater than 2 hectares there shall be no more than two residential units.		

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**Point Number** 367.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 874-22.5.5

**Position:** Oppose

**Summary of Submission** Rule 22.5.5 should state :- The minimum setbacks from roads in the rural lifestyle zone shall be 30 metres.

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**Point Number** 367.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

**Summary of Submission** Change rule 22.5.3:- The maximum size of any building shall be 400m2

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**Point Number** 367.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 881-22.5.8

**Position:** Oppose

**Summary of Submission** That rule 22.5.8 be changed to :- The maximum height for any building shall be 7 metres.

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**Point Number** 367.5 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1255-27.5.1.1

**Position:** Oppose

**Summary of Submission** Rule 27.5.1.1 be changed so that the building platform in the Rural Lifestyle zone has a maximum area of 600m2.

That the building platform in the rural lifestyle zone should be smaller than the rural zone reflecting the smaller building size permitted and the more closely settled environment. A smaller platform enables a more accurate assessment, both by neighbours and planners, of the effects of future buildings.

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**Point Number** 367.6 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Change the rule requiring an average of 2ha so that the minimum Lot size for subdivision in

<b>Submission</b>	the rural lifestyle zone be 1 hectare.		
<b>Point Number</b>	367.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change the rule requiring an average of 2ha so that the minimum Lot size for subdivision in the rural lifestyle zone be 1 hectare.		

<b>Submitter Number:</b>	368	<b>Submitter:</b>	Anna-Marie Chin Architects and Phil Vautier
<b>Contact Name:</b>	Anna-Marie and Phil Chin and Vautier	<b>Email:</b>	anna-marie@amchinarchitects.co.nz
<b>Address:</b>	PO Box 253, Arrowtown, New Zealand, 9351		
<b>Point Number</b>	368.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 802-22.2.1.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change minimum density requirements to maximum density requirements.		
<b>Point Number</b>	368.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 803-22.2.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part, require an urban design panel or a dedicated review panel assess these proposals.		
<b>Point Number</b>	368.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete this rule. The platform size has already defined an area within which to build and the assessment has been on this envelope.		

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**Point Number** 368.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

**Position:** Oppose

**Summary of Submission** Change the area requirement to 10m2. Change the wording of the rule to allow for buildings built before the guidelines (or a pre date a certain time) are not required to meet these rules. The reflectance values should be increased back to 36% for walls and roof. There should be an ability for planners to allow for an flexibility of these rules where there the effects are minimal and the overall outcome is good. The surface finishes shall not include concrete, timber when left untreated or stained, unpainted steel, schist stone, (dry stacked, bagged, rendered etc), copper and zinc.

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**Point Number** 368.5 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules

**Position:** Oppose

**Summary of Submission** This rule be deleted (26.6.7).

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**Point Number** 368.6 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

**Position:** Oppose

**Summary of Submission** The listing 251 be deleted.

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**Point Number** 368.7 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 86-30.4.3

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

**Summary of Submission** support in part 30.4.3. Requests the rule needs to include if outside a building platform.  
Requests the rules enable structures to be included inside a building platform.

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**Point Number** 368.8 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 113-30.4.15

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

**Summary of Submission** That this rule allows for these utility buildings to be permitted when assessed the same as a building within there zones.

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<b>Point Number</b>	368.9	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1 > 129-30.5.1.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	rule 30.5.1.8 be deleted. There should be no restriction on the area of solar panels		
<hr/>			
<b>Point Number</b>	368.10	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 134-30.5.3 > 135-30.5.3.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	rule 30.5.3.1 be deleted. there should be no limitation on the number of turbines.		
<hr/>			
<b>Point Number</b>	368.11	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 144-30.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	rule 30.5.5 be a controlled activity.		
<hr/>			
<b>Point Number</b>	368.12	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The 30.5.8 rule be deleted as it contradicts those rules as outlined under each activity.		
<hr/>			
<b>Point Number</b>	368.13	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>That the working of these policies and objectives should be changed to be in line with the operative plan which has had a robust review.</p> <p>The working of the objectives and policies is too restrictive. words such as do not should be changed to remedy and mitigate allowing for assessment on a case by case basis. The context of the application can be reviewed holistically.</p>		
<hr/>			
<b>Point Number</b>	368.14	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 918-21.5.16

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete this rule.		
<hr/>			
<b>Point Number</b>	368.15	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the rules relating to colour.		
<hr/>			
<b>Point Number</b>	368.16	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change the area requirement to 10m2 change the wording of the rule to allow for buildings built before the guidelines (or a pre date a certain time) are not required to meet these rules. The reflectance values should be increased back to 36% for walls and roof. There should additionally be an ability for planners to allow for an flexibility of these rules where there the effects are minimal and the overall outcome is good. The surface finishes shall not include concrete, concrete, timber when left untreated or stained, unpainted steel, schist stone, (dry stacked, bagged, rendered etc), copper and zinc.		
<hr/>			
<b>Point Number</b>	368.17	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 148-30.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Allow for building platforms		
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<b>Submitter Number:</b>	369	<b>Submitter:</b>	Deborah Brent
<b>Contact Name:</b>		<b>Email:</b>	deb.tony@xtra.co.nz
<b>Address:</b>	219, Wanaka, New Zealand, 9343		
<hr/>			
<b>Point Number</b>	369.1	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Support of the Large Lot Residential proposal as identified on Proposed District Plan Map 22 but believe that the boundary should be extended to include flat and slightly elevated land south from Studholme Rd( North), towards the Outer Growth Boundary towards the base of the hill.

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**Submitter Number:** 370 **Submitter:** Paterson Pitts Group  
**Contact Name:** Stephen Winter **Email:** steve.winter@ppgroup.co.nz  
**Address:** PO Box 2645, Frankton, Queenstown, New Zealand, 9348

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

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

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

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**Point Number** 370.2 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1.

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 370.3 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 370.4 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5

**Position:** Support

<b>Summary of Submission</b>	Generally supports the provisions.		
<b>Point Number</b>	370.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	370.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Clear guidance material for Council planning officers processing applications, to ensure consistency, and transparency in how the discretionary activity classes are designed to be administered and are to be generally understood by the community.		
<b>Point Number</b>	370.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<b>Point Number</b>	370.8	<b>Provision:</b>	1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	For subdivision exempt from resource consent it requires an application for a 'certificate of compliance' from Council, see section 223. Ideally, for clarity, identify this requirement in the wording under exemptions 27.6.1.		
<b>Point Number</b>	370.9	<b>Provision:</b>	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications
<b>Position:</b>	Support		



**Summary of Submission** Generally support the provisions.

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**Submitter Number:** 371 **Submitter:** Camilla Stewart  
**Contact Name:** **Email:** Camilla\_stewart@hotmail.com  
**Address:** 231 Fernhill Road, Sunshine Bay, Queenstown, 9300

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**Point Number** 371.1 **Provision:** 138-7 Low Density Residential >  
140-7.2 Objectives and Policies >  
145-7.2.2 Objective 2  
**Position:** Support  
**Summary of Submission** Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.

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**Submitter Number:** 372 **Submitter:** Keith Stewart  
**Contact Name:** **Email:** Stewagen@xnet.co.nz  
**Address:** 231 Fernhill Road, Sunshine Bay, Queenstown, New Zealand, 9300

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**Point Number** 372.1 **Provision:** 138-7 Low Density Residential >  
140-7.2 Objectives and Policies >  
145-7.2.2 Objective 2  
**Position:** Support  
**Summary of Submission** Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.

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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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<b>Point Number</b>	373.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend the definition of 'Clearance of Vegetation' as follows:</p> <p>Clearance of vegetation includes, the deliberate application of water, <u>or over sowing</u>, where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.</p>		
<b>Point Number</b>	373.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Include new definition for 'biodiversity offsets or offsetting' as follows:</p> <p><u>Measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation and mitigation measures have been taken. The goal of biodiversity offsetting is to achieve no net loss and preferably a net gain of biodiversity on the ground.</u></p>		
<b>Point Number</b>	373.3	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Include a definition of 'no net loss' as follows:</p> <p><u>No overall reduction in biodiversity as measured by type, amount and condition.</u></p>		
<b>Point Number</b>	373.4	<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>	Retain Goal 3.2.4 as notified.		
<b>Point Number</b>	373.5	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Policy 3.2.4.2.1 as follows:</p> <p>Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps <u>and through further ecological assessment associated with development and use activities, and ensure their</u></p>		

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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**Point Number** 373.10 **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

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	373.11	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Support		
<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.		
<b>Point Number</b>	373.12	<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 as notified.		
<b>Point Number</b>	373.13	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Table 5, 21.5.25 as follows:</p> <p><b>21.2.25 Informal Airports Located on Public Conservation and Crown Pastoral Land</b></p> <p>Informal airports that comply with <del>the following</del> <u>one of standards 21.5.25.1 and 21.5.25.2 as well as standard 21.5.25.4 shall be permitted activities:</u></p> <p>Amend 21.5.25.3 as follows:</p> <p>Informal airports for emergency landings, rescues, fire-fighting, <u>operational activities of the Department of Conservation, and activities ancillary to farming activities.</u></p>		
<b>Point Number</b>	373.14	<b>Provision:</b>	1059-26 Historic Heritage
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	373.15	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2

**Position:** Support

**Summary of Submission** Objective 27.2.7 and associated Policies 27.2.7.1 and 27.2.7.2 are supported as they support the protection of significant indigenous biodiversity as well as adjacent freshwater habitats, and are consistent with section 230 RMA. Retain as notified.

**Point Number** 373.16 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 37-30.2.3 Objective 3 > 41-30.2.3.4

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

**Summary of Submission** Amend Policy 30.2.3.4 as follows:  
*Assess the effects of Renewable Electricity Generation proposals, other than Small and Community Scale, on a case-by-case basis, with regards to:*

- landscape values and areas with of significant indigenous flora or significant habitat for indigenous fauna*
- recreation and cultural values, including relationships with tangata whenua amenity values*
- The extent of public benefit and outcomes of location specific cost-benefit analysis.*

**Point Number** 373.17 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 37-30.2.3 Objective 3 > 43-30.2.3.6

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

**Summary of Submission** Amend Policy 30.2.3.6 as follows:  
~~*To compensate for adverse effects, consideration shall be given to any offset measures and/or environmental compensation including those which benefit the local environment and community affected.*~~ *To manage any residual adverse effects on indigenous biodiversity that cannot otherwise be avoided, remedied or mitigated, consideration shall be given to biodiversity offsets where it is appropriate to do so.*

**Point Number** 373.18 **Provision:** 26-33 Indigenous Vegetation and Biodiversity

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

**Summary of Submission** Alter the structure of the indigenous vegetation and biodiversity provisions to ensure that these provisions are clear, easy for the community to use, and ensure that appropriate protection is applied when it comes to areas of significant indigenous vegetation and habitats of indigenous fauna.

**Point Number** 373.19 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose

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

**Summary of Submission** Amend the wording of 33.1 Purpose (paragraph 4) as follows:

*The limited removal of indigenous vegetation not determined to be significant is permitted, with discretion applied through the resource consent process to ensure that indigenous vegetation clearance activities exceeding the permitted limits protect, maintain or enhance indigenous biodiversity values. Where the removal of indigenous vegetation cannot be avoided or mitigated and would diminish the District's indigenous biodiversity values, opportunities for the enhancement of other areas are encouraged to offset the adverse effects of the loss of those indigenous biodiversity values.*

Where indigenous vegetation in an area described as a Significant Natural Area in the district plan, or is determined to be an Significant Natural Area through a site specific ecological assessment, then any removal of indigenous vegetation required will only be allowed in exceptional circumstances, and where through a resource consent process the adverse effects of the activity are demonstrated as being avoided, remedied or mitigated. Biodiversity off-sets will be required to manage any residual adverse effects that cannot otherwise be mitigated.

Or wording of a similar effect.

**Point Number** 373.20 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1

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

**Summary of Submission** Amend Objective 33.2.1 as follows:

~~Protect, maintain and enhance indigenous biodiversity.~~ Existing indigenous biodiversity values are protected, maintained or enhanced

**Point Number** 373.21 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1

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

**Summary of Submission** Delete Policy 33.2.1.1 and add the intent of this policy to wording to be included in a new Policy 33.2.2.1 under Objective 33.2.2.

**Point Number** 373.22 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 31-33.2.1.2

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

**Summary of Submission** Support in part for Policy 33.2.1.2.

It is recommended that this policy is moved and combined with policies under Objective 33.2.2. The presence of threatened species either nationally or at a district level is generally a factor in determining a site to be significant under the significance criteria (refer to policy 33.2.1.9b). Therefore it is recommended to replace this policy with a new policy that refers to

the criteria for determining ecological significance in line with that detailed in Policy 33.2.1.9 as well as the list of threatened species in section 33.7

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<b>Point Number</b>	373.23	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 32-33.2.1.3
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 33.2.1.3 as follows:  
*Provide standards in the District Plan for activities that involve clearance of indigenous vegetation that is not identified as a Significant Natural Area or threatened species, which are practical to apply and that permit the removal of a limited area of indigenous vegetation in specified circumstances.*

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<b>Point Number</b>	373.24	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 33-33.2.1.4
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 33.2.1.4 as follows:  
*Recognise Kai Tahu as kaitiaki and provide for Kai Tahu values and principles in providing for the maintenance of indigenous species and habitats. and take into account the values of tangata whenua and kaitiakitanga.*

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<b>Point Number</b>	373.25	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
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**Position:** Oppose

**Summary of Submission** Policy 33.2.1.5 is opposed.  
As the rules that give effect to these policies apply to all zones in the district it is unclear why a policy specific to rural land uses is required.  
The adverse effects of any indigenous vegetation clearance may be balanced against the benefits of a land use activity as a matter of course in making a decision under section 104 RMA. Given that, this policy adds no further value and is not reflected in the rules for this chapter.

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<b>Point Number</b>	373.26	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6
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**Position:** Support

<b>Summary of Submission</b>	Retain Policy 33.2.1.6 as notified.		
<b>Point Number</b>	373.27	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Policy 33.2.1.7 as follows:</p> <p><i>Activities involving the clearance of indigenous vegetation <u>not determined to be significant following assessment against the criteria in section 33.10</u>, are undertaken in a manner to ensure the District's indigenous biodiversity values are <del>protected</del>, maintained or enhanced.</i></p>		
<b>Point Number</b>	373.28	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Policy 33.1.2.8 as follows:</p> <p>Where <del>the</del> <u>there are residual adverse effects of an activity on indigenous biodiversity values that cannot be avoided, remedied or mitigated, consideration will be given to any <del>whether there has been any compensation or biodiversity offset proposed and the extent to which any offset will result in</del> no net loss of indigenous biodiversity and preferably a net indigenous biodiversity gain.</u></p>		
<b>Point Number</b>	373.29	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 33.2.1.9 and include the ecological significance criteria in a new section 33.10.		
<b>Point Number</b>	373.30	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>A new policy under this objective is required to ensure clearance of vegetation along the margins of waterways is managed appropriately for the purpose of limiting erosion as well as reducing impacts on natural character and biodiversity values of riparian margins.</p> <p>This new policy is a repositioning of proposed Policies 33..2.3.1 and 33.2.3.6</p>		



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**Point Number** 373.31 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2

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

**Summary of Submission** Amend Objective 33.2.2 as follows:

~~Protect and enhance Significant Natural Areas~~ - Areas of significant indigenous biodiversity are recognised and protected from development activities in the Queenstown Lakes District as a matter of national importance.

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**Point Number** 373.32 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2

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

**Summary of Submission** Include new Policy 33.2.2.1A as follows:

Identify the District's Significant Natural Areas and schedule them in Part 33.8 the District Plan, including the ongoing identification of Significant Natural Areas through resource consent applications, using the criteria set out in Schedule 33.10, the list of threatened species in Part 33.7, and threatened land environments shown in Part 33.9

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**Point Number** 373.33 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 373.34 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2

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

**Summary of Submission** Amend Policy 33.2.2.2 as follows:

*Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where these activities will have a low impact minor adverse effects on the ecological functioning and the values that contribute to the significance of the area ~~or offer compensation commensurate to the nature and scale of the clearance.~~*

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<b>Point Number</b>	373.35	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 33.2.2.3.		
<hr/>			
<b>Point Number</b>	373.36	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Include new Policy 33.2.2.4 as follows:  <u>Require the use of biodiversity offsetting to address residual adverse effects, after avoiding, remedying or mitigating, of development activities on Significant Natural Areas to ensure no net loss of indigenous biodiversity values is achieved.</u>		
<hr/>			
<b>Point Number</b>	373.37	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Replace Objective 33.2.3 with the following Objective:  <del>Ensure the efficient use of land, including ski field development, farming activities and infrastructure improvements, do not reduce the District's indigenous biodiversity values.</del> <u>Encourage protection and enhancement of biodiversity values located on unproductive land within the district.</u>		
<hr/>			
<b>Point Number</b>	373.38	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 44-33.2.3.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	This policy combined with the wording of Policy 33.2.3.6 will be best placed as a mechanism for ensuring the maintenance and enhancement of indigenous biodiversity is achieved under Objective 33.2.1		
<hr/>			
<b>Point Number</b>	373.39	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 45-33.2.3.2
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	<p>Policy 33.2.3.2 is opposed.</p> <p>This concept is likely captured by the provisions for biodiversity offsetting that is detailed in earlier policies and suggested new policy. Therefore this Policy will be redundant given the relief sought elsewhere in this section.</p>		
<b>Point Number</b>	373.40	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 33.2.3.3 as notified.		
<b>Point Number</b>	373.41	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Include new policy as follows:</p> <p><u>Encourage the long-term protection of indigenous vegetation, in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as open space covenants administered under the Queen Elizabeth II National Trust Act, or conservation covenant established under section 27 of the Conservation Act 1987, or Nga Whenua Rahui Kawanata under section 27A of the Conservation Act 1987.</u></p>		
<b>Point Number</b>	373.42	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 33.2.3.4.		
<b>Point Number</b>	373.43	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 33.2.3.5		
<b>Point Number</b>	373.44	<b>Provision:</b>	26-33 Indigenous Vegetation and

Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 49-33.2.3.6

**Position:** Oppose

**Summary of Submission** Delete Policy 33.2.3.6.

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**Point Number** 373.45 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 50-33.2.3.7

**Position:** Oppose

**Summary of Submission** Delete Policy 33.2.3.7.

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**Point Number** 373.46 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 373.47 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 52-33.2.4.1

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 373.48 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 53-33.2.4.2

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 373.49 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2

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

**Summary of Submission** Delete clarification points 33.3.2 4 to 7

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**Point Number** 373.50 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules

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

**Summary of Submission** Amend 33.3.3.1 as follows:

*For the purposes of determining compliance with Rules 33.4.1 ~~to 33.4.3~~, indigenous vegetation shall be measured cumulatively over the area(s) to be cleared.*

Amend 33.3.3.4 as follows:

For the purpose of 33.3.3.2 and 33.3.3.3 above *Structural dominance means indigenous species that are in the tallest stratum.*

Delete 33.3.3.5 and Delete 33.3.3.6.

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**Point Number** 373.51 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions

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

**Summary of Submission** Retain section 33.3.4 exemptions as notified, but delete 33.3.4.3 and amend point 33.3.4.3 as follows:

*Indigenous vegetation clearance for the construction of walkways or trails up to 1.5 metres in width provided that it does not involve the clearance of any threatened plants listed in section 33.7 or any tree greater than a height of 4 metres, or clearance within any area identified as being an Significant Natural Area when assessed against the criteria in Part 33.10.*

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**Point Number** 373.52 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation

**Position:** Oppose

**Summary of Submission** Amend non-compliance status for 33.4.2 and 33.4.3 of Table 1 to a non-complying activity status.

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**Point Number** 373.53 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules -

**Position:** Oppose

**Summary of Submission**

Amend 33.5.3 as follows:

~~Within a land environment (defined by the Land Environments of New Zealand at Level IV) that has 20 percent or less remaining in indigenous cover, clearance is less than 500m<sup>2</sup> in area of any site and, 50m<sup>2</sup> in area of any site less than 10ha, in any continuous period of 5 years (refer to section 33.9). The site is not considered to be a Significant Natural Area when considered against the criteria in section 33.10.~~

Delete standard 33.5.5.

**Point Number**

373.54

**Provision:**

26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Table 3 so that there shall be no permitted standard allowing vegetation clearance within an area determined as a Significant Natural Area.

**Point Number**

373.55

**Provision:**

26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 92-33.5.10

**Position:**

Support

**Summary of Submission**

Retain as notified

**Point Number**

373.56

**Provision:**

26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Retain as notified although consideration should be given to inclusion of the following species:

Nationally Critical

Dysphania pusila (locally extinct?)  
Cardamine (b) CHR3129947; tarn)  
Cardamine (c) CHR511706; Pisa Range)  
Chaerophyllum colensoi var. delicatula  
Crassula peduncularis (locally extinct?)  
Epilobium pictum

Nationally Endangered

Centipeda minima ssp. minima  
Euchiton ensifer  
Ranunculus brevis  
Trithuria inconspicua

Nationally Vulnerable  
 Carex cirrhosa  
 Carex rubicunda  
 Daucus glochidiatus  
 Geranium retrorsum  
 Gratiola concinna  
 Mazus novaezeelandiae  
 Myosotis glauca  
 Ranunculus ternatifolius

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**Point Number** 373.57 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 373.58 **Provision:** 26-33 Indigenous Vegetation and Biodiversity

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

**Summary of Submission** Add a new schedule '33.10' that includes the criteria for determining the significance of indigenous biodiversity at a site.

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**Point Number** 373.59 **Provision:** 174-34 Wilding Exotic Trees > 175-34.1 Purpose

**Position:** Support

**Summary of Submission** 34.1 Purpose, 34.2.1 Objective and 34.2.1.1 Policy are supported as these outline the existing problem with wilding trees in this District and the effects this has on the District resources, and managing the further planting of wilding species in this district will help to control further spread of trees.

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**Point Number** 373.60 **Provision:** 174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees > 182-34.4.1

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

**Summary of Submission** Amend Table 1 to include *Pinus uncinata* Mountain Pine and correct the spelling of *Pinus sylvestris*.

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**Point Number** 373.61 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 225-35.4.5

**Position:** Support

<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	373.62	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 230-35.4.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		

<b>Submitter Number:</b>	374	<b>Submitter:</b>	Judith Stewart
<b>Contact Name:</b>		<b>Email:</b>	Judithandstewart@gmail.com
<b>Address:</b>	231 Fernhill Road, Sunshine Bay, Queenstown, 9300		
<b>Point Number</b>	374.1	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 145-7.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.		

<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>	Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348		
<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 the <del>strong productive value of</del> traditional rural activities including farming, provided a sensitive</p>		



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

**Position:** Support

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

Objective **3.2.5.1** Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from inappropriate 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** 375.3 **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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**Point Number**      375.7      **Provision:**      81-6 Landscape > 83-6.2 Values

**Position:**      Oppose

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

## 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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	<p><i>The following changes are sought:</i></p> <p><u><i>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.</i></u></p>
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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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	<p>The following changes are sought:</p> <p><b>Policy 6.3.1.2</b> Classify the Rural Zoned landscapes in the District as:</p>
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- Outstanding Natural Feature (ONF)
- Outstanding Natural Landscape (ONL)
- Rural Landscape Classification (RLC)

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** 375.10 **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** The following changes are sought:

**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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**Point Number** 375.11 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 105-6.3.3.1

**Position:** Support

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

**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** 375.12 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 105-6.3.3.1

**Position:** Support

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

**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-

**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.

**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.

**Point Number**

375.15

**Provision:**

771-21Rural Zone > 772-21.1Zone Purpose

**Position:**

Support

**Summary of Submission**

The following changes are sought:

**21.1 Zone Purpose**

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 the desire for rural living, recreation, commercial and tourism activities and the desire for further

opportunities for these activities.

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** 375.16 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:** Support

**Summary of Submission** The following changes are sought:  
**21.2.1 Objective:** Enable farming, ~~permitted other activities that require a rural location~~ and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity 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** 375.17 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

**Position:** Support

**Summary of Submission** The following changes are sought:  
**Policy 21.2.1.1** Enable farming and other activities that require a rural location and other established activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.

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** 375.18 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Support

**Summary of Submission** The following changes are sought:  
**21.2.10 Objective:** Recognise the potential for diversification of rural activities (including farming activities) ~~farms that utilises support the sustainability of the natural or and physical resources of farms~~ rural areas and ~~supports the sustainability of farming activities.~~

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** 375.19 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 817-21.2.10.1

**Position:** Support

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

**Policy 21.2.10.1** Encourage revenue producing activities that can support the long term sustainability of ~~farms in~~ the rural areas of the district.

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

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

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

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

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

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**Point Number** 376.2 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.

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

**Summary of Submission** Amend policy 21.2.6.3:

~~Provide for~~ Encourage the continuation and future growth and development of existing vehicle testing facilities only within the Waiorau Snow Farm Ski Area Sub Zone on the basis the landscape and indigenous biodiversity values are not further degraded.

<b>Submitter Number:</b>	377	<b>Submitter:</b>	MT ROSA WINES LTD
<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348		

<b>Point Number</b>	377.1	<b>Provision:</b>	948-23 Gibbston Character Zone > 950-23.2 Objectives and Policies > 951-23.2.1 Objective 1
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**Position:** Support

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

**23.2.1 Objective** Protect the economic viability, character and landscape values of the Gibbston Character Zone by enabling viticulture and other activities that rely on rural resources, and controlling adverse effects resulting from inappropriate activities locating in the Zone.

OR

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

<b>Point Number</b>	377.2	<b>Provision:</b>	948-23 Gibbston Character Zone > 950-23.2 Objectives and Policies > 951-23.2.1 Objective 1 > 952-23.2.1.1
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**Position:** Support

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

**Policy 23.2.1.1** Enable viticulture activities and other activities that rely on rural resources while protecting, maintaining or enhancing the values of indigenous biodiversity, ecosystems services, the landscape and surface of lakes and rivers and their margins.

OR

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

<b>Point Number</b>	377.3	<b>Provision:</b>	948-23 Gibbston Character Zone > 950-23.2 Objectives and Policies > 951-23.2.1 Objective 1 > 959-23.2.1.8
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**Position:** Support



<b>Summary of Submission</b>	<p>The following changes are sought:</p> <p><b>Policy 23.2.1.8</b> Recognise that the establishment of complementary activities such as commercial recreation, visitor accommodation, <u>and rural residential development</u>, may be complementary to the character and viability of the Gibbston Character Zone, providing they do not impinge on rural productive activities.</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>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>	C/- Mitchell Partnerships Limited PO Box 489, Dunedin, 9054		

<b>Point Number</b>	378.1	<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>	Support and retain as notified.		

<b>Point Number</b>	378.2	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.		

<b>Point Number</b>	378.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 97-3.2.4.3Objective 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>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:</p> <p><i>Objective 3.2.4.3</i>  <i>Maintain or enhance the survival chances of significant indigenous vegetation and significant habitats of indigenous fauna. <del>rare, endangered, or vulnerable species of indigenous plant or animal communities.</del></i>  <i>Policy 3.2.4.3.1</i></p>		

*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

**Position:** Support

**Summary of Submission** 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.

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**Point Number** 378.8 **Provision:** 7-Part Seven - Maps > 7.21-Map 19 - Beacon Point

**Position:** Oppose

**Summary of Submission** Opposes the Low Density Residential Zone Boundary and the Outstanding Natural Landscape line and submits that Proposed District Plan Map 19 should be amended to reflect:

- The zone boundaries depicted in Annexure C of the submission.
- The ONL classification confirmed by the Environment Court in January 2005 (Decision

Number C010/2005) as per the map attached as Annexure C of the submission depicts the accurate location of the ONL; AND

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>Point Number</b>	378.9	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<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>	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.  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  <i>Objective 4.2.1 Objective - Urban development is coordinated with infrastructure and services and is undertaken in a manner that <u>maintains or enhances</u> protects the environment, rural amenity and outstanding natural landscapes and features.</i>		

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<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: <i>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 <u>site the specific features or constraints of the site and its ability to absorb development to protect public health and safety</u>; -</i>		

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<b>Point Number</b>	378.12	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3
<b>Position:</b>	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** 378.14 **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

<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: <i>Policy 6.3.1.11</i> <i>Recognise the importance of protecting the landscape character and visual amenity values, particularly as <u>when</u> viewed from public places.</i>		
<b>Point Number</b>	378.17	<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>	Oppose in part. seeks that this objective is amended as follows: <i>Objective 6.3.2</i> <i>Avoid, <u>remedy or mitigate</u> adverse cumulative effects on landscape character and <u>visual amenity</u> values caused by incremental subdivision and development.</i>		
<b>Point Number</b>	378.18	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	oppose in part. Seeks that is policy is amended as follows: <i>Policy 6.3.2.2</i> <i>Allow residential subdivision and development only in locations where <u>adverse the District's</u> landscape character and visual amenity <u>effects are appropriately avoided, remedied or mitigated.</u> <del>would not be degraded.</del></i>		
<b>Point Number</b>	378.19	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 103-6.3.2.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the provision. Submits that the policy be deleted.		
<b>Point Number</b>	378.20	<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>	Supports in part and submits that this policy is amended as follows: <i>Avoid, <u>remedy or mitigate</u> subdivision and development that would <del>degrade</del> <u>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.</u></i>		

<b>Point Number</b>	378.21	<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 is a near duplicate of Policy 6.3.1.11		
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<b>Point Number</b>	378.22	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the provisions as follows to ensure consistency with Section 6 of the RMA:  <i>Policy 6.3.7.1</i> <i>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.</i>  <i>Policy 6.3.7.2</i> <i>Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's <u>significant outstanding natural features</u> and <del>distinctive</del> landscapes</i>		
<hr/>			
<b>Point Number</b>	378.23	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 141-7.2.1 Objective 1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports Objective 7.2.1 and associate Policies 7.2.1.1 to 7.2.1.2. Retain as notified.		
<hr/>			
<b>Point Number</b>	378.24	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports Objective 7.2.7 and associated Policies 7.2.7.1 to 7.2.7.2 and 7.2.7.3. Retain as notified.		
<hr/>			
<b>Point Number</b>	378.25	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes)
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the assessment matters text as follows:  <i>These assessment matters shall be considered with regard to the following principles because, in or on Outstanding Natural Features and Landscapes., the applicable activities are inappropriate</i>		

*in almost all locations within the zone:*

*21.7.1.1 [...]. The Council shall be satisfied that the proposed development, in combination with these factors, appropriately avoid, remedy or mitigate adverse effects on will not further adversely affect the landscape quality, character or visual amenity values.*

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<b>Point Number</b>	378.26	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1027-21.7.3Other factors
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		

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<b>Point Number</b>	378.27	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the policy as notified.		

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<b>Point Number</b>	378.28	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1236-27.2.7 Objective 7 > 1237-27.2.7.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports Objective 27.7.1 and associated Policies 27.7.1.2 to 27.7.1.3 and seeks they been retained as notified.		

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<b>Point Number</b>	378.29	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports Objective 33.2.1 and associated Policies Policy 33.2.1.6 to 33.2.1.8. Retain the provisions as notified.		

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<b>Point Number</b>	378.30	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports Objective 33.2.3 and associated Policy 33.2.3.2, 33.2.3.4, 33.2.3.5, 33.2.3.7. Retain as notified.		

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**Point Number** 378.31 **Provision:** 57-3 Strategic Direction

**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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**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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**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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**Point Number** 378.34 **Provision:** 138-7 Low Density Residential

**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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**Point Number** 378.35 **Provision:** 771-21 Rural Zone

**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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**Point Number** 378.36 **Provision:** 1182-27 Subdivision and 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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<b>Point Number</b>	378.37	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<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		
<hr/>			
<b>Point Number</b>	378.38	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the Low Density Residential Zone Boundary and submits that Proposed District Plan Map 19 be amended to rezone land from open space to LDR, as per the zone boundaries depicted in Annexure C of the submission.		
<hr/>			
<b>Point Number</b>	378.39	<b>Provision:</b>	1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards > 1328-27.8.2 Peninsula Bay
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports Rule 27.8.2 (as it relates to Peninsula Bay) and seeks it be retained as notified.		
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<b>Submitter Number:</b>	379	<b>Submitter:</b>	Alpine Estate Ltd
<b>Contact Name:</b>	Bruce Weir	<b>Email:</b>	bruce@cgstudio.co.nz
<b>Address:</b>	Common Ground Studio 106209, Auckland CBD, Auckland, New Zealand, 1143		
<hr/>			
<b>Point Number</b>	379.1	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Lot 2 DP 302568 be rezoned from Low Density Residential to a mix of higher density Village and medium density residential (through a structure plan, ODP and Design Guidelines process)		
<hr/>			

<b>Submitter Number:</b>	380	<b>Submitter:</b>	Villa delLago
<b>Contact Name:</b>	Charlotte Mill	<b>Email:</b>	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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**Point Number** 380.6 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-

**Position:** Support

**Summary of Submission** Supports the provision.

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**Point Number** 380.7

**Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6

**Position:** Support

**Summary of Submission** Supports the provision.

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**Point Number** 380.8

**Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6

**Position:** Support

**Summary of Submission** Supports the provision.

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**Point Number** 380.9

**Provision:** 48-4 "Heading 5,5" 5 Tangata Whenua > 49-5.1 Purpose

**Position:** Support

**Summary of Submission** General support.

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**Point Number** 380.10

**Provision:** 48-4 "Heading 5,5" 5 Tangata Whenua > 49-5.1 Purpose

**Position:** Support

**Summary of Submission** General support.

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**Point Number** 380.11

**Provision:** 48-4 "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 69-5.4.1

**Position:** Support

**Summary of Submission** General support.

<b>Point Number</b>	380.12	<b>Provision:</b>	48-t "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 70-5.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	380.13	<b>Provision:</b>	48-t "Heading 5,5" 5 Tangata Whenua > 76-5.7Ngai Tahu Taonga Species
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	380.14	<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>	Supports the provision		
<b>Point Number</b>	380.15	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		
<b>Point Number</b>	380.16	<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>	supports the provision		
<b>Point Number</b>	380.17	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Enhance controls on farm burn-offs.		
<b>Point Number</b>	380.18	<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>	supports the provision.		
<b>Point Number</b>	380.19	<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>	supports the provision.		
<b>Point Number</b>	380.20	<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>	supports the provision.		
<b>Point Number</b>	380.21	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Also avoid unnecessary exotic vegetation clearance were it would damage wildlife habitats such as that of the Australasian Crested Grebe.		
<b>Point Number</b>	380.22	<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>	supports the provision.		

<b>Point Number</b>	380.23	<b>Provision:</b>	138-7 Low Density Residential > 139-7.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision		
<hr/>			
<b>Point Number</b>	380.24	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision.		
<hr/>			
<b>Point Number</b>	380.25	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision.		
<hr/>			
<b>Point Number</b>	380.26	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports the objective.		
<hr/>			
<b>Point Number</b>	380.27	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<hr/>			
<b>Point Number</b>	380.28	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<b>Point Number</b>	380.29	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 285-8.2.6Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<b>Point Number</b>	380.30	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<b>Point Number</b>	380.31	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Visitor accommodation should provide for underground parking where possible to get cars off the road and avoid unsightly above ground car parks		
<b>Point Number</b>	380.32	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<b>Point Number</b>	380.33	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Site development off State highway 6 should be only perpendicular to the road (like Glenda Drive) and not adjacent to the road, so that large green spaces can still be seen along the road approaches to Queenstown.		
<b>Point Number</b>	380.34	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective		
<b>Point Number</b>	380.35	<b>Provision:</b>	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the Queenstown Town Centre Zone Purpose		
<b>Point Number</b>	380.36	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Objective 2 (12.2.2)		
<b>Point Number</b>	380.37	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Objective 3 (12.2.3)		
<b>Point Number</b>	380.38	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Objective 4 (12.2.4)		



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**Point Number** 380.39 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

**Position:** Support

**Summary of Submission** Support Objective 5 (12.2.5)

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**Point Number** 380.40 **Provision:** 685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 688-15.2.1 Objective 1

**Position:** Support

**Summary of Submission** Support

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**Point Number** 380.41 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 380.42 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 380.43 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 816-22.2.4 Objective 4

**Position:** Support

**Summary of Submission** Supports the provisions.

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<b>Point Number</b>	380.44	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 821-22.2.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	380.45	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 29-9.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Consider increased height limits for steep sites that back onto large hills		
<hr/>			
<b>Point Number</b>	380.46	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Encourage such high density developments to cater for carparking underground to avoid unsightly above ground car parks		
<hr/>			
<b>Point Number</b>	380.47	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective		
<hr/>			
<b>Point Number</b>	380.48	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 42-9.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the objective		
<hr/>			
<b>Point Number</b>	380.49	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 44-9.2.5 Objective 5
<b>Position:</b>	Support		

<b>Summary of Submission</b>	supports the objective		
<b>Point Number</b>	380.50	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 44-9.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the objective		
<b>Point Number</b>	380.51	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Reduction in parking, but where parking is provided, keep it within the building, underground and away from sight		
<b>Point Number</b>	380.52	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Also need to have regard to the natural conservation of species such as the Kea and work positively with the Kea Conservation Trust to preserve and grow our local Kea populations through safe control practices.		
<b>Point Number</b>	380.53	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Encourage the movement away from annual scrub burning in the Wakatipu basin.		
<b>Point Number</b>	380.54	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

<b>Point Number</b>	380.55	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	380.56	<b>Provision:</b>	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		
<hr/>			
<b>Point Number</b>	380.57	<b>Provision:</b>	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 39-16.2.2Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		
<hr/>			
<b>Point Number</b>	380.58	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Encourage the movement away from annual scrub burning in the Wakatipu basin.		
<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		
<hr/>			

<b>Submitter Number:</b>	381	<b>Submitter:</b>	Loosend Paddock Ltd
<b>Contact Name:</b>	Dougal McPherson	<b>Email:</b>	dougal_mcpherson@me.com

**Address:** PO Box 258, Arrowtown, 9351

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**Point Number** 381.1 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission**

- a. It does not promote the sustainable management of resources
- b. It does not meet section 32 of the act
- c. It is not consistent with part 2 of the act
- d. It does not represent integrated management or sound resource management practice
- e. It does not meet the reasonably foreseeable needs of future generations
- f. It does not implement the most appropriate standards, rules or methods for achieving the objectives set out in the proposed district plan.

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**Point Number** 381.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle

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

**Summary of Submission** That the land be re-zoned Rural Lifestyle

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**Submitter Number:** 382 **Submitter:** Helicopters Queenstown Limited

**Contact Name:** Pat West **Email:** lmconsultingnz@gmail.com

**Address:** L M Consulting Limited Unknown, 9300

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**Point Number** 382.1 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies

**Position:** Support

**Summary of Submission** Submitter generally supports the Objective and Policies for Chapter 21 insofar as they relate to informal airports.

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**Point Number** 382.2 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25 > 944-21.5.25.4

**Position:** Support

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

**21.5.25.4** In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of ~~500~~ 200 metres from any formed legal road or the notional boundary

of any residential unit or approved building platform not located on the same site.

OR

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

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**Point Number** 382.3 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 948-21.5.26.3

**Position:** Support

**Summary of Submission** 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of ~~500~~ 200 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site.

OR

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

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**Submitter Number:** 383 **Submitter:** Queenstown Lakes District Council

**Contact Name:** Vanessa van Uden **Email:** mayor@qldc.govt.nz

**Address:** Private Bag 50072, Queenstown, New Zealand, 9348

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**Point Number** 383.1 **Provision:** 1-28 Natural Hazards > 4-28.2 Natural Hazard Identification

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

**Summary of Submission** 28.2: Add the following sentence at the end of the second paragraph: "This is likely to increase with climate change".

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**Point Number** 383.2 **Provision:** 54-2Definitions

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

**Summary of Submission** Add new definition of Energy Activities:

'Energy Activities

• Small and Community-Scale Distributed Electricity Generation and Solar Water Heating

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

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

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

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

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

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

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

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

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

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

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

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

<b>Point Number</b>	383.6	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Regarding the definitions of ‘Sensitive Activities-Transmission Corridor” and “National Grid Sensitive Activities” - clarify whether separate definitions are necessary and combine into a single definition if possible.		
<hr/>			
<b>Point Number</b>	383.7	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete all definitions relating to signage and replace with only those recently made operative under QLDC Plan Change 48.		
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<b>Point Number</b>	383.8	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete all reference to Maori words in Chapter 2 and rely on those in the proposed Chapter 5.		
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<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”		
<hr/>			
<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.		
<hr/>			
<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		
<b>Summary of Submission</b>	Replace the word “provide” with “enable”.		



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**Point Number** 383.12 **Provision:** 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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**Point Number** 383.13 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 148-7.2.3 Objective 3.

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

**Summary of Submission** Amend to address privacy/overlooking effects to adjoining properties. Suggested wording is: 'achieves an acceptable level of privacy for the subject site and neighbouring dwellings through the application of setbacks, offsetting of habitable windows or other appropriate screening methods'

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**Point Number** 383.14 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 166-7.2.8 Objective 8

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

**Summary of Submission** Delete the note.

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**Point Number** 383.15 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities

**Position:** Oppose

**Summary of Submission** Delete Rule 7.4.11

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**Point Number** 383.16 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities

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

**Summary of Submission** Amend to delete the reference to "residential flat"

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**Point Number** 383.17 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities

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

<b>Summary of Submission</b>	Amend to delete the reference to “residential flat”		
<b>Point Number</b>	383.18	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to add privacy, screening and overlooking impacts as a matter of discretion.		
<b>Point Number</b>	383.19	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend heading to delete “applicable to flat sites only” and instead state “Recession plane (including accessory buildings)”		
<b>Point Number</b>	383.20	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to add a second bullet point under 'except for' which says: 'Within the Air Noise Boundary or Outer Control Boundary of the Queenstown Airport, the maximum density shall be 1 unit per 450m2 net site area'		
<b>Point Number</b>	383.21	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to correct spelling mistake in word “compliance”.		
<b>Point Number</b>	383.22	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to add new policy to address privacy/overlooking effects, such as through the following suggested wording: 'Built form achieves an acceptable level of privacy for the subject site and neighbouring dwellings through the application of setbacks, offsetting of habitable windows, screening or other means'		
<b>Point Number</b>	383.23	<b>Provision:</b>	255-8 Medium Density

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

**Summary of Submission** Amend to add privacy, screening and overlooking impacts as a matter of discretion

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**Point Number** 383.24 **Provision:** 255-8 Medium Density  
Residential > 334-8.4 Rules -  
Activities

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

**Summary of Submission** Amend to add privacy, screening and overlooking impacts as a matter of discretion.

---

**Point Number** 383.25 **Provision:** 255-8 Medium Density  
Residential > 334-8.4 Rules -  
Activities

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

**Summary of Submission** Amend to delete "residential flat"

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**Point Number** 383.26 **Provision:** 255-8 Medium Density  
Residential > 334-8.4 Rules -  
Activities

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

**Summary of Submission** Amend to delete "residential flat"

---

**Point Number** 383.27 **Provision:** 255-8 Medium Density  
Residential > 372-8.5 Rules -  
Standards

**Position:** Oppose

**Summary of Submission** Amend Rule 8.5.10 so it relates to windows associated with habitable spaces

---

**Point Number** 383.28 **Provision:** 410-11 Large Lot Residential >  
411-11.1 Zone Purpose

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

**Summary of Submission** Add the following sentence to the end of the third paragraph: "*Given that the zone is located within the Urban Growth Boundary, the possibility exists that the zoning may be changed in*

*the future to accommodate a higher density of development than currently contemplated.”*

---

**Point Number** 383.29 **Provision:** 410-11 Large Lot Residential > 434-11.4 Rules – Activities

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

**Summary of Submission** Amend to delete “residential flat”

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**Point Number** 383.30 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 511-12.4.3

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

**Summary of Submission** Reinstate the Queenstown Waterfront Subzone on proposed planning maps 35 and 36 as shown in the operative District Plan and make sure the boundary is clear as the intention was to retain this as per the operative District Plan and to make no change other than to potentially make it clearer on the planning maps.

---

**Point Number** 383.31 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 538-12.5.2 > 539-12.5.2.1

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

**Summary of Submission** **Amend rule 12.5.2.1 such that only those buildings on the north side of Beach Street and located between Rees Street and Camp Street shall be set back a minimum of 0.8 m; noting that the notified wording requires buildings anywhere on Beach St (including lower Beach Street) to be setback whereas the intention is to apply it only to the Rees/ Camp Street block.**

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**Point Number** 383.32 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 538-12.5.2 > 540-12.5.2.2.

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

**Summary of Submission** Amend rule 12.5.2.2 to require that only buildings on the south side of Beach Street and located between Rees Street and Camp Street shall be set back a minimum of 1 m, noting that the notified wording requires buildings anywhere on Beach St (including lower Beach Street) to be setback whereas the intention is to apply the setback only to the Rees/ Camp Street block.

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<b>Point Number</b>	383.33	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 12.5.9 as per the wording suggested in the submission such that any building exceeding 12 m in Precinct 1A (Brecon St East) is a restricted discretionary activity		
<hr/>			
<b>Point Number</b>	383.34	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the Height Precinct Map (Figure 2; Chapter 12) such that Precinct 3 includes all the area within the red line shown in the map included with the submission. I.e. including those areas to the north, which are currently either included in P5 or not included within any precinct (i.e. the rear parts of the marine Parade Site at the corner of Marine Parade and Church Street have no precinct assigned to them).		
<hr/>			
<b>Point Number</b>	383.35	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 744-17.2.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to remove reference to Appendix 13 and instead reference Table 4 and 5 of the Noise Chapter.		
<hr/>			
<b>Point Number</b>	383.36	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 744-17.2.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend 'District Wide' to correct heading title to state "clarification"		
<hr/>			
<b>Point Number</b>	383.37	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 744-17.2.1.2

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to add point under 17.3.2 (Clarification) which states: "A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules."		
<b>Point Number</b>	383.38	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 756-17.4 Rules - Activities > 757-17.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add a new Rule 17.5.5.3: Lighting shall be in use only when necessary in an operational sense, so as to minimise adverse impacts on the night sky.		
<b>Point Number</b>	383.39	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 756-17.4 Rules - Activities > 757-17.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete provisions relating to parking, loading and access which refer to the Operative District Plan.		
<b>Point Number</b>	383.40	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 756-17.4 Rules - Activities > 757-17.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to remove reference to Appendix 13 and instead reference Table 4 and 5 of the Noise Chapter.		
<b>Point Number</b>	383.41	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 766-17.5 Rules - Standards > 768-17.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to reflect standard wording. "Except as provided for by the Act, All applications for controlled, restricted discretionary or discretionary activities will be considered without shall not require public notification or the need to obtain the written approval of or serve notice on affected persons the written the written consent of other persons and shall not be notified or limited-notified".		
<b>Point Number</b>	383.42	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Amend - Last sentence, second paragraph to confirm that Makarora has been identified for reasons associated with natural hazards.		
<b>Point Number</b>	383.43	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add (0.4 hectares) after "every 4000m2".		
<b>Point Number</b>	383.44	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend spelling to Wyuna.		
<b>Point Number</b>	383.45	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete the (subdivision) rules from chapter 26 and include within chapter 27. Include reference to chapter 27 as a new rule – 26.4.1.5.		
<b>Point Number</b>	383.46	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the table to include: Pt Section 2 Blk V\ Lower Wanaka SD (2908202400) Amend the district plan map to include the appropriate symbol.		
<b>Point Number</b>	383.47	<b>Provision:</b>	1182-27 Subdivision and Development > 1183-27.1 Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete the words "logic and".		
<b>Point Number</b>	383.48	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2

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

**Summary of Submission** Delete the words: “ , and where appropriate, provide exemptions from the requirement of esplanade reserves”

---

**Point Number** 383.49 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

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

**Summary of Submission** Amend the minimum allotment size in the Township Zone at Albert Town to 800m<sup>2</sup>.

---

**Point Number** 383.50 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1297-27.7.6 Objective - Ferry Hill

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

**Summary of Submission** Delete the words” “the subdivision design has had regard to”

---

**Point Number** 383.51 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3

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

**Summary of Submission** Amend to add new policy to address privacy/overlooking effects.

---

**Point Number** 383.52 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities

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

**Summary of Submission** Consider amendment to include the potential for a design review process to confirm permitted status and review the design and yield of buildings progressing without resource consent.

---

**Point Number** 383.53 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities

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



<b>Summary of Submission</b>	Amend to delete "residential flat"		
<b>Point Number</b>	383.54	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to delete "residential flat"		
<b>Point Number</b>	383.55	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to add privacy, screening and overlooking impacts as a matter of discretion.		
<b>Point Number</b>	383.56	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to ensure recession planes apply adjoining the Business Mixed Use Zone, by stating: "Recession planes do not apply to site boundaries adjoining a Town Centre, or fronting the road, or adjoining a park or reserve".		
<b>Point Number</b>	383.57	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to add privacy, screening and overlooking impacts as a matter of discretion.		
<b>Point Number</b>	383.58	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to ensure that voids are not used as a means to increase building floor area coverage under a FAR control		
<b>Point Number</b>	383.59	<b>Provision:</b>	26-30 Energy and Utilities > 27-30.1 Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Amend the purpose statement to identify and encourage heat exchange via land and water.		
<b>Point Number</b>	383.60	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete the word "options" and replace with "operational"		
<b>Point Number</b>	383.61	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend matters of Discretion relating to natural hazards for Renewable Electricity Generation Activities.		
<b>Point Number</b>	383.62	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	30.4.13 - Amend - Amend matters of Control relating to natural hazards to remove reference to "increase in gross floor area" and otherwise refer to the effects of natural hazards on the resilience and operation of the facility		
<b>Point Number</b>	383.63	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend matters of Control relating to natural hazards to remove reference to "increase in gross floor area" and otherwise refer to the effects of natural hazards on the resilience and operation of the facility and associated buildings		
<b>Point Number</b>	383.64	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to specify a maximum reflectance value		
<b>Point Number</b>	383.65	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule 30.5.9		
<hr/>			
<b>Point Number</b>	383.66	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend rule 30.5.1 to promote ground and water source energy at a domestic scale.		
<hr/>			
<b>Point Number</b>	383.67	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add rule specifying minimum setbacks of habitable buildings from a National Grid Corridor.		
<hr/>			
<b>Point Number</b>	383.68	<b>Provision:</b>	26-30 Energy and Utilities > 168-30.6 Rules - Non-Notification of Applications
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend rule 30.6.1.2 as follows: “30.6.1.2 Small and Community Scale Distributed Electricity Generation with a rated capacity of less than 3.5kW”		
<hr/>			
<b>Point Number</b>	383.69	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 212-35.3 Other Provisions and Rules
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete provision 35.3.2.4. The note clarifying that the respective provisions in the zone apply is superfluous because there is an provision in Rule 35.4.2.		
<hr/>			
<b>Point Number</b>	383.70	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete Rule 35.4.3, Delete Rule 35.4.4. and Amend Rule 35.4.2 to that it applies to relocated buildings in both rural and residential zones. The deletion of rules 35.4.3 and 35.4.4 will require changes to the numbering of proceeding rules.		
<hr/>			

<b>Point Number</b>	383.71	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend bullet point 4 to state: "No site shall be used for any temporary event more than 7 times in any calendar 12 month period".		
<hr/>			
<b>Point Number</b>	383.72	<b>Provision:</b>	245-36 Noise > 278-36.6 Airport Noise
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to ensure format addresses modern building solutions and is not unnecessarily restrictive to building and resource consent processing – or requires outdated building materials to be used which are less appropriate. Further investigation needed to determine an appropriate response to improve the application of this rule in consent processing.		
<hr/>			
<b>Point Number</b>	383.73	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 329-41.4.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete reference to design guidelines through the chapter as, whilst Design Guidelines are specified in the zone purpose as a "non-regulatory method", they are then referenced in the matters of control within Rule 41.4.3 without specific reference to a document version or year. Compliance with design guidelines is managed by Jacks Point in accordance with by-laws, consent notices/covenants and processes external to the District Plan, such as the design review board. Reviewing developments against these design guidelines by council is a duplication of this process and as currently worded, it is uncertain as to which version of the guidelines would apply.		
<hr/>			
<b>Point Number</b>	383.74	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete reference to design guidelines through the chapter as, whilst Design Guidelines are specified in the zone purpose as a "non-regulatory method", they are then referenced in the matters of control within Rule 41.4.3 without specific reference to a document version or year. Compliance with design guidelines is managed by Jacks Point in accordance with by-laws, consent notices/covenants and processes external to the District Plan, such as the design review board. Reviewing developments against these design guidelines by council is a duplication of this process and as currently worded, it is uncertain as to which version of the guidelines would apply.		
<hr/>			
<b>Point Number</b>	383.75	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 335-41.4.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Delete reference to design guidelines through the chapter as, whilst Design Guidelines are specified in the zone purpose as a “non-regulatory method”, they are then referenced in the matters of control within Rule 41.4.3 without specific reference to a document version or year. Compliance with design guidelines is managed by Jacks Point in accordance with by-laws, consent notices/covenants and processes external to the District Plan, such as the design review board. Reviewing developments against these design guidelines by council is a duplication of this process and as currently worded, it is uncertain as to which version of the guidelines would apply.

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**Point Number** 383.76 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 413-41.5.8

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

**Summary of Submission** Amend Rule 41.5.8.2 to clarify the intent of this rule.

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**Point Number** 383.77 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 430-41.5.13

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

**Summary of Submission** Amend Rule 41.5.13.1 by adding the words “and the night sky” to end of sentence in order to limit impacts.

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**Point Number** 383.78 **Provision:** 458-10 Arrowtown Residential Historic Management Zone > 486-10.4 Rules - Activities

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

**Summary of Submission** Amend to delete “residential flat”

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**Point Number** 383.79 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees

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

**Summary of Submission** Amend - The third columns in Tables 1, 2 and 3 should be titled ‘Activity Status’ not, ‘non-compliance status’.

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**Point Number** 383.80 **Provision:** 771-21 Rural Zone > 853-21.4 Rules - Activities

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

**Summary of Submission** The provisions relating to lighting and glare in Rule 21.5.37, relocated to Table 2 - General Standards. In addition, suggested wording, ‘Lighting shall be directed away from adjacent roads and properties, so as to limit effects on the night sky’.

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**Point Number** 383.81 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 991-21.5.47 > 992-21.5.47.1

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

**Summary of Submission** Amend Rule 24.5.47.1 so that it does not create a disincentive for public transport. Make public transport a restricted discretionary activity if it fails to comply with the standard. Insert applicable assessment matters to control the potential adverse effects on the environment. Consider adding a new definition of 'public transport' for the purposes of this issue to ensure that any dispensation facilitated for public transport is not used for unintended purposes.

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**Point Number** 383.82 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas

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

**Summary of Submission** Modify SNA F21A, F21B\_1 and F21B\_3 to the areas identified as 'exclusion areas' on the approved plans of RM090630. Remove SNA F21C\_1 and 2.

---

**Point Number** 383.83 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas

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

**Summary of Submission** Merge schedule 33.8.2 with 33.8.1. The schedules were separated for notification purposes to distinguish between the proposed and existing SNAs.

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**Point Number** 383.84 **Provision:** 26-37Designations

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

**Summary of Submission** Consider the use of explanatory and procedural text to provide clarification.

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**Point Number** 383.85 **Provision:** 26-37Designations

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

**Summary of Submission** Amend to correct typographical errors and remove outdated references to other agencies and the Operative District Plan. Update conditions to reflect the provisions of the proposed District Plan.

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**Point Number** 383.86 **Provision:** 26-37Designations > 27-37.1Statement

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

**Summary of Submission** Amend - Minor typographical errors in the Schedule of Designations: 56, 58, 117, 176, 215.

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**Point Number** 383.87 **Provision:** 26-37Designations > 27-37.1Statement

**Position:** Oppose

**Summary of Submission** Remove Designation 5 from Schedule 37.21 and Planning map 39a.

---

**Point Number** 383.88 **Provision:** 26-37Designations > 28-37.2Schedule of Designations

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

**Summary of Submission** Amend Map 29 so D# 574 applies to the existing substation.

---

**Point Number** 383.89 **Provision:** 26-37Designations > 28-37.2Schedule of Designations

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

**Summary of Submission** Designation 171. Recreation Reserve status has been uplifted. QLDC seek the designation is removed. Remove from Schedule 37.1 and maps 32, 37.

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**Point Number** 383.90 **Provision:** 26-37Designations > 28-37.2Schedule of Designations

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

**Summary of Submission** Add '527' to the row that currently refers to designations 528, 529, 526. Consider consolidating these to one designation.

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**Point Number** 383.91 **Provision:** 26-37Designations > 36-C.Conditions for Specific Designations

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

**Summary of Submission** Amend Condition 8 Glare, add the words "and the night sky" to the first sentence, to limit impacts.

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**Point Number** 383.92 **Provision:** 26-37Designations > 95-H.LOT 13 DP 322851 & LOT 312 DP329276

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

**Summary of Submission** Remove reference to condition H in Designation 282 in Schedule 37.1 if they are no longer relevant. If the conditions are relevant, ensure the references are accurate.

---

**Point Number** 383.93 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 44-43.4.5

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

**Summary of Submission** Reformat the specified assessment matters into either Matters of Discretion or Standards.

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**Point Number** 383.94 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 45-43.4.6

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

**Summary of Submission** Reformat the specified assessment matters into either Matters of Discretion or Standards

---

**Point Number** 383.95 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities

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

**Summary of Submission** Amend to specify version and year of design guidelines which applies; or state “any council approved guidelines”

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**Point Number** 383.96 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 55-43.4.16

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

**Summary of Submission** Amend Non-complying status to Prohibited as mining is not an anticipated use in this zone.

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**Point Number** 383.97 **Provision:** 26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 59-43.4.20

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

**Summary of Submission** Amend Non-complying status to Prohibited as panel beating, spray painting, motor vehicle repair or dismantling is not an anticipated use in this zone.

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<b>Point Number</b>	383.98	<b>Provision:</b>	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 60-43.4.21
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Non-complying status to Prohibited as Forestry is not an anticipated use in this zone.		
<hr/>			
<b>Point Number</b>	383.99	<b>Provision:</b>	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 40-43.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to specify what “Service Activities” refers to and the limits of permitted activities under Rule 43.4.1.		
<hr/>			
<b>Point Number</b>	383.100	<b>Provision:</b>	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 40-43.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to specify what “Industrial Activities” refers to and the limits of permitted activities under Rule 43.4.1.		
<hr/>			
<b>Point Number</b>	383.101	<b>Provision:</b>	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 40-43.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Include activity status as Non-complying for buildings in the R18 area containing the historic cottage to rectify default permitted status under 43.4.1.		
<hr/>			
<b>Point Number</b>	383.102	<b>Provision:</b>	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 66-43.5.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Include density limits for R1 – 12, R13 and R17 areas.		
<hr/>			
<b>Point Number</b>	383.103	<b>Provision:</b>	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 67-43.5.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Specify building height for R13 area		
<b>Point Number</b>	383.104	<b>Provision:</b>	26-43 Millbrook Resort Zone > 63-43.5 Rules- Standards > 69-43.5.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add the words "and the night sky" should be added to end of sentence.		
<b>Point Number</b>	383.105	<b>Provision:</b>	26-43 Millbrook Resort Zone > 83-43.6 Non-Notification of Applications > 84-43.6.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to reflect standard wording. "Except as provided for by the Act, All applications for controlled and restricted discretionary activities will be considered without shall not require public notification or the need to obtain the written approval of or serve notice on affected persons the written the written consent of other persons and shall not be notified or limited-notified".		
<b>Point Number</b>	383.106	<b>Provision:</b>	26-43 Millbrook Resort Zone > 85-43.7 Structure Plans
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend structure plan to be consistent with Planning Map 26 (as revised 17/07/2015).		
<b>Point Number</b>	383.107	<b>Provision:</b>	7-Part Seven - Maps > 7.1- Legend and User Information
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend - Spelling mistake in column one under Operative Plan needs amending.  Note: Operative zones are shown across sites that are not being reviewed in Stage 1 of the District Plan Review, or where the Zone has been specifically reserved for review in Stage 2.		
<b>Point Number</b>	383.108	<b>Provision:</b>	7-Part Seven - Maps > 7.1- Legend and User Information
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add – "Visitor Accommodation Sub-Zone (Urban Areas)" to column one. Amend column three to read: "Visitor Accommodation Sub-Zone (Rural Areas)"		

<b>Point Number</b>	383.109	<b>Provision:</b>	7-Part Seven - Maps > 7.1- Legend and User Information
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend map sheet 11a to include heritage items 544, 539, 524 and 545 as shown in the operative plan.		
<hr/>			
<b>Point Number</b>	383.110	<b>Provision:</b>	7-Part Seven - Maps > 7.1- Legend and User Information
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete unnecessary text from map sheet 19.		
<hr/>			
<b>Point Number</b>	383.111	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the shape of the designation (#376) as confirmed by RM140723.		
<hr/>			
<b>Point Number</b>	383.112	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend map sheet 26 to include the Millbrook Special Zone extension (as in the Structure Plan within chapter 43).		
<hr/>			
<b>Point Number</b>	383.113	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the legend marker to include "Industrial Zone"		
<hr/>			
<b>Point Number</b>	383.114	<b>Provision:</b>	7-Part Seven - Maps > 7.30-Map 28 - Arrowtown
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Remove Arrowtown Character Tree annotation No. 8 from 28 Buckingham Street		
<hr/>			

**Point Number** 383.115 **Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

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

**Summary of Submission** Amend Map 29 so D# 574 applies to the existing substation.

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**Point Number** 383.116 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

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

**Summary of Submission** Amend map sheet 31a Rename #576 to: #230. Delete the existing annotation and Polygon at #230.

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**Point Number** 383.117 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

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

**Summary of Submission** Amend map 31a to show the landscape line as intended. Section of Proposed District Plan Map 31A, showing the brown landscape line is not continuous along the boundary of the Rural and Low Density Residential Zones.

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**Point Number** 383.118 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

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

**Summary of Submission** Amend the maps sheets to show the extents of both special zones (Frankton Flats Special Zones A and B).

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**Point Number** 383.119 **Provision:** 7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay

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

**Summary of Submission** Amend maps 34, 35 and 36 to show heritage items at all scales.

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**Point Number** 383.120 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

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

**Summary of Submission** Reinstate the Queenstown Waterfront Subzone on proposed planning maps 35 and 36 as shown in the operative District Plan and make sure the boundary is clear.

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<b>Point Number</b>	383.121	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Reinstate the Queenstown Waterfront Subzone on proposed planning maps 35 and 36 as shown in the operative District Plan and make sure the boundary is clear.		
<hr/>			
<b>Point Number</b>	383.122	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Include Protected Heritage Feature No.38 on Planning Map 36.		
<hr/>			
<b>Point Number</b>	383.123	<b>Provision:</b>	7-Part Seven - Maps > 7.42-Map 39 - Arthurs Point, Kingston
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove Designation 5 from Schedule 37.21 and Planning map 39a.		
<hr/>			
<b>Point Number</b>	383.124	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to ensure schedule 32.8 and the planning maps are consistent. A number of trees surveyed by the Council's arborist at the request of landowners, or as part of a group of scheduled trees identified in the Operative District Plan were not considered appropriate for scheduling, but have been included in the Proposed District Plan maps.		
<hr/>			
<b>Point Number</b>	383.125	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	latitude: -45.04068232 longitude: 168.7529954 Tree Number: 210 Botanical name: Ulmus Lois van Houtte Tree is not identified in ODP maps. Tree is not identified in Proposed maps or schedule. STEM score is 126 and qualifies. Add to schedule 32.8 and map 13		
<hr/>			
<b>Point Number</b>	383.126	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03389546 longitude: 168.7522531 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

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**Point Number** 383.127 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03361706 longitude: 168.7522138 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

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**Point Number** 383.128 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03334292 longitude: 168.7522044 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

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**Point Number** 383.129 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03305812 longitude: 168.7521803 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.

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**Point Number** 383.130 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03266078 longitude: 168.7522759 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.

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**Point Number** 383.131 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees

> 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03280389 longitude: 168.7521538 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

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**Point Number** 383.132 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03290103 longitude: 168.7523121 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

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**Point Number** 383.133 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03319152 longitude: 168.7523422 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

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**Point Number** 383.134 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03347348 longitude: 168.7523613 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33

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**Point Number** 383.135 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03375283 longitude: 168.7523955 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.

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**Point Number** 383.136 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03401772 longitude: 168.7524036 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33.

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**Point Number** 383.137 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.60972011 longitude: 169.2796806 Tree Number: 2 Botanical name: Eucalyptus cinerea STEM score less than 120. Does not qualify. Remove from map 17

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**Point Number** 383.138 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.60967452 longitude: 169.279807 Tree Number: 2 Botanical name: Eucalyptus cinerea STEM score less than 120. Does not qualify. Remove from map 17

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**Point Number** 383.139 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.61039988 longitude: 169.2631666 Tree Number: 8 Botanical name: Liriodendron tulipifera STEM score less than 120. Does not qualify. Remove from map 33.

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**Point Number** 383.140 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.69254781 longitude: 169.1351723 Tree Number: 618 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.

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<b>Point Number</b>	383.141	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.69236762 longitude: 169.1349718 Tree Number: 618 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.		
<b>Point Number</b>	383.142	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.69500366 longitude: 169.1364446 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.		
<b>Point Number</b>	383.143	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.69502487 longitude: 169.1364835 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.		
<b>Point Number</b>	383.144	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.6944145 longitude: 169.1363199 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.		
<b>Point Number</b>	383.145	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -45.01318282 longitude: 168.7377319 Tree Number: 206 Botanical name: Cupressus macrocarpa STEM score less than 120. Does not qualify. Remove from map 33.		
<b>Point Number</b>	383.146	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees

> 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.01728575 longitude: 168.7197001 Tree Number: 161 Botanical name: Quercus robur STEM score less than 120. Does not qualify. Remove from map 33

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**Point Number** 383.147 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.01728575 longitude: 168.7197001 Tree Number: 161 Botanical name: Quercus robur Removed by RM130848. Remove from map 33

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**Point Number** 383.148 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03246103 longitude: 168.6629449 Tree Number: 148 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 36

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**Point Number** 383.149 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03243402 longitude: 168.6632738 Tree Number: 148 Botanical name: Chamaecyparis lawsoniana STEM score less than 120. Does not qualify. Remove from map 36.

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**Point Number** 383.150 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03224779 longitude: 168.6550863 Tree Number: 198 Botanical name: Cedrus deodara Tree removed. Remove from map 35.

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**Point Number** 383.151 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of

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

**Summary of Submission** Latitude: -44.84959488 longitude: 169.0422525 Tree Number: 587 Botanical name: Picea sitchensis Tree removed. Remove from map 10.

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**Point Number** 383.152 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03212742 longitude: 168.6638528 Tree Number: 150 Botanical name: Sorbus acuparia STEM score less than 120. Does not qualify. Remove from map 36.

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**Point Number** 383.153 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.70262439 longitude: 169.1338503 Tree Number: 605 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 21.

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**Point Number** 383.154 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.70570962 longitude: 169.1336132 Tree Number: 614 Botanical name: Sequoia sempervirens STEM score less than 120. Does not qualify. Remove from map 21.

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**Point Number** 383.155 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.69962383 longitude: 169.1230892 Tree Number: 619 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.

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**Point Number** 383.156 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of

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

**Summary of Submission** Latitude: -44.69947235 longitude: 169.1230677 Tree Number: 619 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.

---

**Point Number** 383.157 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.96700239 longitude: 168.7681405 Tree Number: 213 Botanical name: Robinia pseudoacacia STEM score less than 120. Does not qualify. Remove from map 21.

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**Point Number** 383.158 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.99316736 longitude: 168.7563485 Tree Number: 12 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 31.

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**Point Number** 383.159 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.9003409 longitude: 168.2866866 Tree Number: 167 Botanical name: Acer pseudoplatanus STEM score less than 120. Does not qualify. Remove from map 9.

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**Point Number** 383.160 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.03229423 longitude: 168.6639044 Tree Number: 150 Botanical name: Sorbus acuparia STEM score less than 120. Does not qualify. Remove from map 12.

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**Point Number** 383.161 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of

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

**Summary of Submission** Latitude: -45.03739608 longitude: 168.6492204 Tree Number: 158 Botanical name: Quercus rubra STEM score less than 120. Does not qualify. Remove from map 35.

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**Point Number** 383.162 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.0326231 longitude: 168.662216 Tree Number: 11 Botanical name: Aesculus hippocastanum STEM score less than 120. Does not qualify. Remove from map 35.

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**Point Number** 383.163 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.02666918 longitude: 168.9620893 Tree Number: 215 Botanical name: Tilia x europaea One of the 6 on the listing has been removed. Retain remaining. Remove from map 13.

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**Point Number** 383.164 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.02569713 longitude: 168.9622948 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

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**Point Number** 383.165 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.02570803 longitude: 168.9622838 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

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**Point Number** 383.166 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of

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

**Summary of Submission** Latitude: -45.02568031 longitude: 168.9623143 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

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**Point Number** 383.167 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.0257533 longitude: 168.9622298 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

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**Point Number** 383.168 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.02577225 longitude: 168.9622003 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

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**Point Number** 383.169 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

**Position:** Support

**Summary of Submission** Latitude: -45.02579192 longitude: 168.9621627 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

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**Point Number** 383.170 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -45.0258078 longitude: 168.9621476 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.

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**Point Number** 383.171 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -45.02584903 longitude: 168.962092 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.		
<b>Point Number</b>	383.172	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.97115678 longitude: 168.7510585 Tree Number: 181 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 29.		
<b>Point Number</b>	383.173	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.97161762 longitude: 168.7493604 Tree Number: 188 Botanical name: Ulmus glabra STEM score less than 120. Does not qualify. Remove from map 29.		
<b>Point Number</b>	383.174	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.96919822 longitude: 168.7628505 Tree Number: 208 Botanical name: Crataegus monogyna Not in schedule 32.8. Add item 208 to schedule 32.8		
<b>Point Number</b>	383.175	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.99208687 longitude: 168.6726521 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39		
<b>Point Number</b>	383.176	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.99235385 longitude: 168.6726665 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

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**Point Number** 383.177 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.99202285 longitude: 168.6726575 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39 atitude: -44.99202285 longitude: 168.6726575 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

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**Point Number** 383.178 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Amend latitude: -44.99151923 longitude: 168.6728308 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

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**Point Number** 383.179 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.99167454 longitude: 168.6728154 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

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**Point Number** 383.180 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.99234105 longitude: 168.67269 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39



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**Point Number** 383.181 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.99238586 longitude: 168.6727266 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

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**Point Number** 383.182 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.99238586 longitude: 168.6727266 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

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**Point Number** 383.183 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.99243162 longitude: 168.6727772 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39

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**Point Number** 383.184 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.69995914 longitude: 169.1163033 Tree Number: 624 Botanical name: Magnolia soulangiana STEM score less than 120. Does not qualify. Remove from map 24

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**Point Number** 383.185 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.69877662 longitude: 169.1174714 Tree Number: 571 Botanical name: Corylus avellana STEM score: 108. 3 listed, but only found 1 hazel. Not really in park either, near lake

---

edge. Remove from map 22

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**Point Number** 383.186 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.69877662 longitude: 169.1174714 Tree Number: 571 Botanical name: Corylus avellana STEM score: 108. 3 listed, but only found 1 hazel. Not really in park either, near lake edge. Remove from map 22

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**Point Number** 383.187 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.69919486 longitude: 169.1150513 Tree Number: 627 Botanical name: Larix kaemferi STEM score less than 120. Does not qualify. Remove from map 22

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**Point Number** 383.188 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.69912623 longitude: 169.1150108 Tree Number: 628 Botanical name: Cedrus atlantica 'Glauca' STEM score less than 120. Does not qualify. Remove from map 22

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**Point Number** 383.189 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.69880712 longitude: 169.1154171 Tree Number: 608 Botanical name: Sequoiadendron giganteum STEM score less than 120. Possible replacement for removed tree. Only 5 Wellingtonia within park worthy of listing. Remove from map 22

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**Point Number** 383.190 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

<b>Summary of Submission</b>	Latitude: -44.69894082 longitude: 169.11493 Tree Number: 608 Botanical name: Sequoiadendron giganteum STEM score less than 120. Possible replacement for removed tree. Only 5 Wellingtonia within park worthy of listing. Remove from map 22		
<b>Point Number</b>	383.191	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.69879735 longitude: 169.1150218 Tree Number: 590 Botanical name: Populus nigra Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8		
<b>Point Number</b>	383.192	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	latitude: -44.99600093 longitude: 168.7933264 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8		
<b>Point Number</b>	383.193	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.99594568 longitude: 168.7927279 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Remove from map 30		
<b>Point Number</b>	383.194	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.99566188 longitude: 168.792857 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Remove from map 30		
<b>Point Number</b>	383.195	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -45.00602575 longitude: 168.7469805 Tree Number: 203 Botanical name: Quercus robur Tree removed. Remove from map 30		
<b>Point Number</b>	383.196	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.99464545 longitude: 168.7953632 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30		
<b>Point Number</b>	383.197	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.99467059 longitude: 168.7966671 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30		
<b>Point Number</b>	383.198	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.99476045 longitude: 168.7965387 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30		
<b>Point Number</b>	383.199	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.9391839 longitude: 168.8350482 Tree Number: 255 Botanical name: Crataegus monogyna Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8		
<b>Point Number</b>	383.200	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.7000957 longitude: 169.1166147 Tree Number: 620 Botanical name: Tilia x europaea One of avenue of limes. Tree is replacement for decayed tree removed in 2014. STEM score is less than 120. Remove from map 22

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**Point Number** 383.201 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.70493303 longitude: 169.1289549 Tree Number: 3 Botanical name: Nothofagus menziesii STEM score less than 120. Does not qualify. Remove from map 21

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**Point Number** 383.202 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.70492754 longitude: 169.1288872 Tree Number: 3 Botanical name: Nothofagus truncata STEM score less than 120. Does not qualify. Remove from map 21

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**Point Number** 383.203 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.93996304 longitude: 168.8299791 Tree Number: 265 Botanical name: Fraxinus sp. STEM score less than 120. Does not qualify. Remove from map 28

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**Point Number** 383.204 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

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

**Summary of Submission** Latitude: -44.9397027 longitude: 168.8304009 Tree Number: 265 Botanical name: Fraxinus sp. STEM score less than 120. Does not qualify. Remove from map 28

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**Point Number** 383.205 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.97946371 longitude: 168.8211664 Tree Number: 176 Botanical name: Pinus jeffreyii Does not exist/could not be found. Remove from map 30		
<b>Point Number</b>	383.206	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.97951683 longitude: 168.8212083 Tree Number: 178 Botanical name: Pinus radiata STEM score less than 120. Does not qualify. Remove from map 30		
<b>Point Number</b>	383.207	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -44.98787092 longitude: 168.8148877 Tree Number: 177 Botanical name: Maclura pomifera Tree looks to have been removed in past and stump re growth is left. No longer worthy of listing. Remove from map 30		
<b>Point Number</b>	383.208	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -45.11212359 longitude: 168.54417 Tree Number: 191 Botanical name: Populus nigra 'italica' Tree removed. Remove from map 12		
<b>Point Number</b>	383.209	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Latitude: -45.02435886 longitude: 168.6584097 Tree Number: 6 Botanical name: Nothofagus solandrii var. cliffortoides STEM score less than 120. Does not qualify. Remove from map 32		
<b>Point Number</b>	383.210	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Reinstate the Queenstown Waterfront Subzone on proposed planning maps 35 and 36 as shown in the operative District Plan and make sure the boundary is clear as the intention was to retain this as per the operative District Plan and to make no change other than to potentially make it clearer on the planning maps.		
<b>Point Number</b>	383.211	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Reinstate the Queenstown Waterfront Subzone on proposed planning maps 35 and 36 as shown in the operative District Plan and make sure the boundary is clear as the intention was to retain this as per the operative District Plan and to make no change other than to potentially make it clearer on the planning maps.		
<b>Point Number</b>	383.212	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 12.5.10.1 as per the wording suggested in the submission such that any building exceeding a 15.5 m in Precinct 1A (Brecon St East) is a non-complying activity.		
<b>Point Number</b>	383.213	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 12.5.10.1 as per the wording suggested in the submission such that it is clear that Height Precinct P2 is subject to standard 12.5.10.1 and that, as such, buildings can extend to 14 m in P2. This reflects the rationale outlined in the S 32 report that the greater height is enabled in order to offset the relatively low heights enabled on the Beach Street side of that block.		
<b>Point Number</b>	383.214	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 565-12.5.10.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Correct the Typographical error in Rule 12.5.10.4 as follows: 'In Height Precinct 7 (Man Street), the maximum height shall be 11m above 327.1 masl, except that within the viewshafts identified on the Height Precinct map, the maximum height shall be 4m above <del>324.7</del> <u>327.1</u>		

masl'.

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<b>Submitter Number:</b>	384	<b>Submitter:</b>	Glen Dene Ltd
<b>Contact Name:</b>	Richard Burdon	<b>Email:</b>	burdonrg@xtra.co.nz
<b>Address:</b>	Private Bag 9001, Lake Wanaka , New Zealand, 9343		

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<b>Point Number</b>	384.1	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
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**Position:** Oppose

**Summary of Submission** To extend Designation 175 to cover campground operations and facilities which extend over both Pt Sec 2 Block II Lower Hawea Survey District parcels.

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<b>Point Number</b>	384.2	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** We submit that the Hawea Campground, including underlying the campground designation 175, be rezoned to Rural Visitor Zone.

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<b>Point Number</b>	384.3	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The Lake Hawea Holiday Park and the land around it have been identified by the Proposed District Plan as being within an area of Outstanding Natural Landscape (ONL). This area should be considered as being within the Rural Landscape Classification

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<b>Point Number</b>	384.4	<b>Provision:</b>	81-6 Landscape
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**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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**Point Number** 384.5 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9

**Position:** Oppose

**Summary of Submission** We do not support the small areas being included B16A) as areas of significant natural areas  
Remove areas of Significant Natural Areas from Glen Dene Station

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**Point Number** 384.6 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Earthworks for the formation of farm tracks should be considered as a permitted activity

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**Point Number** 384.7 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 855-21.4.2

**Position:** Support

**Summary of Submission** Support the specific identification of farming as a permitted activity.

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**Point Number** 384.8 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 856-21.4.3

**Position:** Support

**Summary of Submission** Support identifying farm buildings as a permitted activity.

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**Point Number** 384.9 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6

**Position:** Support

**Summary of Submission** Support construction of a residential unit and associated accessory buildings on a building platform as a permitted activity.

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**Point Number** 384.10 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 846-

**Position:** Support

**Summary of Submission** Support construction of a residential unit and associated accessory buildings on a building platform as a permitted activity.

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**Point Number** 384.11 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 860-21.4.7

**Position:** Support

**Summary of Submission** Support enabling the construction and exterior alterations to buildings within a building platform as a permitted activity.

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**Point Number** 384.12 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 847-22.4.3.2

**Position:** Support

**Summary of Submission** Support enabling the construction and exterior alterations to buildings within a building platform as a permitted activity.

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**Point Number** 384.13 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 894-21.5.4

**Position:** Support

**Summary of Submission** Support 20m building setback from water bodies.

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**Point Number** 384.14 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 895-21.5.5

**Position:** Support

**Summary of Submission** Submission supports this standard

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**Point Number** 384.15 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 896-21.5.6

**Position:** Support

<b>Summary of Submission</b>	Submission supports this standard		
<b>Point Number</b>	384.16	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Submission supports this standard		
<b>Point Number</b>	384.17	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 898-21.5.8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Submission supports this standard		
<b>Point Number</b>	384.18	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support farm buildings as permitted activities in Rural Landscape Classification subject to proposed standards.  Support proposed matters for discretion.		
<b>Point Number</b>	384.19	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18 > 926-21.5.18.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Rule 21.5.18.6 Support that farm buildings in Outstanding Natural Landscapes be permitted,		
<b>Point Number</b>	384.20	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18 > 924-21.5.18.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	seek 21.5.18.4 be amended to provide for buildings up to 200m <sup>2</sup> and 5m in height.		

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**Point Number** 384.21 **Provision:** 26-33 Indigenous Vegetation and Biodiversity

**Position:** Oppose

**Summary of Submission** Submission opposes criteria used to identify SNAs, as no defined objective criteria was used and no adequacy of protection evaluation

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**Point Number** 384.22 **Provision:** 7-Part Seven - Maps > 7.9-Map 8 - Wanaka Rural, Hawea Rural, John's Creek (Inset)

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

**Summary of Submission** It is sought that an approximately 13 hectare area around the Glen Dene Homestead be rezoned from Rural to Rural Lifestyle,

We would like to see an area around the Glen Dene Homestead zone Rural Residential

We **oppose** being zone ONL our around our farming curtilage.

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**Submitter Number:** 385 **Submitter:** Frank Wright

**Contact Name:** **Email:** wright@wave.co.nz

**Address:** 4/11A Victoria Road, Mount Maunganui, New Zealand, 3116

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**Point Number** 385.1 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7 > 802-21.2.7.1

**Position:** Oppose

**Summary of Submission** Change 21.2.7.1 to read:

Prohibit any new [non-existing] activity sensitive to aircraft noise on any rural zoned land within the outer Control Boundaries of Queenstown Airport and Wanaka airport, Glenorchy, Makarora area and all other existing informal airports including private airstrips within the QLDC, used for fixed wing aircraft.

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**Point Number** 385.2 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Change 21.2.11.1 to read:</p> <p>Recognise that all existing informal airports and their take off and landing flight paths are an appropriate activity within the rural environment and shall be protected from the surrounding rural amenity and all future development should recognise those informal airports and its operation.</p>		
<b>Point Number</b>	385.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Change 21.2.11.2 to read.</p> <p>Protect informal airports from the adverse effects of other rural amenities and zones that are within the take off and landing flight paths for those informal airports especially in relation to fixed wing aircraft.</p>		
<b>Point Number</b>	385.4	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25 > 944-21.5.25.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete this provision.		
<b>Point Number</b>	385.5	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete all provisions in Table 6.		
<b>Point Number</b>	385.6	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 947-21.5.26.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Change to read:</p> <p>Informal airports used for emergency landings, rescues, fire-fighting, farming activities, private fixed wing operations, and flight currency requirements.</p>		

<b>Point Number</b>	385.7	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 948-21.5.26.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change to read:  All historical existing informal airports currently located within the QLDC shall be protected under the District Plan and there shall be no limit to frequency of use for private operations.		

<b>Submitter Number:</b>	386	<b>Submitter:</b>	Lisa & Greg Johnston & Inwood
<b>Contact Name:</b>		<b>Email:</b>	writetolisanow@hotmail.com
<b>Address:</b>	185 Mt Barker Road, Wanaka, New Zealand, 9382		

<b>Point Number</b>	386.1	<b>Provision:</b>	174-34 Wilding Exotic Trees > 175-34.1 Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Object to purpose statement where it states <ul style="list-style-type: none"> <li>• that wilding trees are visually degrading the landscape, and</li> <li>• that they threaten biodiversity.</li> </ul>		

<b>Point Number</b>	386.2	<b>Provision:</b>	174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees > 183-34.4.2 Exemption
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Include an exemption in section 34.4.2 to allow the listed tree species to be planted if the land manager can show they will employ management techniques to restrict the spread of trees from their plantations onto their neighbouring properties. This may include planting a buffer of non-spreading trees, removing wilding trees within a specified radius of the site, or working with the neighbouring properties to develop a sustainable management strategy.		

<b>Point Number</b>	386.3	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose overall approach in Chapter 34. Contend that the spread of wilding forests is not an environmental problem but a land management issue with potential economic and environmental benefits if managed intelligently. We would like our council to take a more holistic and sustainable approach recognising that these tree species are now an established		

part of our wild ecosystem and also part of our cultural heritage. Thus the council must ensure that there are no barriers to the development of a sustainable industry using these forest resources.

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**Submitter Number:** 387 **Submitter:** Jacqueline Sly  
**Contact Name:** **Email:** jackie@highadventure.co.nz  
**Address:** 4 Merioneth Street, Arrowtown, New Zealand, 9302

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**Point Number** 387.1 **Provision:** 682-32 Protected Trees > 684-32.2 Objective and Policies > 690-32.2.2Objective 2  
**Position:** Support  
**Summary of Submission** Supports the provisions.

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**Point Number** 387.2 **Provision:** 682-32 Protected Trees > 684-32.2 Objective and Policies > 694-32.2.3 Objective 3  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** The council should consult with landowners before giving trees in the Arrowtown Residential Historic Management Zone protection under the category 'character trees'. The council needs to recognise that in some instances there are trees which are in inappropriate locations and discussion with landowners will highlight these. The objective should be amended to include a provision for consultation with affected parties.

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**Submitter Number:** 388 **Submitter:** Dave Sherwin  
**Contact Name:** **Email:** dave@wekaweb.co.nz  
**Address:** 25 Bodkin Street, RD 2, Wanaka, New Zealand, 9382

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**Point Number** 388.1 **Provision:** 7-Part Seven - Maps > 7.9-Map 8 - Wanaka Rural, Hawea Rural, John's Creek (Inset)  
**Position:** Oppose  
**Summary of** I seek to have the western portion of land parcel Lot 2 DP 436345, north of Hawea Cemetery

**Submission** Reserve, and west of 'Gladstone Gap', correctly mapped as Rural Landscape. This is consistent with the assessment of Anne Steven & Marion Reed, the Environment Court in RMA 0898/03 and the nature, use and visual amenity of the land. I'm not proposing the entire area of land (Lot 2 DP 436345) be classified as Rural Landscape but I do believe based on the past evaluation decisions that the land directly east of Muir Road (and Lake Hawea township QLDC services) be correctly classified as Rural Landscape (given that Visual Amenity Landscape is being removed from Rural Chapter). The logical start of the ONL classification would be the area known as 'Gladstone Gap' where it would join the ONL landscape line as proposed along the moraine. This is also a logical transition from Township residential zoning to Rural Landscapes. The ONL line submitted by Anne Steven and peer reviewed agreed with by Marion Reed is very close to what has been assessed by Resource Consents and the Environment Court. I have attached a copy of this map along with supporting documentation.

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**Point Number** 388.2 **Provision:** 7-Part Seven - Maps > 7.9-Map 8 - Wanaka Rural, Hawea Rural, John's Creek (Inset)

**Position:** Oppose

**Summary of Submission** I seek to have the western portion of land parcel Lot 2 DP 436345, north of Hawea Cemetery Reserve, and west of 'Gladstone Gap', correctly mapped as Rural Landscape. This is consistent with the assessment of Anne Steven & Marion Reed, the Environment Court in RMA 0898/03 and the nature, use and visual amenity of the land. I'm not proposing the entire area of land (Lot 2 DP 436345) be classified as Rural Landscape but I do believe based on the past evaluation decisions that the land directly east of Muir Road (and Lake Hawea township QLDC services) be correctly classified as Rural Landscape (given that Visual Amenity Landscape is being removed from Rural Chapter). The logical start of the ONL classification would be the area known as 'Gladstone Gap' where it would join the ONL landscape line as proposed along the moraine. This is also a logical transition from Township residential zoning to Rural Landscapes. The ONL line submitted by Anne Steven and peer reviewed agreed with by Marion Reed is very close to what has been assessed by Resource Consents and the Environment Court. I have attached a copy of this map along with supporting documentation.

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**Point Number** 388.3 **Provision:** 7-Part Seven - Maps > 7.18-Map 17 - Hawea

**Position:** Oppose

**Summary of Submission** I seek to have the western portion of land parcel Lot 2 DP 436345, north of Hawea Cemetery Reserve, and west of 'Gladstone Gap', correctly mapped as Rural Landscape. This is consistent with the assessment of Anne Steven & Marion Reed, the Environment Court in RMA 0898/03 and the nature, use and visual amenity of the land. I'm not proposing the entire area of land (Lot 2 DP 436345) be classified as Rural Landscape but I do believe based on the past evaluation decisions that the land directly east of Muir Road (and Lake Hawea township QLDC services) be correctly classified as Rural Landscape (given that Visual Amenity Landscape is being removed from Rural Chapter). The logical start of the ONL classification would be the area known as 'Gladstone Gap' where it would join the ONL landscape line as proposed along the moraine. This is also a logical transition from Township residential zoning to Rural Landscapes. The ONL line submitted by Anne Steven and peer reviewed agreed with by Marion Reed is very close to what has been assessed by Resource Consents and the Environment Court. I have attached a copy of this map along with supporting documentation.

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<b>Submitter Number:</b>	389	<b>Submitter:</b>	Body Corporate 22362
<b>Contact Name:</b>	Sean McLeod	<b>Email:</b>	sean.mcleod@ppgroup.co.nz
<b>Address:</b>	Chairman of Body Corporate 22362 on behalf of the owners of 131 units in the Body Corporate C/O APL, PO Box 1586, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	389.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That Body Corporate 22362 be removed from the low density zone and be included in the medium density zone		
<hr/>			
<b>Point Number</b>	389.2	<b>Provision:</b>	138-7 Low Density Residential > 139-7.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision		
<hr/>			
<b>Point Number</b>	389.3	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision		
<hr/>			
<b>Point Number</b>	389.4	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That rule 7.5.2.2 be changed back to a Maximum of 8 metres. Also 7.5.2.3.d to match the existing QLDCPD the 8 m height error should be corrected to 7 m.		
<hr/>			
<b>Point Number</b>	389.5	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	At a minimum that Body Corporate 22362 be included in the medium density zone if not the whole of Goldfields. Plan of Body Corporate 22362 attached showing the area concerned.		
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<b>Point Number</b>	389.6	<b>Provision:</b>	255-8 Medium Density Residential > 256-8.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	As a whole we agree with the review and the proposal of increasing the density of the existing residential areas as a policy.		
<hr/>			
<b>Point Number</b>	389.7	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Generally support the subdivision rules.		
<hr/>			
<b>Point Number</b>	389.8	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the objectives and policies of the Subdivision rules.		
<hr/>			
<b>Point Number</b>	389.9	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Generally support the subdivision standards.		
<hr/>			
<b>Point Number</b>	389.10	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That all cases where the words 'established meaning a Building Code of Compliance Certificate has been issued' are removed Support the rule in general but the wording '(established meaning a Building Code of Compliance Certificate has been issued)' be removed. Code of compliance certificates have only been in effect since July 1992. Residential Units constructed earlier will have established residential use but will not have a CCC, others built after July 1992 may only have a certificate of acceptance when consenting authorities were closed down due to not being able to obtain insurance.		

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**Point Number** 389.11 **Provision:** 1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions

**Position:** Support

**Summary of Submission** Support the exemption for Unit alterations in Rule 27.6.1.1

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**Point Number** 389.12 **Provision:** 7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road

**Position:** Oppose

**Summary of Submission** At a minimum that Body Corporate 22362 be included in the medium density zone if not the whole of Goldfields (Location of submitters property not provided - see full submission.).

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**Point Number** 389.13 **Provision:** 7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road

**Position:** Support

**Summary of Submission** That Body Corporate 22362 (nr Goldfields) be removed from the low density zone and be included in the medium density zone

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**Point Number** 389.14 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 241-7.5.10

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

**Summary of Submission** Requests that rule 7.5.2.10 be changed to a minimum separation distance of 4 metres.

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**Point Number** 389.15 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9

**Position:** Support

**Summary of Submission** That 7.5.9 be changed to allow garages to be constructed in the front yard.

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**Point Number** 389.16 **Provision:** 7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road

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

**Summary of Submission** At a minimum that Body Corporate 22362 be included in the medium density zone if not the whole of Goldfields. Plan of Body Corporate 22362 attached showing the area concerned.

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**Submitter Number:** 390 **Submitter:** Run 505 Limited

**Contact Name:** Tim Stevens **Email:** tstevens@vslawyers.co.nz

**Address:** C/- Van Aart Sycamore Lawyers Ltd, PO BOX 5589, Dunedin, New Zealand, 9058

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**Point Number** 390.1 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas > 97-33.8.1 Significant Natural Areas

**Position:** Oppose

**Summary of Submission** Remove Significant Natural Areas F26C1 and F26C3.

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**Point Number** 390.2 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Oppose additional objectives, policies or rules that would impact upon Run 505 Ltd's ability to develop its land, or alternatively increase the compliance costs in respect of farming.

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**Point Number** 390.3 **Provision:** 7-Part Seven - Maps > 7.11-Map 10 - Skippers, Macetown, Cardrona

**Position:** Oppose

**Summary of Submission** Delete Significant Natural Areas F26C1 and F26C3 from Planning Map 10.

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**Submitter Number:** 391 **Submitter:** Sean & Jane McLeod

**Contact Name:** **Email:** sam.qtn@ihug.co.nz

**Address:** 3 Woodbury Rise, Queenstown, Queenstown, New Zealand, 9300

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**Point Number** 391.1 **Provision:** 138-7 Low Density Residential

**Position:** Support

**Summary of Submission** Supports the provisions generally

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**Point Number** 391.2 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies

**Position:** Support

**Summary of Submission** Generally supports the objectives and policies of the Low density residential zone

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**Point Number** 391.3 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 213-7.4.21

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

**Summary of Submission** That the discrepancy between single level residential units and multi story residential units for use as VA be adressed in all sections of the district plan where it appears.

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**Point Number** 391.4 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2

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

**Summary of Submission** That the height limit on sloping ground be 8 metres

that the non compliance for a second unit becomes discretionary rather than non-complying

Delete the 5.5m limit for an additional unit. If kept, change to "restricted discretionary" as an 8m building may have no effect on some sites.

Also 7.5.2.3.(d) to match the existing QLDCPD the 8 m height error should be corrected to 7 m

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**Point Number** 391.5 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 241-7.5.10

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

**Summary of Submission** That the distance of 6m in rule 7.5.10 be reduced to 4 metres

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<b>Point Number</b>	391.6	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238- 7.5.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That garages are permitted to be built in the front yard in all residential zones		
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<b>Point Number</b>	391.7	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>That the medium density zone is extend to include most Fernhill and Sunshine bay on the lower slopes within 4-500m of Fernhill road and that it is also extended all the way along Frankton Road from the existing High Density areas to include Panorama Tce, Larchwood Heights, Andrews park, Goldfields, Battery Hill Marina Heights and every thing in between.</p> <p>Questions Medium Density Zone location opposite Glenda Drive</p> <p>Suggests the Queenstown Heights Subzone be zoned as Low Density Residential.</p>		
<hr/>			
<b>Point Number</b>	391.8	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	generally supports the objectives and policies of the medium density residential zone		
<hr/>			
<b>Point Number</b>	391.9	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	See comments in the low density rules in regards to the definition of site and multi story units		
<hr/>			
<b>Point Number</b>	391.10	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the area of land opposite Glenda Drive be zoned low density residential instead of medium density due to conflicting with objectives.		
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<b>Point Number</b>	391.11	<b>Provision:</b>	410-11 Large Lot Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That any land zoned for large lot residential be changed to low density residential		
<hr/>			
<b>Point Number</b>	391.12	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		
<hr/>			
<b>Point Number</b>	391.13	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Generally support the provisions.		
<hr/>			
<b>Point Number</b>	391.14	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development > 1263-27.5.2.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>That we generally Support the subdivision rules but the wording '(established meaning a Building Code of Compliance Certificate has been issued)' should be removed. Code of compliance certificates have only been in effect since July 1992. Residential Units constructed earlier will have established residential use but will not have a CCC, others built after July 1992 may only have a certificate of acceptance when consenting authorities were closed down due to not being able to obtain insurance. Using CCC as a means of establishing residential use is not very fair for the above reasons nor even accurate as a building can have a CCC and can be used for something else and may never have residential use established. ie any new commercial building.</p>		
<hr/>			
<b>Point Number</b>	391.15	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provisions.		

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**Point Number** 391.16 **Provision:** 1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions

**Position:** Support

**Summary of Submission** Support rule 27.6.1.1 in regards to alteration to unit plans. It would be good if this could go as far as extending to simple boundary adjustments but understand the necessity to look at services, access and easements.

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**Point Number** 391.17 **Provision:** 26-9 High Density Residential

**Position:** Support

**Summary of Submission** supports the chapter generally

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**Point Number** 391.18 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 186-35.1 Purpose

**Position:** Support

**Summary of Submission** Supports the rules for temporary activities.

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**Point Number** 391.19 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies

**Position:** Support

**Summary of Submission** Generally support the objectives and policies for temporary activities.

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**Point Number** 391.20 **Provision:** 245-36 Noise > 260-36.5 Rules-Standards

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

**Summary of Submission** That in rule 36.5.4 that the assessment point be changed to 'at the boundary of the site'.

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**Point Number** 391.21 **Provision:** 7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay

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



<b>Summary of Submission</b>	That the medium density zone is extend to include most Fernhill and Sunshine bay on the lower slopes within 4-500m of Fernhill road		
<b>Point Number</b>	391.22	<b>Provision:</b>	7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the medium density zone is extended all the way along Frankton Road from the existing High Density areas to include Panorama Tce, Larchwood Heights, Andrews park, Goldfields, Battery Hill Marina Heights and every thing in between.		

<b>Submitter Number:</b>	392	<b>Submitter:</b>	Erna Spijkerbosch
<b>Contact Name:</b>		<b>Email:</b>	erna@camp.co.nz
<b>Address:</b>	9 Weaver Street, Queenstown, New Zealand, 9300		
<b>Point Number</b>	392.1	<b>Provision:</b>	26-9 High Density Residential > 27-9.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	We support the zone, but would like consideration of changes in the implementation		
<b>Point Number</b>	392.2	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 29-9.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the objective generally		
<b>Point Number</b>	392.3	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 31-9.2.2 Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports the objective. Requests that the mass of buildings is dealt with in a more detailed manner. Currently there is no mention of the amalgamation of buildings across multiple sites. I believe there should be landscaped gaps between buildings every so often so we don't end up with the appearance of one mass of building.		

<b>Point Number</b>	392.4	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the objective generally		
<b>Point Number</b>	392.5	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 70- 9.4.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	9.4.8, 9.4.9, 9.4.10 - All visitor accommodation should be dealt with as a commercial activity, therefore subject to commercial rates.		
<b>Point Number</b>	392.6	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Don't require minimum space, rather require adequate provision for waste storage and collection. Notes minimum space may not be practical for larger developments of 4 or more units.		
<b>Point Number</b>	392.7	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 95- 9.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support, but would like to see stepped heights for sloping sites. Suggest the buildings at the lower part of the slope are limited to 7m, whereas the at the top they could be 10m.		
<b>Point Number</b>	392.8	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 66- 9.4.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Notes that the development of 4 or more dwellings or visitor accommodation on a site has the potential to impact negatively on the residential amenity and there needs to be consultation with neighbours in these situations.		
<b>Point Number</b>	392.9	<b>Provision:</b>	26-16Business Mixed Use Zone > 27-16.1Purpose

**Position:** Support

**Summary of Submission** Support

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**Point Number** 392.10 **Provision:** 26-16Business Mixed Use Zone  
> 28-16.2Objectives and Policies  
> 29-16.2.1Objective 1

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

**Summary of Submission** Do not allow visitor accommodation in the Business Mixed Use Zone.

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**Point Number** 392.11 **Provision:** 26-16Business Mixed Use Zone  
> 28-16.2Objectives and Policies  
> 29-16.2.1Objective 1

**Position:** Support

**Summary of Submission** Support

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**Point Number** 392.12 **Provision:** 26-16Business Mixed Use Zone  
> 28-16.2Objectives and Policies  
> 29-16.2.1Objective 1

**Position:** Support

**Summary of Submission** Supports everything except provision for visitor accommodation.

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**Point Number** 392.13 **Provision:** 3-Part Three - Urban  
Environmant > 3.10-16 Business  
Mixed Use Zone

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

**Summary of Submission** Various decisions sought:  
Support 16.5.1.1 - Recession line 35deg.  
  
Support 16.5.1.2 - 3m setback.  
  
Support 16.5.4 - 75%max coverage.  
  
Support 16.5.7.1(a) - 12m height limit.  
  
Support 16.4.2 - Buildings should be Restricted Discretionary Activity.  
  
Oppose 16.4.4 - Visitor Accommodation as it is not consistent with the aim of increasing

worker accommodation stock near the town centre.

Oppose 16.5.7.1(b) - 20m height should only be allowed on the eastern side of Gorge Road.

Oppose 16.6.2 - buildings over 12m should be notified, unless on eastern side of Gorge Road.

Oppose 16.6.3 - residential neighbours should be contacted if breaches in setback or sunlight access are more than minor.

Maximum 12m building height when adjacent to residential.

Allow 20-25m on eastern side of Gorge Road at very rear. Heights staggered down to 12m at street front to preserve some 'openness' to the street.

Landscaping of 2m (for example) at street front to soften the appearance of tall buildings on either side.

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<b>Point Number</b>	392.14	<b>Provision:</b>	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

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<b>Submitter Number:</b>	393	<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>	393.1	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the rural zoning AND request that 114 hectares of Lot 2 DP 351844 (located at the top of Queenstown Hill and as identified in Attachment A of the submission) be rezoned to Airport Mixed Use zone. Copied from Submission point 393.3 to the rural zone.		

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<b>Point Number</b>	393.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Oppose the rural zoning AND request that 114 hectares of Lot 2 DP 351844 (located at the top of Queenstown Hill and as identified in Attachment A of the submission) be rezoned to Airport Mixed Use zone.
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<b>Submitter Number:</b>	394	<b>Submitter:</b>	Stanley Street Investments Limited and Stanley Street Limited and Kelso Investments Limited
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	394.1	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Submitter seeks that their property located on the corners of Stanley Street, Shotover Street and Gorge Road shown on proposed Planning Map 36 is zoned Queenstown Town Centre Zone.		

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<b>Point Number</b>	394.2	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Submitter supports their property (located on the corners of Stanley Street, Shotover Street and Gorge Road shown on proposed Planning Map 36) being zoned Queenstown Town Centre Zone.		

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<b>Point Number</b>	394.3	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes Designation 527 as it appears to be over part of the submitter's land located on the corners of Stanley Street, Shotover Street and Gorge Road shown on proposed Planning Map 36.		

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<b>Point Number</b>	394.4	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes Designation 527 as it appears to be over part of the submitter's land located on the corners of Stanley Street, Shotover Street and Gorge Road shown on proposed Planning Map 36.		

<b>Submitter Number:</b>	395	<b>Submitter:</b>	Trustees of the Gordon Family Trust
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	395.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the Industrial B zoning of that part of the Submitter's land described as Lot 3 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Low Density Residential.		

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<b>Point Number</b>	395.2	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Opposes the Industrial B zoning of that part of the Submitter's land described as Lot 3 DP 417191) and as identified on the plan attached to this submission and submits that it be rezoned Low Density Residential; and</p> <p>Opposes the Low Density Residential zoning of that part of the Submitter's land described as Lot 2 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Medium Density Residential.</p>		

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<b>Point Number</b>	395.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes all subdivision being a discretionary activity and submits that subdivision of land zoned Medium Density Residential and Low Density Residential be a Controlled Activity.		

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<b>Point Number</b>	395.4	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Opposes the Low Density Residential zoning of that part of the Submitter's land described as Lot 2 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Medium Density Residential.
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<b>Submitter Number:</b>	396	<b>Submitter:</b>	James Canning Muspratt
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Todd GTODD LAW 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>Point Number</b>	396.2	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<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>Point Number</b>	396.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes rule 27.4.1 and requests that subdivision of land zoned Rural Residential is a Controlled Activity.		

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<b>Point Number</b>	396.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<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. Copied from points 396.2 and 396.3.		

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<b>Submitter Number:</b>	397	<b>Submitter:</b>	Peter Marshall
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	397.1	<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 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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<b>Point Number</b>	397.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<b>Submitter Number:</b>	398	<b>Submitter:</b>	Man Street Properties Limited
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	398.1	<b>Provision:</b>	464-12 Queenstown Town Centre
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<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the zoning of the Submitter's site (Lot 1 DP399240) as 'Town Centre', as this will provide for a logical expansion of the town centre; will better reflect this existing interrelationship; be an efficient use of a scarce resource and better enable development of the site.		
<b>Point Number</b>	398.2	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the zoning of the Submitter's site (lot 1 DP399240) as 'Town Centre', as this will provide for a logical expansion of the town centre; will better reflect this existing interrelationship; be an efficient use of a scarce resource and better enable development of the site		
<b>Point Number</b>	398.3	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the zoning of the Submitter's site (Lot 1 DP399240) as 'Town Centre'. Copied from Submission point 398.2		
<b>Point Number</b>	398.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the Submitter's site as being within Height Precinct 7 and the associated height limit of 11m.		
<b>Point Number</b>	398.5	<b>Provision:</b>	3-Part Three - Urban Environment > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the Submitter's site as being within Height Precinct 7 and the associated height limit of 11m.		
<b>Point Number</b>	398.6	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Modify Rule 12.4.6.1 so that it triggers a controlled activity consent; not a restricted discretionary activity consent.		
<b>Point Number</b>	398.7	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part the objectives, policies, and Queenstown Town Centre Design Guidelines 2015 that inform and support Rule 12.4.6.1.		
<b>Point Number</b>	398.8	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 518-12.4.6.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule 12.4.6.2 as it relates to sites larger than 1800m <sup>2</sup> .		
<b>Point Number</b>	398.9	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part the objectives, policies, and Queenstown Town Centre Design Guidelines 2015 that inform and support Rule 12.4.6.2.		
<b>Point Number</b>	398.10	<b>Provision:</b>	3-Part Three - Urban Environment > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Confirm or move the position of the viewshafts on the Submitter's site so the western-most view shaft is positioned to correspond with Section 26 Block IX Town of Queenstown. It is unclear in Figure 2: Height Precinct Map where the view shafts identified on the Submitter's sites are positioned in relation to sites on Shotover Street.		
<b>Point Number</b>	398.11	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 565-12.5.10.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the maximum height control for the following sites as follows:		

- Section 6 Block IX Town of Queenstown - Maximum height 338 masl
- Section 5 Block IX Town of Queenstown -Maximum height of 331 masl
- Section 1-4, 29 & 30 Block IX Town of Queenstown -Maximum height of 328 masl
- Lot 1 DP 350318 - Maximum height of 337 masl
- Sec 26 Block IX Town of Queenstown - Maximum height of 330.1 masl
- Sec 21,23-25 Block IX Town of Queenstown and Part Lot 2 and Lot 4 DP 7789 and Lot 2 DP 25433 - Maximum height of 328 masl

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**Point Number** 398.12 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies

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

**Summary of Submission** Oppose in part the objectives, policies, and Queenstown Town Centre Design Guidelines 2015 that inform and support Figure 2 Height Precinct Map.

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**Point Number** 398.13 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10

**Position:** Oppose

**Summary of Submission** Oppose the PDP approach to the management of height within the block bound by Hay, Man, Brecon and Shotover Streets as it relates to land identified within Height Precinct 1 and, in particular, the maximum height control on Lot 1 DP 25433, which should better reflect the maximum height controls proposed within this submission and other height controls on Man Street.

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**Point Number** 398.14 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9

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

**Summary of Submission** Oppose the PDP approach to the management of height within the block bound by Hay, Man, Brecon and Shotover Streets as it relates to land identified within Height Precinct 1 and, in particular, the maximum height control on Lot 1 DP 25433 should better reflect the maximum height controls proposed within this submission and other height controls on Man Street.

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**Point Number** 398.15 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4

**Position:** Oppose

**Summary of Submission** Delete Rule 12.5.14.4

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<b>Point Number</b>	398.16	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		
<hr/>			
<b>Point Number</b>	398.17	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part the objectives, policies and rules that enable and promote development in the Town Centre Zone and support and inform the identification of the submitter's site within Height Precinct 7 and Rule 12.5.10.4, which provides for an 11m height limit on the site.		
<hr/>			
<b>Point Number</b>	398.18	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part the objectives, policies and Queenstown Town Centre Design Guidelines 2015 that inform and support Rule 12.5.14 regarding glare.		
<hr/>			
<b>Point Number</b>	398.19	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part the objectives, policies and Queenstown Town Centre Design Guidelines 2015 that inform and support Rule 12.5.14 regarding glare.		
<hr/>			

<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>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		
<hr/>			
<b>Point Number</b>	399.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural General be rezoned Local Shopping Centre and/or Business Zone.		
<b>Point Number</b>	399.2	<b>Provision:</b>	685-15 Local Shopping Centres
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural General be rezoned Local Shopping Centre and/or Business Zone.		
<b>Point Number</b>	399.3	<b>Provision:</b>	3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural General be rezoned Local Shopping Centre and/or Business Zone.		
<b>Point Number</b>	399.4	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural General be rezoned Local Shopping Centre and/or Business Zone.		
<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.		
<b>Point Number</b>	399.6	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<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.		

<b>Point Number</b>	399.7	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That Rule 8.5.3.1(a) & (b) should be deleted.		
<hr/>			
<b>Point Number</b>	399.8	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That Rule 8.5.3.2 should be deleted.		
<hr/>			
<b>Point Number</b>	399.9	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 381-8.5.3.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That Rule 8.5.3.3 should be deleted.		
<hr/>			
<b>Point Number</b>	399.10	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes Rule 27.4.1 and requests that subdivision of the Medium Density Zone, Business Zone and the Local Shopping Centre Zone be a Controlled Activity.		
<hr/>			
<b>Point Number</b>	399.11	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That the part of the submitters' land (legally described as Lot 1 DP 19932 and Section 129 Block 1 Shotover Survey District) shown on Planning Map 31a currently proposed to be zoned Rural General be rezoned Local Shopping Centre and/or Business Zone.		
<hr/>			



<b>Point Number</b>	400.5	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the District Plan is made more "user friendly" for farming within the District.		
<hr/>			
<b>Point Number</b>	400.6	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List > 95-33.7.1 Identification of Threatened Plants
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The list at Rule 33.7.1 is incorrect and needs to be updated.		
<hr/>			
<b>Point Number</b>	400.7	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the definitions of "clearance" and "vegetation" to exclude relevance to application of water.		
<hr/>			
<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		
<hr/>			
<b>Point Number</b>	400.9	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove designation E18B from the Submitter's Land, as legally described in submission point 400.2		
<hr/>			

<b>Submitter Number:</b>	401	<b>Submitter:</b>	Max Guthrie
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		



<b>Point Number</b>	401.1	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	401.2	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the location of the ONL Landscape line at Lots 1, 2 and 3 DP344972  Opposes the rural general zoning at Lots 1, 2 and 3 DP344972 and requests this be rezoned Rural Residential.		
<b>Point Number</b>	401.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes rule 27.4.1 and requests that the subdivision of land zoned Rural Residential should be a controlled activity.		
<b>Point Number</b>	401.4	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the zoning of submitters land at Lot 1,2 and 3 DP344972 and requests this be rezoned to Rural Residential.		

<b>Submitter Number:</b>	402	<b>Submitter:</b>	Leslie Richard Nelson and Judith Anne Nelson
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		
<b>Point Number</b>	402.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the zoning of the submitters land as Rural Lifestyle at Mooneys Road and requests this be confirmed.		
<b>Point Number</b>	402.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.12.2.		
<b>Point Number</b>	402.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes Rule 27.4.1 and requests that the subdivision of land zoned Rural Lifestyle should be a controlled activity.		
<b>Point Number</b>	402.4	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the zoning of the land at Mooneys road (Lot 1 DP442784) at Rural Lifestyle and requests this be confirmed.		
<b>Point Number</b>	402.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete Rule 22.5.12.3.		

<b>Submitter Number:</b>	403	<b>Submitter:</b>	Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com

<b>Address:</b>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		
<b>Point Number</b>	403.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the zoning of the submitters property at Section 1 Service Office Plan 23541 as Rural General (shown on Map 27) and requests it be zoned Rural Residential.		
<b>Point Number</b>	403.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes rule 27.4.1 and requests that subdivision in the rural residential zone be made a controlled activity.		
<b>Point Number</b>	403.3	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the zoning of the submitter's property at Section 1 Service Office Plan 23541 as Rural General (shown on Map 27) and requests it be zoned Rural Residential.		

<b>Submitter Number:</b>	404	<b>Submitter:</b>	Sanderson Group Ltd
<b>Contact Name:</b>	Ben Farrell	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds & Associates Ltd PO BOX 95, Queenstown, New Zealand, 9348		
<b>Point Number</b>	404.1	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Rezone Lot 500 DP 470412 from Rural to an Urban Zone that enables the construction of a Retirement Village as a Controlled or Restricted Discretionary Activity., with control/ discretion limited to positive effects; demand for housing supply; site layout; effects on local infrastructure; onsite serviceability; effects on landscape and visual amenity values; landscape treatment; site access arrangements; traffic and parking effects; and construction effects.</p> <p>And/ or any other relief to give effect to the intent of the submission. Also see point 404.6</p>		

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**Point Number** 404.2 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

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

**Summary of Submission** Position - Delete or Amend Urban Growth Boundary

Delete or amend the Urban Growth Boundary to include Lot 500 DP 470412 within the urban growth boundary

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**Point Number** 404.3 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

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

**Summary of Submission** Any other relief to give effect to the intent of the submission (i.e. to enable a Retirement Village on Lot 500 DP 470412)

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**Point Number** 404.4 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Rezone Lot 500 DP 470412 from Rural to an Urban Zone, which enables the construction of a Retirement Village as a Controlled or Restricted Discretionary Activity., with control/ discretion limited to positive effects; demand for housing supply; site layout; effects on local infrastructure; onsite serviceability; effects on landscape and visual amenity values; landscape treatment; site access arrangements; traffic and parking effects; and construction effects.

And/ or any other relief to give effect to the intent of the submission. Also see point 404.2

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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:** 405 **Submitter:** Trilane Industries Limited

**Contact Name:** Sam Buchan **Email:** sam@gtoddlaw.com

**Address:** Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300

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<b>Point Number</b>	405.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Opposes standards 21.5.26.1 and 21.5.26.3 relating to informal airports.</p> <p>Requests that the number of flights in Standard 21.5.26.1 be amended to 10 flights per week.</p> <p>Requests Standard 21.5.26.3 be deleted.</p>		

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<b>Submitter Number:</b>	406	<b>Submitter:</b>	Graeme Morris Todd
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Morris GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	406.1	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 196-7.4.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes Rule 7.4.10 allowing for 3 or more residential units as a Restricted Discretionary Activity. Requests this be amended to a Discretionary Activity.		

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<b>Point Number</b>	406.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Subdivision in the Low Density Residential Zone should be a Discretionary Activity as proposed.		

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<b>Point Number</b>	406.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications > 1353-27.9.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests that applications for Restricted Discretionary and Discretionary Activity subdivisions in the Low Density Residential Zone should be supported by the written approval of affected parties before they are considered on a non-notified bases or be limited or public notified.		

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**Submitter Number:** 407 **Submitter:** Mount Cardrona Station Limited  
**Contact Name:** Amy Wilson-White **Email:** amyw@brownandcompany.co.nz  
**Address:** Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348

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

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

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

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

***Passenger Lift Systems***

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

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

***Ski Area Activities***

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

*[...]*

*(a) recreational activities either commercial or non commercial.*

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

*[...]*

*(f) buildings for or ancillary to the activities in (a) – (e) above*

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**Point Number** 407.2 **Provision:** 57-3Strategic Direction > 59-

**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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**Point Number** 407.4 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3

**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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**Point Number** 407.5 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

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

**Summary of Submission**

(a) MCS **SUPPORTS** these provisions but seeks modifications as follows:

*21.1 Zone Purpose*

*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, b~~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 the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.*

**Point Number**

407.6

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:**

Support

**Summary of Submission**

(a) MCS **SUPPORTS** these provisions but seeks modifications as follows:

*21.2.1 Objective Enable farming, ~~permitted~~ other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.*

*Policies **21.2.1.1** Enable farming and other activities that require a rural location and other established activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.*

**Point Number**

407.7

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.

**Position:**

Support

**Summary of Submission**

a) MCS **SUPPORTS** the objective and policies and seeks modifications as follows:

*21.2.6 Objective Encourage the future growth, development and consolidation of ~~existing Ski Areas~~ ski area activities within identified Sub Zones, and their integration with urban zones, while avoiding, remedying or mitigating adverse effects on the environment.*

*Policies **21.2.6.1** Identify ~~Ski Field~~ Area Sub Zones and encourage Ski Area Activities to locate and consolidate within the sub zones.*

[...]

*21.2.6.4 Provide for appropriate alternative (non-road) means of transport to Ski Area Sub Zones from nearby urban resort zones and facilities including by way of gondolas and associated structures and facilities.*

**Point Number**

407.8

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10



<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>(a) MCS SUPPORTS the objective and policies but seeks modifications as follows.</p> <p><i>21.2.10 Objective Recognise the potential for diversification of rural activities (including farming activities) farms that utilises support the sustainability of the natural <del>or</del> and physical resources of farms rural areas and supports the sustainability of farming activities.</i></p> <p><b>Policies 21.2.10.1</b> Encourage revenue producing activities that can support the long term sustainability of farms in <u>the rural areas of the district.</u></p> <p>[...]</p> <p><b>21.2.10.3</b> Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within <del>farms</del> <u>rural areas</u> may enable landscape values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.</p>		
<b>Point Number</b>	407.9	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 871-21.4.18
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>(a) MCS <b>SUPPORTS</b> the permitted status of Ski Area Activities within the Ski Area Sub Zone but seeks the following modifications to Table 1 – Rule 21.4.18:</p> <p><i>Ski Area Activities within the Ski Area Sub Zone <u>that comply with the standards in Table 7.</u></i></p>		
<b>Point Number</b>	407.10	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 919-21.5.17
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>MCS SUPPORTS the rule and seeks the following modifications:</p> <p><i>Table 3 - Standards for Structures and Buildings The following standards apply to structures and buildings, except Farm Buildings <u>and passenger lift systems</u></i></p>		
<b>Point Number</b>	407.11	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 949-21.5.27
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>MCS <b>OPPOSES</b> Table 7 – Rules 21.5.27 and seeks the following modifications:</p> <p><i>21.5.27 Construction, relocation, addition or alteration of a building</i></p>		

Exterior colours of all buildings:

21.5.27.1 All exterior surfaces shall be coloured in the range of browns, greens or greys

21.2.27.2 Pre-painted steel and all roofs or other parts of the structure shall have a reflectance value of not greater than 20%

21.5.27.3 Surface finishes shall have a reflectance value of not greater than 30%

Control is reserved to all of the following: [...]

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<b>Point Number</b>	407.12	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 950-21.5.28
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**Position:** Not Stated

**Summary of Submission** MCS **OPPOSES** Table 7 – Rule 21.5.28 and seeks the following modifications:

Passenger lift systems

Exterior colours of passenger lift systems:

21.5.28.1 All exterior surfaces shall be coloured in the range of browns, greens or greys

21.2.28.2 Pre-painted steel and all roofs or other parts of the structure shall have a reflectance value of not greater than 20%

21.5.28.3 Surface finishes shall have a reflectance value of not greater than 30%

Control is reserved to all of the following:

The extent to which the ~~ski tow or lift or building structure~~ breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.

Whether the materials and colour to be used are consistent with the rural landscape of which the ~~ski tow or lift or building structure~~ will form a part.

Balancing environmental considerations with operational characteristics.

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<b>Point Number</b>	407.13	<b>Provision:</b>	7-Part Seven - Maps > 7.11-Map 10 - Skippers, Macetown, Cardrona
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** MCS seeks the extension of the Ski Area Sub Zone as marked on Planning Maps 10 and 24, as illustrated on Submission 407

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<b>Point Number</b>	407.14	<b>Provision:</b>	7-Part Seven - Maps > 7.26-Map 24 - Cardrona, Albert Town
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**Position:** Oppose

**Summary of Submission** MCS seeks the extension of the Ski Area Sub Zone as marked on Planning Maps 10 and 24, as illustrated on Submission 407

<b>Point Number</b>	407.15	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	MCS seeks the extension of the Ski Area Sub Zone as marked on Planning Maps 10 and 24, as illustrated on Submission 407		
<hr/>			
<b>Point Number</b>	407.16	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>MCS OPPOSES Rule 6.4.1.3(a) and seeks the following modification:</p> <p><i>6.4.1.3 The landscape categories do not apply to the following within the Rural Zones:</i></p> <p><i>a. <del>Ski Area Activities within</del> <u>The Ski Area Sub Zones.</u></i></p> <p>(copied from submission point 407.5)</p>		
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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>	Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	408.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Rezone the entire area of the subject site (legally described as Section 130, Blk I Shotover SD, Section 31, Blk Shotover SD, and Part of Section 132, Blk I Shotover SD) as Medium Density Residential. This is the area north of Frankton Junction Roundabout found on Maps 31 and 31a. Refer to full submission for concept layout plan of subject sites.</p>		
<hr/>			
<b>Point Number</b>	408.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Change the definition of 'Activity Sensitive to Aircraft Noise (ASAN)' to <del>community activity</del> 'community activity' in relation to the subject site (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).</p> <p><i>I.e. "Means any residential activity, visitor accommodation activity, <del>community activity</del> and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices."</i></p>		

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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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**Point Number** 408.4 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

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

**Summary of Submission** Rezone the entire area of the subject site (legally described as Section 130, Blk I Shotover SD, Section 31, Blk Shotover SD, and Part of Section 132, Blk I Shotover SD) as Medium Density Residential. This is the area north of Frankton Junction Roundabout found on Maps 31 and 31a. Refer to full submission for concept layout plan of subject sites. Copied from submission point 408.2.

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**Point Number** 408.5 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Oppose

**Summary of Submission** Exclude subject land (Section 130 Blk I Shotover SD, Section 31 Blk Shotover SD, Part of Section 132 Blk I Shotover SD) from ONL classification area

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**Point Number** 408.6 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Oppose

**Summary of Submission** Include all subject land (Section 130 Blk I Shotover SD, Section 31 Blk Shotover SD, Part of Section 132 Blk I Shotover SD) within the UGB classification area.

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**Point Number** 408.7 **Provision:** 255-8 Medium Density Residential > 256-8.1 Zone Purpose

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

**Summary of Submission** Add change as underlined:  
  
"The Medium Density Residential Zone has the purpose to provide land for residential development at increased densities. In conjunction with the High Density Residential Zone and the Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support and an adjoining Town Centre, and so not impact on the primary role of the zone to provide housing supply. These non-residential activities may include community facilities such as churches which contribute to the urban fabric of an area by providing

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amenity, public spaces and accessibility."

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**Point Number** 408.8 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 294-8.2.7.5

**Position:** Not Stated

**Summary of Submission** Include change as underlined:  
"Low impact approaches to storm water management, on-site treatment and storage / dispersal approaches are enabled to limit demands on public transport infrastructure networks where practical."

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**Point Number** 408.9 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8

**Position:** Support

**Summary of Submission** Support

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**Point Number** 408.10 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 > 297-8.2.8.2

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

**Summary of Submission** Delete this rule as follows:  
~~Ensure any community uses or facilities are of limited intensity and scale, and generate only small volumes of traffic.~~

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**Point Number** 408.11 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11

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

**Summary of Submission** Make amendments as follows:  
The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential environment, with supporting community facilities which is sensitive to the its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network and is appropriately serviced.

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<b>Point Number</b>	408.12	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 311-8.2.11.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Make amendments as follows:</p> <p>"Intensification does not occur until adequate water supply services are available to service the development, <u>Council will include its provisions within the LTP as a priority.</u>"</p>		
<b>Point Number</b>	408.13	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 312-8.2.11.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Make amendments as follows:</p> <p>"A stormwater <del>network</del> design is provided that utilises on-site treatment and storage / dispersal approaches, and avoid impacts on the State Highway network."</p>		
<b>Point Number</b>	408.14	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 313-8.2.11.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		
<b>Point Number</b>	408.15	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 314-8.2.11.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Make amendments as follows:</p> <p>"<del>Safe and legible transport connections are provided that avoid any new access to the State Highway, and integrates with the road network and public transport routes on the southern side of the State Highway 6.</del></p> <p><u>The only new access to the zone will be via a northern connection to the Eastern Arterial road roundabout to ensure integration with road network and public transport routes on the southern side of State Highway 6.</u>"</p>		
<b>Point Number</b>	408.16	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11

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

**Summary of Submission** No specific submission made but policy extract included in the submission.

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**Point Number** 408.17 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-8.2.11.6

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

**Summary of Submission** Amend as follows:

"A safe and legible walking and cycling environment is provided within the area. ~~that:~~

~~- Links to external network and pedestrian and cyclist destinations on the southern side of State Highway 6 (such as public transport stations, schools, open space, and commercial areas) along the safest, most direct convenient routes\~~

~~- Is of a form and layout that encourages walking and cycling~~

~~- Provides a safe and convenient waiting areas adjacent to the State Highway, which provides shelter form the weather~~

~~- Provides a direct and legible network.~~

Note: attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) to determine compliance with the policy."

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**Point Number** 408.18 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 317-8.2.11.7

**Position:** Support

**Summary of Submission** Support

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**Point Number** 408.19 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 343-8.4.9

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

**Summary of Submission** Make amendments as follows:

Community facilities and/or activities ~~D~~ RD

Discretion is limited to all of the following:

- The design, appearance, materials, impact on the street of the building containing the activity

- The location, nature and scale of activities of site

- Parking and Access; safety, efficiency and impacts to on-street parking and neighbours  
- Hours of operation

---

**Point Number** 408.20 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11

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

**Summary of Submission** Make amendments as follows:

"Dwelling, Residential Unit, Residential Flat RD

For land fronting State Highway 6 between Hansen Road and the Shotover River, provision of a Traffic Impact Assessment, Landscaping Plan and Maintenance Program, and extent of compliance with Rule 8.5.3."

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**Point Number** 408.21 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1

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

**Summary of Submission** Supports the height limits but requests the addition of the following:

"8.5.1.2 A maximum height of 12 metres for a church (Community Activity) on the land fronting State Highway 6 between Hansen Road and Ferry Hill Drive"

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**Point Number** 408.22 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3

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

**Summary of Submission** Redraft the Rule as following (or in a similar manner) in order to reflect 3.2(2) above and to achieve the outcome submitted:

"Development on land fronting State Highway 6 between Hansen Road and Ferry Hill Drive shall provide the following:" Note: The requested amendments to sub-clauses 8.5.3.1 and 8.5.3.2 are outlined in points 408 .24 and 408.25 below)

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**Point Number** 408.23 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1

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

**Summary of Submission** Amendments as follows:

"Transport, parking and access design that:  
(a) Ensure connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive.  
(b) There is no new vehicular access to the State Highway."



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**Point Number** 408.24 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 381-8.5.3.3

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

**Summary of Submission** Amend as follows:

"A Traffic Impact Assessment which addresses all of the following:

- (a) Potential traffic effects to the local and State Highway network (including outlines of consultation with the New Zealand Transport Agency (NZTA)
- (b) Potential effects of entry and egress to the local and State Highway network (including outcomes of consultation with the New Zealand Transport Agency (NZTA)
- (c) An access network design via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, and the avoidance of any access to the State Highway Network
- (d) Integration with existing transport networks and cumulative effects of traffic demand with known current or future developments
- (e) Integration with public access networks
- (f) Methods of Traffic Demand Management

A Landscape Plan and Maintenance Program which provides a planting buffer fronting State Highway 6 and shall include all of the following:

- (a) The retention of existing vegetation (where practicable)
- (b) A minimum of 2 tiered planting (inclusive of tall trees and scrubs) made up of species listed as follows:

...

...

...

- (c) Planting densities and stock sizes which are based on achieving full coverage of the planting areas within 2 years, species locations on the site in order to soften not screen development
- (d) Use of tree species having a minimum height at maturity of 1.8m
- (e) Appropriate planting layout which does not limit solar access to new buildings or roads"

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**Point Number** 408.25 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

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

**Summary of Submission** If the Rural Zoning (within the Outer Control Boundary) is retained, support an exception to the minimum boundary setback rule so an additional 1.5 m of land is not lost from the development potential for the site (i.e. Section 130 Blk I Shotover SD, Section 31 Blk Shotover SD, Part of Section 132 Blk I Shotover SD).

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**Point Number** 408.26 **Provision:** 255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 406-8.6.1

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

**Summary of Submission** Regarding the non notification of applications, the proposed Medium Density Zone located fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) should be added to 8.6.2.2 (noting that the subject site is legally described as Section 130 Blk I Shotover SD,

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**Point Number** 408.27 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Suggestion as follows:

"(i) Replacement of Chapter 27 Subdivision to reintroduce the existing Operative District Plan Chapter 15 controlled activity status subdivision regime; OR  
(ii) Amendment of Chapter 27 to introduce a controlled activity status regime for subdivision where prescribed standards relating to matters such as minimum allotment size are met, subject to assessment against appropriate assessment matters; OR  
(iii) Any alternative outcome, which could include any combination of any provisions of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, which will achieve appropriate subdivision outcomes, provided that the primary default subdivision consent status (if standards are met) is controlled activity status."

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**Point Number** 408.28 **Provision:** 57-3Strategic Direction

**Position:** Not Stated

**Summary of Submission** 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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**Submitter Number:** 409 **Submitter:** Neil McDonald

**Contact Name:** **Email:** ngeddes@cfma.co.nz

**Address:** Attn: Neil McDonald Clark Fortune McDonald & Associates 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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**Point Number** 409.2 **Provision:** 7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)

**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. Copied from submission point 409.3.

---

**Submitter Number:** 410 **Submitter:** Alps Investment Limited

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

**Address:** John Edmonds & Associates Ltd PO Box 95, Queenstown, New Zealand, 9300

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**Point Number** 410.1 **Provision:** 26-9 High Density Residential

**Position:** Support

**Summary of Submission** Supports all notified provisions of the proposed High Density Residential Zone

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**Point Number** 410.2 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1

**Position:** Support

**Summary of Submission** Supports the increased height limit of 12m

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**Point Number** 410.3 **Provision:** 10-Entire Plan

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

**Summary of Submission** Seeks alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions (which relate to the High Density Zoning of the subject site (Secs 2 Pt 1 Blk XXXVII Queenstown)).

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**Point Number** 410.4 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

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

**Summary of Submission** Confirm the High Density Zoning of Secs 2 Pt 1 Blk XXXVII Queenstown, as identified on the map contained within the submission. Copied from submission point 410.6.

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**Point Number** 410.5 **Provision:** 26-9 High Density Residential

<b>Position:</b>	Support
<b>Summary of Submission</b>	Confirm the High Density Zoning of Secs 2 Pt 1 Blk XXXVII Queenstown, as identified on the map contained within the submission.

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<b>Submitter Number:</b>	411	<b>Submitter:</b>	NT McDonald Family Trust
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	Attn: Nick Geddes Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348		
<b>Point Number</b>	411.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 21.4.6. from the Proposed District Plan.		
<b>Point Number</b>	411.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.12.1 from the Proposed District Plan		
<b>Point Number</b>	411.3	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15 > 915-21.5.15.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 21.5.15.1 from the Proposed District Plan		
<b>Point Number</b>	411.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.1 (which restricts structures in excess of 5 square metres) from the Proposed District Plan. (Note: The submission cites Rule 25.5.1 but this does not relate to		

the subject matter discussed and is therefore presumed to be an error).

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<b>Submitter Number:</b>	412	<b>Submitter:</b>	Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Morris GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	412.1	<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 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>Point Number</b>	412.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Opposes the location of the urban growth boundary and requests it should follow the boundary of the submitter's land (legally described as Lot 1 DP 303207) on the Wanaka-luggate State Highway (copied from submission point 412.2); AND</p> <p>Opposes the zoning of the submitter's land as Rural and requests Lot 1 DP303207 and the land immediately to the west be included in the adjoining Three Parks Special Zone and included in the Three Parks Special Zone Structure Plan for Tourism and Community Facilities and/or Commercial Activities. (Copied from point 412.4)</p>		

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<b>Point Number</b>	412.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the zoning of the submitter's land as Rural and requests Lot 1 DP303207 and the land immediately to the west be included in the adjoining Three Parks Special Zone and included in the Three Parks Special Zone Structure Plan for Tourism and Community Facilities and/or Commercial Activities.		

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<b>Submitter Number:</b>	413	<b>Submitter:</b>	Trustees of the Blennerhassett Family Trust
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<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		
<hr/>			
<b>Point Number</b>	413.1	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Opposes the location of the urban growth boundary at the western side of Wanaka shown on proposed planning map 18 and requests it be amended to follow the Outstanding Natural Landscape Line.</p> <p>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.</p>		
<hr/>			
<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.		
<hr/>			
<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.		
<hr/>			

<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>	Attn: Nick Geddes Clark Fortune McDonald & Associates Ltd PO Box 553, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	414.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		

**Summary of Submission** Opposes the proposed district plan generally and in particular seeks:

- That it be withdrawn and re-notified with the transport Chapter to the District Plan; and
- That the Urban Growth Chapter of the Plan Review be withdrawn and re-notified once a complete S 32 analysis has been undertaken
- That the Subdivision Chapter (27) of the Plan Review be withdrawn and re-notified once a complete S 32 analysis has been undertaken

**Point Number** 414.2 **Provision:** 11-4 Urban Development

**Position:** Oppose

**Summary of Submission** Remove the urban growth boundary from the proposed district plan.

**Point Number** 414.3 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

**Position:** Oppose

**Summary of Submission** Subdivision should be a controlled activity within all Residential, Township, Town Centres, Business, Industrial and Special Zones subject to standards.

**Point Number** 414.4 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend the Rural Lifestyle minimum lot size standard 27.5.1 to a 1 ha average

**Point Number** 414.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Remove the lot average standard 22.5.12.3.

**Point Number** 414.6 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 21.4.6 (that restricts buildings in approved platforms to one residential unit).		
<b>Point Number</b>	414.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.12.1 (that restricts buildings in approved platforms to one residential unit).		

<b>Submitter Number:</b>	415	<b>Submitter:</b>	Trustees of the Lake Hayes Investment Trust
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		
<b>Point Number</b>	415.1	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the proposed zoning of the submitter's land at 198 Arrowtown-Lake Hayes Road (Lot 1 DP 9916, Lot 1 DP 12282, Lot 1 DP 21917, and Lot 1 DP 27571) as Rural Lifestyle and requests that this land be zoned Rural Residential. (Copied from submission point 415.2)		
<b>Point Number</b>	415.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the proposed zoning of the submitter's land at 198 Arrowtown-Lake Hayes Road (Lot 1 DP 9916, Lot 1 DP 12282, Lot 1 DP 21917, and Lot 1 DP 27571) as Rural Lifestyle and requests that this land be zoned Rural Residential.		
<b>Point Number</b>	415.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes Proposed Rule 27.4.1 that makes subdivision of all land a Discretionary Activity.		



<b>Submission</b>	Requests that subdivision of the Rural Residential zone be a Controlled Activity.
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<b>Submitter Number:</b>	416	<b>Submitter:</b>	Queenstown Lakes Lodge Limited
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300		
<b>Point Number</b>	416.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	opposes Proposed Rule 27.4.1 that makes subdivision of all land a Discretionary Activity. Requests that subdivision of the Rural Residential zone be a Controlled Activity.		
<b>Point Number</b>	416.2	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the proposed zoning of the Submitters' land at 190 Arrowtown-Lake Hayes Road shown on Proposed Planning Map 26 and legally described as Lot 4 Deposited Plan 23626 (the "Submitters' Land"). Requests that the Submitters' Land be rezoned Rural Residential.		
<b>Point Number</b>	416.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the proposed zoning of the Submitters' land at 190 Arrowtown-Lake Hayes Road shown on Proposed Planning Map 26 and legally described as Lot 4 Deposited Plan 23626 (the "Submitters' Land").  Requests that the Submitters' Land be rezoned Rural Residential.		

<b>Submitter Number:</b>	417	<b>Submitter:</b>	Ellis Gould
<b>Contact Name:</b>	Daniel Sadlier	<b>Email:</b>	
<b>Address:</b>	John Boyle PO Box 1509, Auckland, New Zealand, 1140		

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**Point Number** 417.1 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** Mr Boyle seeks the following relief:  
(a) Amend the Proposed Plan to ensure that the maximum building heights enabled in the Queenstown Town Centre are no greater than those enabled in the Operative Plan;  
(b) In the alternative, in the event that the Council is not minded to grant to the relief sought in (a) above, amend the maximum building heights enabled in the block bounded by Man, Brecon, Shotover and Hay Streets to ensure that they are no greater than those enabled in the Operative Plan; and  
(c) All other related, consequential or alternative relief that is required in order to give effect to this submission, including with respect to the objectives, policies and other text and maps comprising part of the Proposed Plan.

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**Point Number** 417.2 **Provision:** 464-12 Queenstown Town Centre

**Position:** Oppose

**Summary of Submission** Mr Boyle seeks the following relief:  
(a) Amend the Proposed Plan to ensure that the maximum building heights enabled in the Queenstown Town Centre are no greater than those enabled in the Operative Plan;  
(b) In the alternative, in the event that the Council is not minded to grant to the relief sought in (a) above, amend the maximum building heights enabled in the block bounded by Man, Brecon, Shotover and Hay Streets to ensure that they are no greater than those enabled in the Operative Plan; and  
(c) All other related, consequential or alternative relief that is required in order to give effect to this submission, including with respect to the objectives, policies and other text and maps comprising part of the Proposed Plan.

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**Submitter Number:** 418 **Submitter:** Aviemore Corporation Ltd

**Contact Name:** John Ward **Email:** edixon@cfma.co.nz

**Address:** Clark Fortune McDonald and Associates 553, Queenstown, New Zealand, 9348

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**Point Number** 418.1 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Oppose

**Summary of Submission** Requests the submitter's land (Lot 1 DP472825) shown on planning Map 31a is rezoned from Rural to Industrial A Zone.

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**Point Number** 418.2 **Provision:** 771-21Rural Zone

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests the submitter's land (Lot 1 DP472825) shown on planning map 31a is rezoned from Rural to Industrial A Zone.		
<b>Point Number</b>	418.3	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests the submitter's land (Lot 1 DP 472825) shown on planning Map 31a is rezoned from Rural to Industrial A Zone.		

<b>Submitter Number:</b>	420	<b>Submitter:</b>	Lynn Campbell
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	PO BOX 2598, Wakatipu, Queenstown, New Zealand, 9349		
<b>Point Number</b>	420.1	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Rezone the land as shown on the attached plan (Refer to full Submission 429).</p> <p>In addition, 'Any consequential changes necessary to the definitions, objectives, policies, rules, methods, and other explanatory text and other provisions of the Proposed Plan that may be relevant, as well as the planning maps to give full effect to the relief sought.'</p>		
<b>Point Number</b>	420.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The submitter is concerned that not enough attention has be considered with respect to parking during the formulation of the Medium Density Zone. Additionally, the submitter raises concerns with regard to the safety of school pupils and elderly.		
<b>Point Number</b>	420.3	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Increasing densities within the LDR Zone without the requirement for additional car parking is a backward step as it will cause further congestion and car parking issues.		

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**Point Number** 420.4 **Provision:** 8-General DP Review Comments

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

**Summary of Submission** Concern with regards to car parking. Argues that planning need to change to reflect modern parking requirements. I.e. 40 years ago it was standard to have 2/3 bedroom house with required two carparks, now = larger houses with the same car parking requirement = not enough car parks and congestion on street.

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**Point Number** 420.5 **Provision:** 8-General DP Review Comments

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

**Summary of Submission** Solve the housing crisis by using (selling) QLDC assets such as the QTN Camping Ground for short term accommodation

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**Point Number** 420.6 **Provision:** 8-General DP Review Comments

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

**Summary of Submission** Create a Rule that "any vacant land (housing sections) purchased has to provide a livable dwelling within a 5/10 year period".

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**Submitter Number:** 421 **Submitter:** Two Degrees Mobile Limited

**Contact Name:** Robert Monro **Email:** robert.monro@2degreesmobile.co.nz

**Address:** PO Box 8540, Riccarton, Christchurch, New Zealand, 8440

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**Point Number** 421.1 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** Amend objectives, policies and rules to better support the provision of infrastructure.  
Requests that the proposed plan objectives are amended to record outcomes or end points rather than processes.

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**Point Number** 421.2 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Oppose

<b>Summary of Submission</b>	Building - Requests the definition of Building be amended to be consistent with the Building Act 2004 definition, and remove additional exclusions.		
<b>Point Number</b>	421.3	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the definition of Height and supports the exclusions from the definition of height as pragmatic and reasonable		
<b>Point Number</b>	421.4	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports in part the definition of Minor Upgrading - requests amendment as identified in submission 421		
<b>Point Number</b>	421.5	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports in part the definition of Telecommunications Facility - requests minor amendments to improve certainty as identified in submission 421		
<b>Point Number</b>	421.6	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports in part the definition of Utility - seeks minor amendments to clarify that antennas are included as part of the equipment on a telecommunication and radio communication facility and to more closely align with the terminology of the Telecommunications Act 2001. Suggested amendments identified in submission 421.		
<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>		
<b>Point Number</b>	421.8	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes)

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete introductory note, delete 21.7.1.1, delete 21.7.2.1		
<b>Point Number</b>	421.9	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports policy 27.2.5.16 and requests this be retained.		
<b>Point Number</b>	421.10	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Insert new rule 27.4.1A "In all zones subdivision for utilities is a controlled activity".		
<b>Point Number</b>	421.11	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Insert a new standard requiring telecommunication reticulation to all allotments in new subdivisions. Proposed wording outlined in submission 421</p> <p>Insert a new standard requiring that connection to the telecommunication network be provided for each building. Proposed wording outlined in submission 421</p>		
<b>Point Number</b>	421.12	<b>Provision:</b>	26-30 Energy and Utilities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the chapter to provide for a framework that supports utilities and manages the adverse effects of utilities		
<b>Point Number</b>	421.13	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Requests objective 30.2.5 be amended to provide a clear target - Proposed wording outlined in submission 421		
	Add new policy. - Proposed wording outlined in submission 421		
	Amend Policies 30.2.5.1, 30.2.5.1, 30.2.5.3 - Proposed wording outlined in submission 421 Suggested amendments/inclusions outlined in submission 421.		
<b>Point Number</b>	421.14	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports the objective in part - requested amendments to provide for the operation and maintenance of existing utilities. suggested amendments outlined in submission 421		
<b>Point Number</b>	421.15	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the proposed policy 30.2.6.1. Requests this be deleted and replaced with a new wording as outlined in submission 421.		
<b>Point Number</b>	421.16	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 62-30.2.6.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the policy and requests it be retained		
<b>Point Number</b>	421.17	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	supports the policy in part. Requested amendments to provide certainty and clarification. requests new policy 30.2.6.6 be included. Suggested amendments identified in submission 421.		
<b>Point Number</b>	421.18	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	seeks amendment to objective 30.2.7 - suggested wording as outlined in submission 421		
	Supports policy 30.2.7.1, 30.2.7.2 and 30.2.7.4 and requests these be retained, with amendments suggested and an additional policy added as outlined in submission 421		
<b>Point Number</b>	421.19	<b>Provision:</b>	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 74-30.3.2.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	support in part. Amend to refer to the relationship between District Plans and National Environmental Standards and update as required to ensure consistency with the NESTF 2016.		
<b>Point Number</b>	421.20	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests the inclusion of a new rule framework (comprising a number of new rules) for utilities that appropriately manages the adverse effects of utilities but is more enabling. Suggested amendments and inclusions are outlined in Submission 421.		
<b>Point Number</b>	421.21	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 149-30.5.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests deletion of this standard.		
<b>Point Number</b>	421.22	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests deletion of this standard.		
<b>Point Number</b>	421.23	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 151-30.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests deletion of this standard.		
<b>Point Number</b>	421.24	<b>Provision:</b>	682-32 Protected Trees > 699-32.3 Other Provisions and Rules > 701-



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

**Summary of Submission** supports in part. Requests an amendment to provide clarity between spreading canopy trees and columnar canopy trees, and to be consistent with definitions sought in other proposed district plans around New Zealand. Requested amendments outlined in submission 421.

**Point Number** 421.25 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 720-32.4.9

**Position:** Oppose

**Summary of Submission** requests amendment to enable network operators to undertake any necessary maintenance works to any tree as required to protect the integrity of utilities and their services, and to provide new services without the need for resource consent. Suggested amendments identified in submission 421.

**Point Number** 421.26 **Provision:** 26-37Designations > 28-37.2Schedule of Designations

**Position:** Oppose

**Summary of Submission** Amend to correct error in the schedule of designations relating to the legal description for Designation number 19 (Planning Map 25).

**Point Number** 421.27 **Provision:** 7-Part Seven - Maps > 7.27-Map 25 - Glenorchy, Kinloch and South of Blanket Bay

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

**Summary of Submission** Amend to correct error in the schedule of designations relating to the legal description for Designation number 19 (Planning Map 25).

**Submitter Number:** 423

**Submitter:** Carol Bunn

**Contact Name:**

**Email:** carolbunn.winemaker@gmail.com

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

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

**Position:** Oppose

<b>Summary of Submission</b>	That the ONL lines are re-evaluated and removed from areas that are farmland, medium density and residential zones		
<b>Point Number</b>	423.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the medium density zone in Arrowtown be removed and reduced to Low density, and that the urban boundary be extended south.		
<b>Point Number</b>	423.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Encourage commercial and non-residential activities, especially in locations that are next to or near the Queenstown cycle trail.		
<b>Point Number</b>	423.4	<b>Provision:</b>	1059-26 Historic Heritage
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Allow subdivision of Historic buildings so that they can be maintained, upgraded or restored to residential buildings.		
<b>Point Number</b>	423.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the new rules that subdivision is a discretionary activity		
<b>Point Number</b>	423.6	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Increase flights to at least 10 per week, delete 500m distance and change to 100m distance - there are almost no areas in the Wakatipu basin that could comply with the 500m distance to all boundaries.		

<b>Point Number</b>	423.7	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the medium density zone in Arrowtown be removed and reduced to Low density, and that the urban boundary be extended south.		
<hr/>			
<b>Point Number</b>	423.8	<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>	That the medium density zone in Arrowtown be removed and reduced to Low density, and that the urban boundary be extended south.		
<hr/>			

<b>Submitter Number:</b>	424	<b>Submitter:</b>	David Pickard
<b>Contact Name:</b>		<b>Email:</b>	LibPick@xtra.co.nz
<b>Address:</b>	382 Ballantyne Road, Mt Barker, Wanaka, nz, 9382		
<hr/>			
<b>Point Number</b>	424.1	<b>Provision:</b>	26-30 Energy and Utilities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	A general policy to discourage excessive light pollution should be in place throughout the district.		
<hr/>			
<b>Point Number</b>	424.2	<b>Provision:</b>	26-30 Energy and Utilities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Neutral		
<hr/>			

<b>Submitter Number:</b>	425	<b>Submitter:</b>	Bonisch Consultants
<b>Contact Name:</b>	Christine McMillan	<b>Email:</b>	christine@bonischconsultants.co.nz
<b>Address:</b>	PO Box 1262, Invercargill, New Zealand, 9840		

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**Point Number** 425.1 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Oppose

**Summary of Submission** That those areas identified on the attached Structure Plans be re-zoned as Medium Density Residential, Local Shopping Centre or Low Density as specified.

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**Point Number** 425.2 **Provision:** 7-Part Seven - Maps > 7.39-Map 37 - Kelvin Peninsula

**Position:** Oppose

**Summary of Submission** That the area identified on the attached Structure Plans be re-zoned as indicated to Medium Density, Local Shopping Centre or Low Density as indicated.

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**Submitter Number:** 426 **Submitter:** Heritage New Zealand

**Contact Name:** Jane O'Dea **Email:** jodea@heritage.org.nz

**Address:** 109 Princes Street, Dunedin Central, Dunedin, 9016

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**Point Number** 426.1 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

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

**Summary of Submission** Amendment sought.

Entire Plan but particularly Sections **26.9** and **26.10**

**Amend** all references to Category I and Category II to Category 1 and Category 2.

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**Point Number** 426.2 **Provision:** 1059-26 Historic Heritage > 1149-26.10 Archaeological sites

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

**Summary of Submission** Amendment sought.

**Amend** column heading 'NZHPT Category' as follows:

NZHPT HNZ Category

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<b>Point Number</b>	426.3	<b>Provision:</b>	1059-26 Historic Heritage
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain general chapter format, including activity tables.		
<hr/>			
<b>Point Number</b>	426.4	<b>Provision:</b>	1059-26 Historic Heritage > 1061-26.2 Identification and Protection
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amendment sought.</p> <p><b>Adopt</b> section 26.2 with amendments as outlined below:</p> <p><b>Amend</b> section 26.2 as follows:</p> <p>The District's <u>most significant known</u> heritage features are represented in the Inventory of Protected Features.</p> <p>Nominations for inclusions, removals or amendments to Categories for individual features will be welcomed from the public, but must contain sufficiently detailed and robust reports in line with assessments that Council use. <u>It is preferable to include</u> <del>They must include</del> the written consent of the owners and;</p> <p><b>26.2.1</b> For heritage precincts and landscapes, a report from an appropriately qualified and experienced conservation / landscape architect is required. These may include site specific reports from government bodies with a remit for heritage, such as Heritage New Zealand Pouhere Taonga and the Department of Conservation.</p> <p><b>26.2.2</b> For sites of significance to Maori, a detailed assessment of the extent of the site and related values must be obtained from the appropriately mandated iwi.</p> <p><b>26.2.3</b> For individual buildings and structures, a report from a suitably qualified conservation architect, using the Council's criteria, and for Category 1 features a Conservation Plan <u>is encouraged. Any Conservation Plan shall be prepared in accordance with Heritage New Zealand's best practice guidelines.</u></p> <p><b>26.2.4</b> For archaeological sites, a detailed assessment by a suitably qualified and experienced archaeologist.</p>		
<hr/>			
<b>Point Number</b>	426.5	<b>Provision:</b>	1059-26 Historic Heritage > 1066-26.3 Information Requirements > 1067-26.3.1 Archaeology Alert Layer
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<b>Adopt</b> section 26.3.1		
<hr/>			
<b>Point Number</b>	426.6	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and

**Position:** Support

**Summary of Submission** **Adopt** Objective 26.5.1 and Policies 26.5.1.1 – 26.5.1.3

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**Point Number** 426.7 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective  
2

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

**Summary of Submission** Support with amendment.

**Adopt** Objective 26.5.2 and Policies & 26.5.2.2

**Amend** Policy 26.5.1 as follows:

Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not permanently adversely affect heritage values, including through incremental change.

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**Point Number** 426.8 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1082-26.5.3 Objective  
3

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

**Summary of Submission** Support with amendment.

**Adopt** Objective 26.5.3 and Policies 26.5.3.1 – 26.5.3.4 with the amendment outlines below:

**26.5.3.4** Avoid unnecessary duplication of consents with other statutory bodies on archaeological sites.

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**Point Number** 426.9 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective  
4

**Position:** Support

**Summary of Submission** **Adopt** Objective 26.5.4 and Policies 26.5.4.1-26.5.4.3

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**Point Number** 426.10 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules

**Position:** Support

<b>Summary of Submission</b>	<b>Adopt</b> Section 26.6 except for the amendments requested elsewhere in this submission.		
<b>Point Number</b>	426.11	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1092-26.6.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendment.  <b>Amend</b> section 26.6.1 paragraph 2 as follows:  This includes . . . The replacement items should be of the original or, <u>if not achievable</u> , closely matching material, colour, texture, form and design.		
<b>Point Number</b>	426.12	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1092-26.6.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendment.  <b>Amend</b> section 26.6.1 paragraph 2 as follows:  This includes . . . The replacement items should be of the original or, <u>if not achievable</u> , closely matching material, colour, texture, form and design.		
<b>Point Number</b>	426.13	<b>Provision:</b>	1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<b>Adopt</b> provisions relating to heritage landscapes:  26.6 Table 6 & 26.12		
<b>Point Number</b>	426.14	<b>Provision:</b>	1059-26 Historic Heritage
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<b>Adopt</b> provisions which recognise and protect heritage settings as notified, including but not necessarily limited to: <ul style="list-style-type: none"> <li>• Heritage Precincts</li> <li>• Heritage Landscapes</li> <li>• Sites of Significance to Maori (to be confirmed)</li> <li>• 26.6.2</li> <li>• 26.6.4</li> <li>• 26.6.7</li> <li>• 26.6.15</li> <li>• <b>26.6.21</b></li> <li>• <b>27.5.1.4</b></li> </ul>		

- 27.5.1.6

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**Point Number** 426.15 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1097-26.6.6

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

**Summary of Submission** Amendment sought.  
**Refer to** Appendix B of the HNZ submission for proposed rule framework for archaeological sites listed in section 26.10.

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**Point Number** 426.16 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1099-26.6.8

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

**Summary of Submission** Support with amendments.  
**Review** section 26.8 providing further detail in relation to the 'key features to be protected.'  
Include reference to the heritage precinct background reports as a source of further detail/guidance regarding precinct values.

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**Point Number** 426.17 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1102-26.6.11

**Position:** Support

**Summary of Submission** **Adopt** section 26.11

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**Point Number** 426.18 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4

**Position:** Support

**Summary of Submission** **Adopt** sections 27.2.4, 27.2.4.2, 27.2.4.4, 27.2.4.5, 27.2.4.6, 27.5.1.4, 27.5.1.5.

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**Point Number** 426.19 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1260-27.5.1.6

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



**Summary of Submission** Neutral / advice.

Heritage New Zealand's policy guidance recommends discretionary activity status for the subdivision of land containing a scheduled heritage item (including scheduled archaeological sites). Heritage New Zealand does not usually seek that this same level of subdivision control be applied to all land containing a known archaeological site, as many archaeological sites will not be of sufficient archaeological heritage value to merit such regulation where there are no other consent triggers.

Heritage New Zealand's interpretation of the subdivision provisions is that all subdivision activities require resource consent and accordingly the presence of an archaeological site would not, in itself, trigger a requirement for resource consent. In this context Heritage New Zealand is comfortable that the provision 27.5.1.6 is not unduly onerous.

**Point Number** 426.20 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

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

**Summary of Submission** Amendment sought.

**Amend Schedule 26.9 ref. 34 with the following details:**

- Rationalise items 34, 703 & 704 (by deleting items 703 & 704) into one entry under the following details -

Description: Invincible Mine and Buddle sites

Legal description: Sections 1 and 2 Blk XII Earnslaw SD, SO 18563 (Invincible Mine Historic Reserve, NZ Gazette 1979 p.570) Otago Land District

Heritage New Zealand Cat/No: 2/5603 & 5604

**Point Number** 426.21 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

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

**Summary of Submission** Amendment sought.

**Amend section 26.9 ref. 67 as follows:**

Description: Pleasant Terrace Workings, Sainsbury's House and Outbuilding, Skippers Mt Aurum Recreational Reserve.

Heritage New Zealand Cat/No: ~~4/5176~~ 1/5175

QLDC Cat: 3 1

**Point Number** 426.22 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

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

**Summary of Submission** Amendment sought.

**Amend** section 26.9 ref. 67 as follows:

Description: Pleasant Terrace Workings, Sainsbury's House and Outbuilding, Skippers Mt Aurum Recreational Reserve.

Heritage New Zealand Cat/No: ~~H/5176~~ I/5175

QLDC Cat: 3 1

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<b>Point Number</b>	426.23	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amendment sought.

**Amend** Schedule 26.9 column headed HNZ Cat/No for item 131 as follows:

H1/2240

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<b>Point Number</b>	426.24	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amendment sought. **Add** New Zealand Heritage List reference 5176 and Category 2 to the column headed HNZ Cat/No for item 139.

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<b>Point Number</b>	426.25	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amendment sought.

**Amend** Section 26.9 ref 140 as follows:

Description: ~~Bullendale Township~~ Bullendale Hydro Electric Dynamo and Mining site.

Legal Description: Section 148 Block XI Skippers Creek SD (2907300400) (Recreation Reserve, NZ Gazette 1985, p.5386) and Pt Legal Road (Bullendale Track)

HNZ Cat/No: 1/5601

Amend Section 26.10 as follows:

Delete entries 701 & 702

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**Point Number** 426.26 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

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

**Summary of Submission** Amendment sought.

**Amend** section 26.9 ref 543 column headed HNZ Cat/No for item 543 as follows:

#2/2239

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**Point Number** 426.27 **Provision:** 1059-26 Historic Heritage >  
1149-26.10 Archaeological sites

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

**Summary of Submission** Amendment sought.

Amend section 26.10 entry 705 as follows:

Legal Description:

~~Crown Land Block VI Upper Wakatipu~~

Pt Recreation Reserve C, Blk II Upper Wakatipu SD (NZ Gazette 1891 p.790 ), Otago Land District

Amend map symbol 705 on Map 09 to show the correct location for this site.

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**Point Number** 426.28 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

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

**Summary of Submission** Addition requested.

**Add** the following item to Section 26.9:

Description: Gratuity Cottage, 9 Gorge Rd, Queenstown

Legal Description: Lot 1 DP 12476

HNZ Cat/No: 2/2339

QLDC Cat: 2

---

**Point Number** 426.29 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

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

**Summary of Submission** Addition requested.

**Add** the following item to Section 26.10:

Description: Sew Hoy's Big Beach Claim

Legal Description: Legal river

HNZ Cat/No: Historic Area/7545

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**Point Number** 426.30 **Provision:** 1059-26 Historic Heritage >  
1149-26.10 Archaeological sites

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

**Summary of Submission** Addition requested.

**Add** the following item to Section 26.10:

Description: Wong Gong's Terrace Historic Area

Legal Description: Pt Run 27 (CT OTA2/1228)

HNZ Cat/No: Historic Area/7549

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**Point Number** 426.31 **Provision:** 1059-26 Historic Heritage >  
1149-26.10 Archaeological sites

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

**Summary of Submission** Addition requested.

**Add the following item to Section 26.10:**

Description: Reko's Point Chinese Goldmining Sites.

Legal Description: Reko's Point Conservation Area & Lot 2 DP 26911 Otago Land District

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**Point Number** 426.32 **Provision:** 1059-26 Historic Heritage >  
1149-26.10 Archaeological sites

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

**Summary of Submission** Addition requested.

**Add the following item to Section 26.10:**

Description: Roaring Meg Bridge Abutment.

Legal Description: Road Reserve, State Highway 6.

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**Point Number** 426.33 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Support

**Summary of Submission** **Adopt** sections 26.9 & 26.10 in regards to the inclusion of the following new heritage items:

- Kinloch Jetty and wharf building (ref. 239)
- Marshall Cottage (ref. 240)
- Kawarau Falls Dairy and meat store (241)
- Threepwood Stables (ref. 242)
- Miller's Flat Church (re. 250)
- Former Methodist Church (ref. 251)
- Shanahan's Cottage (ref. 252)
- Stone Cottage (ref. 253)
- Old Butchery (ref. 500)
- Old House site (ref. 714)

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**Point Number** 426.34 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

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

**Summary of Submission** Amendments sought.

In section 26.9, **amend** the QLDC category of the following items from Category 2 to Category 1:

- 40 Kawarau Falls Bridge - QLDC Cat ~~2~~ 1
- 45 Skippers Bridge – QLDC Cat ~~2~~ 1

In section 26.9, **amend** the QLDC category of the following items from Category 3 to Category 2:

- 56 Hulbert House – QLDC Cat ~~3~~ 2
- 76 Mill House – QLDC Cat ~~3~~ 2
- 77 Oast House – QLDC Cat ~~3~~ 2
- 79 Tomanovitch Cottage – QLDC Cat ~~3~~ 2
- 91 Kinross Store and Buildings – QLDC Cat ~~3~~ 2

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**Point Number** 426.35 **Provision:** 1059-26 Historic Heritage >  
1151-26.12 Heritage Landscapes  
> 1159-26.12.4 Moke Lake and  
Sefferton Heritage Landscape

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

**Summary of Submission** **Review and confirm** correct and consistent boundary for Seffertown and Moke Lake Heritage Landscape as shown in section 26.12.4 and on maps 9, 10, 12 & 13.

<b>Point Number</b>	426.36	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<b>Adopt</b> historic heritage related provisions throughout the PDP, including but not necessarily limited to those included in Chapters 3, 4, 5, 10, 12, 14, 21 & 30.		

<b>Submitter Number:</b>	427	<b>Submitter:</b>	MR & SL Burnell Trust
<b>Contact Name:</b>	MR & SL Burnell Trust MR & SL Burnell Trust	<b>Email:</b>	julie.e.rickman@nz.pwc.com
<b>Address:</b>	Van Aart Sycamore Lawyers PO Box 5848, Moray Place, Dunedin, 9058		

<b>Point Number</b>	427.1	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The activity status of three or more residential units per site should be amended from Restricted Discretionary to Discretionary Activity to enable persons who may be affected by development opportunities to submit on a publicly or limited notified application		

<b>Point Number</b>	427.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Subdivision in the Low Density Residential zone should be a Discretionary Activity as proposed by the Proposed District Plan.		

<b>Point Number</b>	427.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Applications for Restricted Discretionary and Discretionary subdivisions in the Low Density Residential zone should be supported by the written approval of affected parties before they are considered on a non-notified basis or e limited or public notified.		

**Submitter Number:** 428 **Submitter:** Barry Francis Ellis and Sandy Joan Ellis  
**Contact Name:** Sam Buchan **Email:** sam@gtoddlaw.com  
**Address:** Graeme Todd GTODD LAW P O Box 124, Queenstown, New Zealand, 9300

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**Point Number** 428.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Support

**Summary of Submission** support the zoning of the Submitters' Land at 112 Domain Road (Lot 2 Deposited Plan 317834) as Rural Lifestyle. Requests the Council confirm the zoning of the Submitter's Land as Rural Lifestyle.

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**Point Number** 428.2 **Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

**Position:** Support

**Summary of Submission** Support the zoning of the Submitters' Land at 112 Domain Road (Lot 2 Deposited Plan 317834) as Rural Lifestyle. Requests the Council confirm the zoning of the Submitter's Land as Rural Lifestyle.

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**Point Number** 428.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12

**Position:** Oppose

**Summary of Submission** Opposes Rule 22.5.12.2 and Rule 22.5.12.3

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**Point Number** 428.4 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1

**Position:** Oppose

**Summary of Submission** Oppose Rule 27.4.1. Requests subdivision of land zoned Rural Lifestyle should be a Controlled Activity.

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**Submitter Number:** 429 **Submitter:** F.S Mee Developments Co Ltd

<b>Contact Name:</b>	Christine McMillan	<b>Email:</b>	christine@bonischconsultants.co.nz
<b>Address:</b>	Bonisch Consultants PO Box 1262, Invercargill, New Zealand, 9840		
<b>Point Number</b>	429.1	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the area identified on the attached Structure Plan be rezoned from Low Density Residential to High Density Residential		

<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>	Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348		
<b>Point Number</b>	430.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Requests the following:</p> <p>(a) provide greater recognition of other activities that rely on rural resources;</p> <p>(b) better provide for subdivision and development that avoids, remedies or mitigates adverse effects on landscape character and visual amenity values;</p> <p>(c) rezoning of land located at 343 Arrowtown-Lake Hayes Road (legally described as Pt Lot 3 DP 5737 and Lot 1 DP 18109 BLK VII Shotover SD ("the subject land") as either:</p> <p>(i) An extension of the Rural Residential Zone at the north of Lake Hayes; or</p> <p>(ii) An extension of the Resort - Waterfall Park Special Zone; or</p> <p>(iii) A zone that recognises the ability of the land to absorb a significant amount of residential development.</p>		
<b>Point Number</b>	430.2	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Requests rezoning of land located at 343 Arrowtown-Lake Hayes Road (legally described as Pt Lot 3 DP 5737 and Lot 1 DP 18109 BLK VII Shotover SD ("the subject land") as either:</p> <p>(i) An extension of the Rural Residential Zone at the north of Lake Hayes; or</p> <p>(ii) An extension of the Resort - Waterfall Park Special Zone; or</p> <p>(iii) A zone that recognises the ability of the land to absorb a significant amount of residential development.</p>		



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**Point Number** 430.3 **Provision:** 57-3 Strategic Direction > 59-3.2 Goals, 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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**Point Number** 430.4 **Provision:** 81-6 Landscape > 83-6.2 Values

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

**Summary of Submission** OPPOSES the goals, objectives and policies in Chapter 3.2, and seeks modifications as follows:

*6.2 Values .... "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.*

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**Point Number** 430.5 **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** 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 21.7.4 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.*

**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.*

**Point Number** 430.7 **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** **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 (RLG).*

*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.*

**Point Number** 430.8 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

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

**Summary of Submission** SUPPORTS these provisions but seeks modifications as follows:

*21.1 Zone Purpose*  
*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 the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities.*

**Point Number** 430.9 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

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

**Summary of Submission** SUPPORTS these provisions but seeks modifications as follows:

*21.2.1 Objective Enable farming, ~~permitted~~ other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.*  
*Policies 21.2.1.1 Enable farming and other activities that require a rural location and other established activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.*  
*21.2.1.2 Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings will not adversely affect landscape values*

*21.2.1.4 Minimise ~~the~~ dust, visual, noise and odour effects of activities on by requiring*

*facilities to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.*  
 21.2.1.6 Avoid, mitigate, remedy or off-set adverse cumulative impacts on ecosystem services and nature conservation values.

**Point Number** 430.10 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Opposes the discretionary status of subdivision in the Rural Residential and Rural Lifestyle Zones and seeks that the status is controlled.

**Point Number** 430.11 **Provision:** 7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook

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

**Summary of Submission** seeks the extension of either:

- (i) The Rural Residential Zone north of Lake Hayes (excluding the increased setback rule specific to this zone); OR, in the alternative:
- (ii) The Resort - Waterfall Park Special Zone; OR, in the alternative:
- (iii) A site specific Ayrburn Zone, similar to the site specific Waterfall Park zone

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.

**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.

**Point Number** 430.13 **Provision:** 797-22 Rural Residential and Rural Lifestyle

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

**Summary of Submission** For the the Rural Residential Zone option proposed by the submitter, a new Table 8 is requested to be included in Chapter 22 with rules relating to Density, Building Height, Building

Location, Design Standards, Landscaping. The inclusions sought are outlined in section 3.6.1 of submission 430.

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**Point Number** 430.14 **Provision:** 26-42 Waterfall Park Zone

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

**Summary of Submission** For the the Waterfall Park zoning extension option proposed by the submitter, the following amendments or inclusions to the Proposed District Plan are requested:

- Expansion of the Structure Plan, and inclusion of the Ayrburn property in the "R" (residential) category of that structure plan, and to include a Concept Development Plan (as shown on Figure 4 of submission 430)
- that Rule 42.5.2 (residential capacity standard) is modified to enable additional residential units as a result of the expansion of the Structure Plan. The modification is:  
*42.5.2 Residential Capacity*  
*In the Waterfall Park Zone the maximum number of residential units shall be limited to ~~400~~ 225, with 125 units allowed in the southern "R" area on the Structure Plan*
- seeks inclusion in the Waterfall Park Special Zone of the standards set out in Part 3.6.1(c) of submission 430 relating to Density, Building Height, Building Location, Design Standards and Landscaping (appropriately adapted to the Waterfall Park zone provisions).
- Provisions requiring retention and adaptive reuse of the historic buildings on the site should be included.

The inclusions sought are outlined in section 3.6.1 of submission 430.

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**Point Number** 430.15 **Provision:** 7-Part Six - Special Zones

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

**Summary of Submission** Relating to the proposed rezoning options, the submitter seeks that the land be rezoned to an Ayrburn residential zone, with appropriate controls as follows:

(a) A Concept Development Plan, being the same or similar to that shown in Figure 4, attached to submission 430

(b) Limitations to 125 residential units, to avoid adverse effects on traffic and reticulated services;

(c) Limitations on the location of development and inclusion of buffer areas for screen planting, taking into account the visibility from surrounding roads and the visibility from and amenities of surrounding residential properties;

(d) Avoidance of development on the highly visible slopes;

(e) Height restrictions to avoid undue effects of visibility when viewed from outside the property.

(f) Provisions requiring retention and adaptive reuse of the historic buildings on the site should be included.

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**Submitter Number:** 431 **Submitter:** Barbara Kipke

**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz

**Address:** Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 431.1 **Provision:** 5-Part Four - Rural Environment

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

**Summary of Submission** Opposes the Rural zoning of the land at Lot 1 DP 474749, at Wye Creek, shown on Proposed District Plan Map 13a. Seeks that the Rural Zoning is deleted and replaced with Rural Lifestyle Zoning.

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**Point Number** 431.2 **Provision:** 7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)

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

**Summary of Submission** Opposes the Rural zoning of the land at Lot 1 DP 474749, at Wye Creek, shown on Proposed District Plan Map 13a. Seeks that the Rural Zoning is deleted and replaced with Rural Lifestyle Zoning.

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**Point Number** 431.3 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

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

**Summary of Submission** Seeks that the average allotment size of the Rural Lifestyle Zone is reduced from 2 hectares to 1.5 hectares for the submitters property at Lot 1 DP 474749, Wye Creek, shown on Proposed District Plan Map 13a.

Amend Rule 27.5.1 by adding a new row under the heading Rural Lifestyle:  
Rural lifestyle – Wye Creek One hectare, provide the average lot size is not less than 1.5 hectares.

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**Point Number** 431.4 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Opposes Rule 27.4.1 which proposes to make default subdivision a discretionary activity. Seeks that any subdivision that meets site and zone standards remains a controlled activity consistent with the existing regime under the Operative District Plan.

Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity.

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**Point Number** 431.5 **Provision:** 797-22 Rural Residential and

Rural Lifestyle

**Position:** Support

**Summary of Submission** Adopt the Rural Lifestyle Zone provisions within proposed Chapter 22.

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**Submitter Number:** 432 **Submitter:** Christine Pawson

**Contact Name:** **Email:** matt@chasurveyors.co.nz

**Address:** C Hughes and Associates Ltd PO Box 599, Wanaka, New Zealand, 9343

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**Point Number** 432.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

**Summary of Submission** Amend planning map 24 to change the zoning from rural lifestyle to rural residential zone on the land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town.

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**Point Number** 432.2 **Provision:** 7-Part Seven - Maps > 7.26-Map 24 - Cardrona, Albert Town

**Position:** Oppose

**Summary of Submission** Amend planning map 24 to change the zoning from rural lifestyle to rural residential zone on the land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town.

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**Submitter Number:** 433 **Submitter:** Queenstown Airport Corporation

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

**Address:** C/- Mitchell Partnerships Limited PO Box 489, Dunedin, 9054

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**Point Number** 433.1 **Provision:** 54-2Definitions

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

**Summary of** 1. The definitions contained in the Proposed Plan should be consistent with and give effect

**Submission** to recent Environment Court decisions on:

1. Plan Change 19 (Frankton Flats B Zone);
  2. Plan Change 26 Wanaka Airport; and
  3. Plan Change 35 Queenstown Airport.
2. The definitions that were in place at the time the above plan changes were promulgated should also be included in the Proposed Plan to ensure the accurate interpretation and application of the provisions introduced by these plan changes.

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

**Position:** Support

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

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

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

**Summary of Submission** Activity Sensitive To Aircraft Noise (ASAN) Wanaka : Support in part.  
Delete the definition and replace it with definition of 'Activities Sensitive to Aircraft Noise (ASAN)';  
or  
Retain the definition as notified.

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

**Position:** Support

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

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

**Position:** Support



<b>Summary of Submission</b>	<b>Aircraft</b> : Retain the definition as notified.		
<b>Point Number</b>	433.6	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<b>Aircraft Operations:</b> Retain the definition as notified.		
<b>Point Number</b>	433.7	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Air Noise Boundary: Delete the definition.		
<b>Point Number</b>	433.8	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Air Noise Boundary Queenstown (ANB): Retain the definition as notified.		
<b>Point Number</b>	433.9	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Airport Activity: Support in part. Retain the definition as notified, however include a minor amendment as follows:  <b><u>Airport Activity – Queenstown Airport</u></b>		
<b>Point Number</b>	433.10	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	New Definition: <b><u>Airport Activity – Wanaka Airport</u></b> . Submitter requests that the following new definition be included in the Proposed Plan:  <b><u>Airport Activity – Wanaka Airport</u></b>  <u>Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to:</u>  <u>(a) aircraft operations, rotary wing aircraft operations, helicopter aprons, and associated touch down and lift off areas, aircraft servicing, general aviation, navigational and safety aids, lighting, aviation schools, space research and associated activities, facilities and activities associated with</u>		

veteran, vintage and classic aircraft operations, aviation museums and aero recreation:

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

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

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**Point Number** 433.11 **Provision:** 54-2Definitions

**Position:** Support

**Summary of Submission** Airport Aerodrome: Delete the definition as proposed.

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**Point Number** 433.12 **Provision:** 54-2Definitions

**Position:** Support

**Summary of Submission** Airport Operator: Retain the definition as notified.

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**Point Number** 433.13 **Provision:** 54-2Definitions

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

**Summary of Submission** Airport Related Activity: Support in part.  
Retain the definition as notified, subject to a minor amendment as follows:  
Airport Related Activity – Queenstown Airport

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**Point Number** 433.14 **Provision:** 54-2Definitions

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

**Summary of Submission** New Definition: Airport Related Activity – Wanaka Airport

Include the following new definition in the Proposed Plan:

**Airport Related Activity – Wanaka Airport**

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

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

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

**Summary of Submission** Boundary: Oppose in part.  
 Amend the definition as follows:  
*Boundary:*  
*Means any boundary of the net area of a site and includes any road boundary or internal boundary.*  
*This definition does not apply the Air Noise or Outer Control Boundary at Queenstown or Wanaka Airport.*

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

**Position:** Support

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

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

**Position:** Support

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

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

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

**Summary of Submission** Critical Listening Environment: Support in part.  
 Amend the definition as follows:  
 "Critical Listening Environment"  
*Means any space that is regularly used for high quality listening or communication, for example principal living areas, bedrooms and classrooms, but excludes "~~Non Critical Living Listening~~ Environments".*

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

**Position:** Support

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

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

**Position:** Support

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

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

**Position:** Support

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

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

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

**Summary of Submission** Hangar: Support in part.

Amend the definition as follows:

**Hangar**

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

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

**Position:** Support

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

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

**Position:** Support

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

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

**Position:** Support

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

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

**Position:** Support

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

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

**Position:** Support

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

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

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

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

Amend the definition as follows:

*Outer Control Boundary **(OCB)** Wanaka*

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

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

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

**Summary of Submission** Projected Annual Aircraft Noise Contour (AANC): Support in part.

Amend the definition as follows:

*Projected Annual Aircraft Noise Contour (AANC)*

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

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**Point Number** 433.30 **Provision:** 54-2Definitions

**Position:** Support

<b>Summary of Submission</b>	Residential Activity: Retain the definition as notified.		
<b>Point Number</b>	433.31	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Residential Flat: Oppose in part. The definition should be amended to clarify that a residential flat is limited to one per residential unit or one per site, whichever is less.		
<b>Point Number</b>	433.32	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Residential Unit: Retain the definition as notified.		
<b>Point Number</b>	433.33	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Temporary Activity: Support in part. Amend the definition to include airshows.		
<b>Point Number</b>	433.34	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Visitor Accommodation: Retain the definition as notified.		
<b>Point Number</b>	433.35	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	2037 Noise Contours: Retain the definition as notified.		
<b>Point Number</b>	433.36	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	2037 60 dB Noise Contours: Retain the definition as notified.		

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**Point Number** 433.37 **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** 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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**Point Number** 433.38 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**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.

---

**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, 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, 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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**Point Number** 433.46 **Provision:** 81-6 Landscape > 83-6.2 Values

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

<b>Summary of Submission</b>	Insert the following paragraph between the 6 <sup>th</sup> and 7 <sup>th</sup> paragraphs of Section 6.2 Value:  <u><i>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.</i></u>		
<b>Point Number</b>	433.47	<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>	Insert the following new policy:  <b><u>Policy 6.3.1.X</u></b>  <u><i>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.</i></u>		
<b>Point Number</b>	433.48	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Insert the following new policy:  <b><u>Policy 6.3.3.X</u></b>  <u><i>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.</i></u>		
<b>Point Number</b>	433.49	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Insert the following new policy:  <b><u>Policy 6.3.4.X</u></b>  <u><i>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.</i></u>		
<b>Point Number</b>	433.50	<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		

**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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**Point Number**

433.51

**Provision:**

138-7 Low Density Residential > 140-7.2 Objectives and Policies > 148-7.2.3 Objective 3.

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend the objective as follows:

**Objective 7.2.3**

Allow higher housing densities than typical in the zone provided that it:

- retains a low rise built form; and
- responds appropriately and sensitively to the context and character of the locality; and,

does not occur within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.

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**Point Number**

433.52

**Provision:**

138-7 Low Density Residential > 140-7.2 Objectives and Policies > 152-7.2.4 Objective 4

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Insert a new policy as follows:

**Policy 7.2.4.2**

Discourage infill development of Activities Sensitive to Aircraft Noise within the Outer Control Noise Boundary on land around Queenstown Airport.

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**Point Number**

433.53

**Provision:**

138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend the policy as follows:

**Policy 7.2.10.1**

Require, as necessary, mechanical ventilation of any Critical Listening Environment within any new and alterations and additions to existing buildings that contain~~ing~~ an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.

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**Point Number** 433.54 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10 > 176-7.2.10.2

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

**Summary of Submission** Amend the policy as follows:  
***Policy 7.2.10.2***  
*Require, as necessary, sound insulation and mechanical ventilation for any Critical Listening Environment within any new and alterations and additions to existing buildings that containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary to achieve an Indoor Design Sound Level of 40dB Ldn, based on the 2037 Noise Contours.*

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**Point Number** 433.55 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities

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

**Summary of Submission** Insert a new Rule to Table 7.4 as follows:  
Rule 7.4.X  
**Activities located in the Low Density Residential Zone**  
Any Activity Sensitive to Aircraft Noise that does not comply with Standards 7.5.3 and 7.5.4.  
**Activity Status**  
NC

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**Point Number** 433.56 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 200-7.4.12

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

**Summary of Submission** Amend the rule as follows:  
*Control is reserved to:*  
....  
The acoustic treatment requirements in Rule 7.5.3 and 7.5.4.

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**Point Number** 433.57 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3

**Position:** Support

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

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<b>Point Number</b>	433.58	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain the standard as notified.		
<hr/>			
<b>Point Number</b>	433.59	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the rule as follows:  <b><i>Rule 7.5.6 Density</i></b>  <i>The maximum site density shall be one residential unit or dwelling per 300m<sup>2</sup> net site area, except for:</i> <ul style="list-style-type: none"> <li>• <i>the Queenstown Heights Overlay Area where the maximum site density shall be one residential unit or dwelling per 1500m<sup>2</sup> net site area.</i></li> <li>• <u><i>within the Outer Control Boundary at Queenstown Airport where the maximum site density shall be one Activity Sensitive to Aircraft Noise per 450m<sup>2</sup> net site area.</i></u></li> </ul>		
<hr/>			
<b>Point Number</b>	433.60	<b>Provision:</b>	138-7 Low Density Residential > 251-7.6 Non-Notification of Applications
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Insert a new notification parameter as follows:  <u><i>7.6.3 Notice shall be served on Queenstown Airport for applications which do not comply with the acoustic treatment requirements of Rule 7.5.3 and 7.5.4.</i></u>		
<hr/>			
<b>Point Number</b>	433.61	<b>Provision:</b>	685-15 Local Shopping Centres > 686-15.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Insert the following text at the end of the Zone Purpose:  <u><i>The Frankton Local Shopping Centre is located within close proximity to Queenstown Airport and is located within with the Airport's Outer Control Boundary. 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.</i></u>		
<hr/>			
<b>Point Number</b>	433.62	<b>Provision:</b>	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission**

Insert the following new policy:

**Policy 15.2.3.5**

Require, as necessary, mechanical ventilation of any Critical Listening Environment within any new and alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise on sites within the Outer Control Boundary to achieve an Indoor Design Sound Level of 40 dB Ldn, based on the 2037 Noise Contours.

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**Point Number**

433.63

**Provision:**

685-15 Local Shopping Centres > 711-15.4 Rules - Activities

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Insert a new rule as follows:

**Rule 15.4.X**

***Activities located in the Local Shopping Centre Zone***

Any Activity Sensitive to Aircraft Noise that does not comply with Standard 15.5.X [acoustic treatment provision within the OCB];

***Activity Status***

NC

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**Point Number**

433.64

**Provision:**

685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 714-15.4.3

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Rule 15.4.3.1 as follows:

**Rule 15.4.3.1**

***Activities located in the Local Shopping Centre Zone***

*Buildings*

\* Discretion is restricted to consideration of all of the following: external appearance, material, sign platform, lighting, impact on street, acoustic treatment of new buildings or alterations to existing buildings containing Activities Sensitive to Aircraft Noise within the Outer Control Boundary and natural hazards to ensure that:

- .....
- Queenstown Airport is protected from reverse sensitivity effects of Activities Sensitive to Aircraft Noise.

***Activity Status***

RD

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**Point Number**

433.65

**Provision:**

685-15 Local Shopping Centres > 711-15.4 Rules - Activities

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

**Summary of Submission** Amend the rule as follows:

***Rule 15.4.3.4***

***Activities located in the Local Shopping Centre Zone***

*Visitor Accommodation*

*\*Discretion is restricted to consideration of all of the following:*

- .....

*Acoustic treatment of any new or additions or alterations to existing buildings containing Activities Sensitive to Aircraft Noise within the Outer Control Boundary at Queenstown Airport.*

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**Point Number** 433.66 **Provision:** 685-15 Local Shopping Centres > 711-15.4 Rules - Activities

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

**Summary of Submission** Amend proposed Rule 15.4.3.3 and insert a new rule as follows:

***Rule 15.4.3.3***

***Activities located in the Local Shopping Centre Zone***

*Acoustic Insulation in the Frankton Local Shopping Centre Zone*

*New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 4 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.*

***Activity Status***

*NC*

***Rule 15.4.3.3X***

***Activities located in the Local Shopping Centre Zone***

*Acoustic Insulation in all other Local Shopping Centre Zones*

***Activity Status***

*RD*

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**Point Number** 433.67 **Provision:** 685-15 Local Shopping Centres > 732-15.6 Non-Notification of Applications

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



<b>Summary of Submission</b>	Insert a new notification parameter as follows:  <u>15.6.4 Notice shall be served on the requiring authority for Queenstown Airport for applications which do not comply with the acoustic treatment requirements of Rule 15.4.3.3.</u>		
<b>Point Number</b>	433.68	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 740-17.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	433.69	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	433.70	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 750-17.3 Other Provisions and Rules > 752-17.3.2 District Wide
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	433.71	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 766-17.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend the Standards as follows:</p> <p><i>Rule 17.5.2.1</i></p> <p><i>For <u>all buildings:</u> <del>at Queenstown Airport:</del></i></p> <p><i>Rule 17.5.8.1</i></p> <p><i><del>.... Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 1 of Appendix 13 of the Operative District Plan Table 4 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 2 of Appendix 13 Table 5 of Chapter 36, or by submitting.....</del></i></p> <p><i>Rule 17.5.8.2</i></p> <p><i><del>.... Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 2 of Appendix 13 Table 5 of Chapter 36, or by submitting.....</del></i></p>		

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**Point Number** 433.72 **Provision:** 739-17 Queenstown Airport Mixed Use > 791-17.6 Non-Notification of Applications

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 433.73 **Provision:** 739-17 Queenstown Airport Mixed Use > 793-17.7 Non Regulatory Methods

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 433.74 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

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

**Summary of Submission** Include the following text in the Zone Purpose:

Significant infrastructure is located within the Rural Zone which needs to be recognised and provided for to ensure its ongoing sustainable use and development.

Queenstown and Wanaka Airports are also located such that the effects of aircraft operations are experienced within some parts of the rural environment.

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**Point Number** 433.75 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 433.76 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 433.77 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7

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

**Summary of Submission** Delete Objective 21.2.7 and replace with the following objective:

**Objective 21.2.7**

~~Separate activities sensitive to aircraft noise from existing airports through:~~

- ~~• The retention of an undeveloped open area; or~~
- ~~• at Queenstown Airport an area for Airport related activities; or~~
- ~~• where appropriate an area for activities not sensitive to aircraft noise; within an airport's Outer Control Boundary to act as a buffer between airports and other land use activities.~~

Retention of an area containing activities that are not sensitive to aircraft noise, within an airport's Outer Control Boundary, to act as a buffer between airports and Activities Sensitive to Aircraft Noise.

**Point Number** 433.78 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7 > 802-21.2.7.1

**Position:** Support

**Summary of Submission** Retain as notified.

**Point Number** 433.79 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7 > 803-21.2.7.2

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

**Summary of Submission** Delete the policy, provided policies 21.2.7.1 and 21.2.7.3 are retained.

**Point Number** 433.80 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7 > 804-21.2.7.3

**Position:** Support

**Summary of Submission** Retain as notified

**Point Number** 433.81 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7 > 805-21.2.7.4

**Position:** Support

<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	433.82	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the policy.		
<b>Point Number</b>	433.83	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Insert new provisions as follows:</p> <p><b><u>Objective 21.2.X</u></b></p> <p><u>Recognise and provide for Wanaka Airport as strategic infrastructure and a key asset that supports the social and economic wellbeing of the District.</u></p> <p><b><u>Policy 21.2.X.1</u></b></p> <p><u>Ensure that an appropriate noise boundary is established and maintained around Wanaka Airport to enable operations at the Airport to continue and to expand over time.</u></p> <p><b><u>Policy 21.2.X.2</u></b></p> <p><u>Provide for a range of airport related service, business, industrial and commercial activity at Wanaka Airport to support or complement the functioning of the Airport, where those activities are located on land within the Airport's Aerodrome Purpose Designation.</u></p>		
<b>Point Number</b>	433.84	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Insert new provisions as follows to provide for new runway end protection areas at Wanaka Airport</p> <p><b><u>Policy 21.2.X.3</u></b></p> <p><u>Retain a buffer around Wanaka Airport to provide for the runway end protection areas at the Airport to maintain and enhance the safety of the public and those using aircraft at Wanaka Airport.</u></p> <p><b><u>Policy 21.2.X.1</u></b></p> <p><u>Avoid activities which may generate effects that compromise the safety of the operation of aircraft arriving at or departing from Wanaka Airport</u></p>		

**Point Number** 433.85 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 881-21.4.28

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 433.86 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 882-21.4.29

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

**Summary of Submission** Retain as notified.

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**Point Number** 433.87 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities

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

**Summary of Submission** Insert a new Activities Rule Category specifically relating to activities at Wanaka Airport and insert the following new rules:

**Rule 21.4.X**

***Activities – Rural Zone***

***Airport Activity – Wanaka Airport***

***Airport Related Activities – Wanaka Airport***

***Activity Status***

**C**

***\* Control is reserved to the following:***

- Design, external appearance and siting of buildings and structures;***
- Traffic generation, vehicle parking, site access and servicing;***
- Landscaping and screening of any outdoor areas;***

***The extent to which the activity benefits from an Airport location.***

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**Point Number** 433.88 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities

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

**Summary of Submission** **New Rule 21.4.X**

**Activities – Rural Zone**

*Activities within the Runway End Protection Areas – Wanaka Airport*

Within the Runway End Protection Areas, as indicated on the District Plan Maps,

- a. Buildings except those required for aviation purposes;
- b. Activities which generate or have the potential to generate any of the following effects:
  - i. mass assembly of people
  - ii. release of any substance which would impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam
  - iii. storage of hazardous substances
  - iv. production of direct light beams or reflective glare which could interfere with the vision of a pilot
  - v. production of radio or electrical interference which could affect aircraft communications or navigational equipment
  - vi. attraction of birds

**Activity Status**

PR

The Runway End Protection Area should be shown on the District Plan Maps in accordance with **Annexure C**.

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<b>Point Number</b>	433.89	<b>Provision:</b>	7-Part Seven - Maps > 7.20-Map 18a - Wanaka Airport
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the District Plan Map 18a to identify a Runway End Protection Area overlay in the location shown in <b>Annexure C</b> (attached), where certain activities are prohibited in the interests of aircraft safety.  With respect to providing for airport and airport related activities at Wanaka Airport, either: <ul style="list-style-type: none"><li>a. Amend the District Plan Map 18a to identify a Wanaka Airport overlay which defines the extent of Wanaka Airport for purposes of the applying the aforementioned rules; or,</li></ul> Define Wanaka Airport (in the definitions section or the preamble text at the front the Rural Chapter) as the extent of the Wanaka Airport Aerodrome Designation as at the date the Notice of Requirement for the Wanaka Airport Aerodrome Designation is confirmed.		

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<b>Point Number</b>	433.90	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 909-21.5.12
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain as notified.		

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<b>Point Number</b>	433.91	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 910-21.5.13
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**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 433.92 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards

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

**Summary of Submission** Insert a new Table 11 and associated standards for Wanaka Airport as follows:

**Table 11**

**Activities and Standards for Wanaka Airport**

**21.5.53 Building Height**

The maximum height of any building shall not exceed 10 metres, except that:

- this restriction does not apply to control towers, lighting towers or navigation and communication masts and aerals associated with airport operations.
- No permanent buildings other than the control tower shall infringe the restrictions of the Approach and Land Use Controls Designation.

**Activity Status**

RD

\* Discretion is restricted to all of the following:

- Rural amenity and landscape character.
- Privacy, outlook and amenity from adjoining properties.
- Visual prominence from both public places and private locations.
- The effects of breaching the surfaces on aircraft safety.

**21.5.54 Building Setback**

The minimum setback for all buildings from all boundaries shall be 5m.

The minimum setback for buildings from the eastern side of the centreline of the main runway (as at 2013) shall be 217 metres.

Minimum setback for buildings from the western side of the centre line of the main runway (as at 2013) shall be 124 metres.

**Activity Status**

RD





<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the rule.		
<hr/>			
<b>Point Number</b>	433.98	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1264-27.5.3 Subdivision associated with residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the rule.		
<hr/>			
<b>Point Number</b>	433.99	<b>Provision:</b>	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications > 1353-27.9.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend the rule as follows:</p> <p>Where the application site or activity:</p> <ul style="list-style-type: none"> <li>• ....</li> <li>• Discretionary activities within the Jacks Point Zone;</li> </ul> <p><u><i>Is located within the Air Noise Boundary or Outer Control Boundary at Queenstown or Wanaka Airports.</i></u></p>		
<hr/>			
<b>Point Number</b>	433.100	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>That the objective is amended as follows:</p> <p><b><i>Objective 28.3.1</i></b></p> <p><i>The effects of natural hazards on the community and the built environment are <u>appropriately managed.</u> <del>minimised to tolerable levels.</del></i></p>		
<hr/>			
<b>Point Number</b>	433.101	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the policy as follows:		

**Policy 28.3.1.1**

*Ensure assets or infrastructure are constructed and located so as to avoid or mitigate the potential adverse effects of natural hazards, including the risk of risk of damage and to human life, property, infrastructural networks and other parts of the environment.*

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**Point Number** 433.102 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 13-28.3.2.1

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

**Summary of Submission** Amend the policy as follows:

**Policy 28.3.2.1**

*~~Avoid significant~~ ~~Seek to avoid intolerable~~ natural hazard risk, acknowledging that this will not always be practicable in developed urban areas.*

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**Point Number** 433.103 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 17-28.3.2.5

**Position:** Support

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

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**Point Number** 433.104 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 433.105 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 189-35.2.1.1

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 433.106 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1

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

**Summary of Submission** **New Policy 3.2.1.5.4**

Keep airspace around Queenstown and Wanaka Airports free of obstacles through height and land use restrictions to ensure the safe and efficient operation of aircraft arriving at and departing from those Airports.

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**Point Number** 433.107 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities

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

**Summary of Submission** Insert the following new rule:

**Rule 35.4.X Temporary Events**

Temporary Airshows at Wanaka Airport provided that:

- The event only occurs between the hours of 0600-2000;
- The event shall not take place for more than 12 days (including set up and removal);  
and.
- The airshow operator has provided notice to the Council of the details pertaining to the Airshow.

The relevant noise standards for the Zone shall not apply.

**Activity Status**

P

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**Point Number** 433.108 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards

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

**Summary of Submission** Insert the following new standard:

**Rule 35.5.X Temporary structure**

All temporary buildings and structures (including cranes) shall not penetrate the Airport Approach and Land Use Controls of Figures 1 to 4.

**Activity Status**

RD

Discretion is restricted to the potential adverse effects on the safe and efficient operation of aircraft arriving and departing from Queenstown or Wanaka Airport.

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<b>Point Number</b>	433.109	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 242-35.6 Rules – Non-notification
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Insert a new notification parameter as follows:  <u>7.6.3 Notice shall be served on the requiring authority for Queenstown or Wanaka Airport for applications which do not comply with Rule 35.5.X [Temporary Structures as noted above].</u>		
<b>Point Number</b>	433.110	<b>Provision:</b>	245-36 Noise > 246-36.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the Purpose statement as notified.		
<b>Point Number</b>	433.111	<b>Provision:</b>	245-36 Noise > 249-36.3 Other Provisions > 251-36.3.2 Clarification
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows:  <b>36.3.2.8</b>  <i>The noise limits contained in Table 2 do not apply to sound from aircraft operations at Queenstown and Wanaka Airports.</i>		
<b>Point Number</b>	433.112	<b>Provision:</b>	245-36 Noise > 252-36.4 Rules - Activities > 258-36.4.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the rule in its entirety.		
<b>Point Number</b>	433.113	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules- Standards > 262-36.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete Rule 36.5.2 and include relocated proposed rule 17.5.6 in its place.		
<b>Point Number</b>	433.114	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules- Standards > 265-36.5.5
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Retain the rule as notified.		
<b>Point Number</b>	433.115	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules- Standards > 273-36.5.13
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain the rule as notified.		
<b>Point Number</b>	433.116	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules- Standards > 274-36.5.14
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the rule as notified.		
<b>Point Number</b>	433.117	<b>Provision:</b>	245-36 Noise > 278-36.6 Airport Noise > 281-36.6.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain Table 4 as notified, subject to the following typographical amendment:  <b><i>Minimum Construction</i></b>  <i>Ceiling: 1 layer 4mm <u>9mm</u> gypsum or plasterboard</i>		
<b>Point Number</b>	433.118	<b>Provision:</b>	245-36 Noise > 278-36.6 Airport Noise > 281-36.6.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain Table 5 as notified, subject to the amendments set out in <b>Annexure D of the submission.</b>		
<b>Point Number</b>	433.119	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the Queenstown Airport Air Noise Boundary and Outer Control Boundary is shown on the District Plan Maps as per the location shown in Annexure B of the submission.		
<b>Point Number</b>	433.120	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the Queenstown Airport Air Noise Boundary and Outer Control Boundary is shown on the District Plan Maps as per the location shown in Annexure B of the submission.		
<b>Point Number</b>	433.121	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 37 - Kelvin Peninsula
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That the Queenstown Airport Air Noise Boundary and Outer Control Boundary is shown on the District Plan Maps as per the location shown in Annexure B of the submission.		
<b>Point Number</b>	433.122	<b>Provision:</b>	26-37Designations
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Designation 64 – Queenstown Lakes District Council – Aerodrome Purposes Designation.</p> <p>General: That the Territorial Authority recommends that the NOR be confirmed, subject to the amendments detailed below.</p>		
<b>Point Number</b>	433.123	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Schedule 37.2 as follows:</p> <p><b>No: 65</b></p> <p><b>Maps No: <del>18a</del> <u>Fig 4 and Fig. 5</u></b></p> <p><b>Purpose: Approach and Land Use Control (transitional slopes and surfaces)</b></p> <p><b>Site/Legal Description and Conditions: Wanaka Airport <u>and the surrounding airspace.</u> For conditions <u>and location description</u> refer to E2 below.</b></p>		
<b>Point Number</b>	433.124	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Minor typographical amendments</p> <p>(pages 37 – 93 to 37 – 97 of the Proposed Plan)</p> <p>That following typographical amendments are made to the Aerodrome Purposes Designation:</p> <p><i>Permitted Activities</i></p>		

(e) *public transportation, facilities*

*Building Height*

a. *shall not exceed 10.0 metres....*

*Building Setback*

i. *main runway (as at 2013), shall ....*

*Airport Noise*

*[second paragraph]*

*The Airport shall be managed so airport ~~the~~ noise does not....*

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**Point Number** 433.125 **Provision:** 26-37Designations > 90-E.Wanaka Airport

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

**Summary of Submission** That the Territorial Authority recommends that the NOR be confirmed, subject to the following amendments relating to the Wanaka Airport Liaison Committee:

**Wanaka Airport – Management and Reporting**

The Airport Operator shall be responsible for:

- (a) Reviewing any complaints or issues relating to the operation of the airport,
- (b) Developing procedures to minimise adverse environmental effects on the community,
- (c) Communication and engagement with the community,
- (d) Developing noise management procedures for unplanned engine testing of aircraft for scheduled passenger services, and review any such occurrences, and
- (e) Reviewing progress on airport development and the master plan.

The Airport Operator may establish and maintain, at its cost, a Wanaka Airport Liaison Committee ('WALC') to undertake the tasks set out in (a) to (e) above. The WALC may include (but not be limited to) membership from:

- (a) An independent chair appointed by the airport operator,
- (b) The airport operator,
- (c) Queenstown Lakes District Council (as the Consent Authority),

- (d) Wanaka Airport Users Group,
- (e) Commercial airlines,
- (f) Airways Corporation, and
- (g) The Wanaka Community Board.

If established, the WALC should meet at least once every six months with a quorum of four members including the chair and at least one representative of each of the airport operator, Queenstown Lakes District Council (as the Consent Authority) and the Wanaka Community Board.

#### **~~Wanaka Airport Liaison Committee~~**

~~Within one year of this designation being confirmed by the Requiring Authority, the airport operator shall establish and maintain at its cost a Wanaka Airport Liaison Committee ('WALC'). The WALC shall include (but not be limited to) membership from:~~

- ~~(a) An independent chair appointed by the airport operator,~~
- ~~(b) The airport operator,~~
- ~~(c) Queenstown Lakes District Council (as the Consent Authority),~~
- ~~(d) Wanaka Airport Users Group,~~
- ~~(e) Commercial airlines,~~
- ~~(f) Airways Corporation, and~~
- ~~(g) The Wanaka Community Board.~~

~~The WALC shall meet at least once every six months with a quorum of four members including the chair and at least one representative of each of the airport operator, Queenstown Lakes District Council (as the Consent Authority) and the Wanaka Community Board.~~

~~The WALC shall:~~

- ~~(a) Review any complaints or issues relating to the operation of the airport, and responses by the airport operator,~~
- ~~(b) Assist the airport operator develop procedures to minimise adverse environmental effects on the community,~~
- ~~(c) Assist the airport operator to communicate and engage with the community,~~
- ~~(d) Develop noise management procedures for unplanned engine testing of aircraft for scheduled passenger services, and review any such occurrences,~~
- ~~(e) Review progress on airport development and the master plan, and~~
- ~~(f) Encourage parties to work together co-operatively, sharing information and making recommendations by consensus and agreement.~~



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**Point Number** 433.126 **Provision:** 26-37Designations > 86-D.Queenstown Airport

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

**Summary of Submission** Designation 65 – Queenstown Lakes District Council – Airport Approach and Land Use Controls

That the Territorial Authority recommends that the NOR be confirmed subject to the amendments detailed below.

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**Point Number** 433.127 **Provision:** 26-37Designations > 86-D.Queenstown Airport

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

**Summary of Submission** That the following typographical amendments are made to the Airport Approach and Land Use Controls Designation:

*North West End of Future Main Runway*

*(ii) The takeoff/approach surface inner edge location is defined in table 21 and its length is 243.0m.*

*Penetration of airport protection surfaces*

*[Last paragraph]*

*Note: any person proposing to construct or alter a structure that penetrates the airspace protection surfaces described in this designation is subject to the requirements of Part 77 of the Civil Aviation Rules and must notify the director of Civil Aviation Rules and must notify the director of Civil Aviation ....*

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**Point Number** 433.128 **Provision:** 26-37Designations > 86-D.Queenstown Airport

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

**Summary of Submission** Designation 2 – Queenstown Airport Corporation – Aerodrome Purposes Designation.

That the Territorial Authority recommends the NOR be confirmed subject to the amendments detailed below.

Amend Schedule 37.2 as follows:

**No: 4**

**Maps No:** Fig. 1, Fig. 2

**Purpose:** Approach and Land Use Control (transitional slopes and surfaces)

**Site/Legal Description and Conditions:** Queenstown Airport and the surrounding airspace. For

*conditions and location description refer to D3 below.*

Amend the formatting as follows:

[Last Paragraph of the designation]

**Note** [make the "Note bold"]

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<b>Point Number</b>	433.129	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
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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>	<b>Designation 29 – Queenstown Lakes District Council – Multi Purpose Indoor and Outdoor Recreation, Cultural and Conference Complex</b>
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The Proposed District Plan Map 31a – Queenstown Airport is amended to correctly illustrate the boundary of Designation 29;

That the following amendments to Condition 4 are recommended by the Territorial Authority:

*The provision of day care facilities and school holiday programmes for children. Parents and/or guardians whose children are attending the ~~day care facilities and/or~~ school holiday programmes do not have to remain at the QEC whilst their children are being cared for or partaking in organised programme. The day care facility shall be restricted to use by children whose parents or guardians are at the time of requiring the childcare, using the site for its designated purpose. The hours of operation for the day care facility and school holiday programmes shall be limited to 7am to 7pm, daily*

And, that the following new condition is recommended by the Territorial Authority:

*Any room/s containing Activities Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36 (Noise) or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.*

QAC seeks that the following amendments to Condition 7 are recommended by the Consent Authority:

*The provision of community activities that ~~support the overall~~ are directly related or ancillary to the operation of the QEC.*

QAC also seeks that the following new conditions is recommended:

*Buildings containing an Activity Sensitive to Aircraft Noise shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36 (Noise) or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.*

QAC seeks that the following amendments to Condition 10(a) are recommended by the Consent

Authority:

No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the main runway or the cross-wind runway at Queenstown Airport except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited. unless prior written consent of Queenstown Airport Corporation is obtained.

QAC seeks that the following amendments to Condition 12(a) are recommended by the Consent Authority:

No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the main runway or the cross-wind runway at Queenstown Airport except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited. unless prior written consent of Queenstown Airport Corporation is obtained.

QAC seeks that the following amendments to Condition 13(f) are recommended by the Consent Authority:

No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the main runway or the cross-wind runway at Queenstown Airport except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited. unless prior written consent of Queenstown Airport Corporation is obtained.

QAC seeks that the following amendments to Condition 14 are recommended by the Consent Authority:

No temporary or permanent buildings, structures, facilities or landscaping shall be placed in a position such that it penetrates the take-off climb and approach or transitional protection surfaces for the main runway or the cross-wind runway at Queenstown Airport except where the new object or extension is shielded by an existing immovable object or the penetration is a temporary short term penetration (e.g. construction machinery or equipment) of these surfaces that has been authorised by the Queenstown Airport Corporation Limited. unless prior written consent of Queenstown Airport Corporation is obtained.

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<b>Point Number</b>	433.130	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<b>Designation 29 – Queenstown Lakes District Council – Multi Purpose Indoor and Outdoor Recreation, Cultural and Conference Complex</b>		
	The Proposed District Plan Map 31a – Queenstown Airport is amended to correctly illustrate the boundary of Designation 29;		

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<b>Point Number</b>	433.131	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p><b>Designation 230 – Meteorological Service of NZ Ltd – Meteorological Purposes.</b></p> <p>That Proposed District Plan Map 31a – Queenstown Airport is amended (if necessary) to correctly illustrate the location of the MetService’s designation within the Queenstown Airport boundary, being an automatic weather station.</p>		
<b>Point Number</b>	433.132	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p><b>Designation 230 – Meteorological Service of NZ Ltd – Meteorological Purposes</b></p> <p>That Proposed District Plan Map 31a – Queenstown Airport is amended (if necessary) to correctly illustrate the location of the MetService’s designation within the Queenstown Airport boundary, being an automatic weather station.</p> <p>That Proposed District Plan Map 31a – Queenstown Airport is amended (if necessary) to correctly illustrate the location of the MetService’s designation within the Queenstown Airport boundary. Designation 576 should also be included in the Schedule of Designations</p>		

<b>Submitter Number:</b>	434	<b>Submitter:</b>	Bruce Grant
<b>Contact Name:</b>		<b>Email:</b>	lmconsultingnz@gmail.com
<b>Address:</b>	L M Consulting Limited Unknown, Frankton, 9300		
<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>	<p>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.</p>		
<b>Point Number</b>	434.2	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>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</p>		

345807 (valuation 2910326714), and Lot 10 DP 345807 (valuation 2910326712)

Seeks modify the PDP to rezone the subject land from Rural Zone to Low Density Residential Zone.

SUPPORTS the inclusion of the subject land within the Outstanding Natural Landscape, Landscape Classification ("ONL").

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**Point Number** 434.3 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Seeks modify the PDP to rezone 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) from Rural Zone to Low Density Residential Zone.

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**Point Number** 434.4 **Provision:** 81-6 Landscape

**Position:** Support

**Summary of Submission** 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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**Submitter Number:** 435 **Submitter:** Catherine Fallon

**Contact Name:** **Email:** catherinevstewart@gmail.com

**Address:** 21 Mathias Terrace, Arthurs Point, Queenstown, New Zealand, 9371

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**Point Number** 435.1 **Provision:** 11-4 Urban Development > 12-4.1 Purpose

**Position:** Support

**Summary of Submission** Supports the provision.

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**Point Number** 435.2 **Provision:** 138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6

**Position:** Support

**Summary of Submission** Allow low impact infill development to a maximum of 1 house per 300m2.

**Submission**

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**Point Number** 435.3 **Provision:** 138-7 Low Density Residential >  
140-7.2 Objectives and Policies >  
145-7.2.2 Objective 2

**Position:** Support

**Summary of Submission** Support the proposal to allow low impact infill development to a maximum of 1 house per 300m2 of existing site area.

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**Point Number** 435.4 **Provision:** 138-7 Low Density Residential >  
140-7.2 Objectives and Policies >  
141-7.2.1 Objective 1.

**Position:** Support

**Summary of Submission** Supports the provision

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**Point Number** 435.5 **Provision:** 138-7 Low Density Residential >  
140-7.2 Objectives and Policies >  
148-7.2.3 Objective 3.

**Position:** Support

**Summary of Submission** Supports the provision

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**Point Number** 435.6 **Provision:** 138-7 Low Density Residential >  
140-7.2 Objectives and Policies >  
158-7.2.6 Objective 6

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 435.7 **Provision:** 138-7 Low Density Residential >  
140-7.2 Objectives and Policies >  
162-7.2.7 Objective 7

**Position:** Support

**Summary of Submission** supports the provision

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**Point Number** 435.8 **Provision:** 26-9 High Density Residential

<b>Position:</b>	Support
<b>Summary of Submission</b>	supports the chapter generally

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<b>Submitter Number:</b>	436	<b>Submitter:</b>	Paul Cooper
<b>Contact Name:</b>		<b>Email:</b>	paulanne@xtra.co.nz
<b>Address:</b>	Lake Hawea-Albert Town Road, Albert Town, New Zealand, 9382		

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<b>Point Number</b>	436.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 975-21.5.44.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change wording, should read Young River or any tributary or the Wilkin River		

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<b>Point Number</b>	436.2	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That (3 per landings per week) be replaced with 21 in any calendar week (maximum 3 per day) or unlimited in backcountry/ remote areas.		

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<b>Submitter Number:</b>	437	<b>Submitter:</b>	Trojan Helmet Limited
<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	Brown & Company Planning Company Ltd PO Box 1467, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	437.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone Rural property to New Special Zone 'Hills Resort Zone'. (See full submission and documents)		
	(a) That the land identified in Annexure A be rezoned Hills Resort Zone, and the Structure		

Plan in Annexure B and District Plan Provisions in Annexure C be included in the Proposed Plan and apply to the new zone; or

(b) As a less preferred relief, that the Proposed Plan be amended to appropriately recognise and provide for the existing golf course at The Hills and its associated and ongoing development in the Rural zone, and for resort style development on the land identified in Annexure A to be enabled, by making the amendments set out in Part 4 of this submission, affecting chapters 3, 6, 21 including any similar and/or consequential amendments; or

(c) That the Proposed Plan be amended in a similar or such other way as may be appropriate to address the matters raised in this submission; and

(d) Any consequential decisions required to address the matters raised in this submission.

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<b>Point Number</b>	437.2	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
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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>	Rezone the rural zoned land to a new special zone 'Hills Resort Zone'. being the land generally located between Arrowtown Lake Hayes Road and McDonnell Road. (See full submission and documents).
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<b>Submitter Number:</b>	438	<b>Submitter:</b>	New Zealand Fire Service
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<b>Contact Name:</b>	Alice Burnett	<b>Email:</b>	alice.burnett@beca.com
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<b>Address:</b>	Alice Burnett Beca Ltd PO Box 13960, Armagh, Christchurch, 8141
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<b>Point Number</b>	438.1	<b>Provision:</b>	10-Entire Plan
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<b>Position:</b>	Not Stated
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**Summary of Submission**

Requests that Council amend the proposed Plan to adequately recognise and provide for the operational requirements of the Commission and the associated infrastructure in a way that enables the safety and wellbeing of Queenstown as set out in this submission and specifically set out in Attachment 1.

The core areas of the Proposed Plan which the Commission requests amendments to are:

- The NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) should be included within the District Plan to ensure that an adequate water supply is available if there is a fire attended by NZFS;
- Certain standards proposed may restrict the NZFS towers which it requires at fire stations. The NZFS towers should be exempt from the standards;

Emergency services should be expressly enabled and provided for throughout the urban environment including in residential areas;

- The efficient operation of emergency services within the district should be added as a strategic direction; and



- fire stations should be exempt from gross floor area and hard standing area standards, as the specific operational requirements of fire stations means that they will not be able to meet these standards.

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**Point Number** 438.2 **Provision:** 54-2Definitions

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

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

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

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

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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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**Point Number** 438.4 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6

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

**Summary of Submission** Objective 7.2.6 - Requests that the term "emergency service facilities" is added to objective 7.2.6 .

Amend objective 7.2.6 to read:

*"Provide for community activities and facilities, and emergency service facilities that are generally best located in a residential environment close to residents."*

Policy 7.2.6.1 - amend this Policy to reflect the provision for emergency services within the residential zone. Amend to read:

*"Enable the establishment of community activities and facilities and emergency service facilities where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated."*

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**Point Number** 438.5 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 164-7.2.7.2

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 7.2.7.2 as notified.		
<b>Point Number</b>	438.6	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 186-7.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 7.4.2 as notified.		
<b>Point Number</b>	438.7	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 192-7.4.8
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain 7.4.8 as notified		
<b>Point Number</b>	438.8	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 218-7.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The NZFS wishes to exempt drying towers from this rule. Amend to state: <u>Exemption: Fire station towers are exempt from this rule</u>		
<b>Point Number</b>	438.9	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 223-7.5.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The NZFS wishes to exempt drying towers from this rule. Amend to state: <u>Exemption: Fire station towers are exempt from this rule</u>		
<b>Point Number</b>	438.10	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 229-7.5.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The NZFS wishes to exempt fire stations from this rule. Amend to state: <u>Exemption: Fire stations are exempt from this rule</u>		

<b>Point Number</b>	438.11	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The NZFS wish to include the term “emergency service facilities” to this Objective. Amend to read: <i>“Provide for community activities and facilities, <u>and emergency service facilities that are generally best located in a residential environment close to residents</u>”</i>		
<b>Point Number</b>	438.12	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 > 296-8.2.8.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	NZFS wish to amend this Policy to reflect the provision for emergency services within the residential zone. Amend to read: <i>“Enable the establishment of community activities and facilities <u>and emergency service facilities where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated.</u>”</i>		
<b>Point Number</b>	438.13	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 336-8.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	438.14	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 343-8.4.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain as notified.		
<b>Point Number</b>	438.15	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The NZFS wishes to exempt drying towers from rules 8.5.1.1 and 8.5.1.2. Amend to add <i><u>Exemption: Fire station towers are exempt from this rule</u></i>		

<b>Point Number</b>	438.16	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Requests fire stations are exempt from this rule. <u>Exemption: Fire stations are exempt from this rule</u>		
<b>Point Number</b>	438.17	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 42-9.2.4 Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Objective 9.2.4 - The NZFS wish to include the term “emergency service facilities” to this Objective. Amend to read: <u>“Provide for community activities and facilities, and emergency service facilities that are generally best located in a residential environment close to residents”.</u></p> <p>Policy 9.2.4.1 - NZFS wish to amend this Policy to reflect the provision for emergency services within the residential zone. Amend to read: <u>“Enable the establishment of community activities and facilities and emergency service facilities where adverse effects on residential amenity values such as noise, traffic, lighting, glare and visual impact can be avoided or mitigated.”</u></p>		
<b>Point Number</b>	438.18	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 77-9.4.15
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified. The NZFS supports this Rule as Fire Stations need to be strategically located within and throughout communities to maximise their coverage and response times.		
<b>Point Number</b>	438.19	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The NZFS wishes to exempt drying towers from rules 9.5.1.2 and 9.5.1.2. Amend to state: <u>Exemption: Fire station towers are exempt from this rule</u>		
<b>Point Number</b>	438.20	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	NZFS require the ability to have a gross floor area area which can provide for the essential activities carried out at a fire station. Requests addition of: <u>Exemption: Fire stations are exempt from this rule.</u>		

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**Point Number** 438.21 **Provision:** 458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities > 503-10.4.17

**Position:** Support

**Summary of Submission** Retain 10.4.17 as notified

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**Point Number** 438.22 **Provision:** 458-10Arrowtown Residential Historic Management Zone > 507-10.5Rules – Standards for Activities

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

**Summary of Submission** Requests amendments to 10.5.1, 10.5.3 and 10.5.4 to exempt fire stations or fire station towers.

10.5.1 - Amend to state: Exemption: Fire station towers are exempt from this rule

10.5.3 - Amend to state: Exemption: Fire stations are exempt from this rule

10.5.4 - Amend to state: Exemption: Fire stations are exempt from this rule

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**Point Number** 438.23 **Provision:** 410-11 Large Lot Residential > 434-11.4 Rules – Activities > 443-11.4.9

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 438.24 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 448-11.5.1

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

**Summary of Submission** The NZFS wishes to exempt drying towers from this rule. Amend to state: Exemption: Fire station towers are exempt from this rule

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**Point Number** 438.25 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 452-11.5.2

**Position:** Not Stated

<b>Summary of Submission</b>	The NZFS wishes to exempt fire stations from this rule. Amend to state: <u>Exemption: Fire stations are exempt from this rule</u>		
<b>Point Number</b>	438.26	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Standard 12.5.9 as notified		
<b>Point Number</b>	438.27	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Standard 12.5.10 as notified		
<b>Point Number</b>	438.28	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 660-13.5.8
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain Standard 13.5.8 as notified		
<b>Point Number</b>	438.29	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain Standard 13.5.9 as notified		
<b>Point Number</b>	438.30	<b>Provision:</b>	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities > 3.8.4.1-14.4.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain Standard 14.4.1 as notified		

<b>Point Number</b>	438.31	<b>Provision:</b>	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre > 3.8.5-14.5 Rules - Standards > 3.8.5.7-14.5.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The NZFS wishes to exempt drying towers from this rule. Requests amendment to state: <u>Exemption: Fire station towers are exempt from this rule</u>		
<b>Point Number</b>	438.32	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Requests insertion of new standard and matter of discretion to state the requirement to comply with the NZFS Code of Practice SNZ PAS 4509:2003 in relation to water supply and access in non-reticulated areas. Requested amendments outlined in Attachment 1 of submission 438.		
<b>Point Number</b>	438.33	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 816-22.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 22.2.4 as notified		
<b>Point Number</b>	438.34	<b>Provision:</b>	948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 1007-23.4.19
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 23.4.19 as notified		
<b>Point Number</b>	438.35	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 27.2.5 as notified		
<b>Point Number</b>	438.36	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district

wide > 1214-27.2.5 Objective 5 >  
1220-27.2.5.6

**Position:** Not Stated

**Summary of Submission** Retain 27.2.5.6 as notified

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**Point Number** 438.37 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1221-27.2.5.7

**Position:** Not Stated

**Summary of Submission** Retain 27.2.5.7 as notified

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**Point Number** 438.38 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1224-27.2.5.10:

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

**Summary of Submission** Include reference to the NZFS Code of Practice to read: *Ensure appropriate water supply, design and installation by having regard to: Adequate water supplies for fire fighting purposes in accordance with the NZFS Code of Practice SNZ PAS 4509:2003*

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**Point Number** 438.39 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

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

**Summary of Submission** The NZFS recommends the requirement to comply with the NZFS Code of Practice in relation to water supply and access in non-reticulated areas. Requests insertion of new standard and matter of discretion which includes the requirement to comply with the NZFS Code of Practice SNZ PAS 4509:2003. Suggested amendments identified in Attachment 1 of submission 438.

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**Point Number** 438.40 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8

**Position:** Support

**Summary of Submission** Retain 35.4.8 as notified

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<b>Point Number</b>	438.41	<b>Provision:</b>	245-36 Noise > 252-36.4 Rules - Activities > 255-36.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 36.4.3 as notified		

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<b>Submitter Number:</b>	439	<b>Submitter:</b>	Lake McKay Station Ltd
<b>Contact Name:</b>	Mike Kelly	<b>Email:</b>	mike.kelly@opus.co.nz
<b>Address:</b>	Opus International Consultants Ltd PO Box 273, Alexandra, New Zealand, 9340		

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<b>Point Number</b>	439.1	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend the boundaries of the proposed Significant Natural Areas (SNA) with identifiers; E30A, E30B, E30D, E30F, and E18G for reasons of allowing future development for pasture and future development of tracks. Areas proposed to be excluded are identified in submission 439.</p> <p>Request that the proposed SNAs on Lake McKay Station are not made operative until consultation is completed and the final areas have been defined.</p> <p>Opposes the inclusion of Section 33.9 - Threatened Environments Classification - and the Rules in Table 2; 33.5.1., 33.5.2, and 33.5.3 - in the Proposed Plan until consultation has been carried out on the areas included on the Classification Maps and the rules applied within these areas. This may also require amendment of Section 33; Policies 33.2.3.4 and 33.2.3.5.</p>		

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<b>Point Number</b>	439.2	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Considers that the proposed Rules for the SNAs are too restrictive to allow general maintenance of existing access tracks and an upgrade or widening of the tracks would be impossible.		

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<b>Submitter Number:</b>	440	<b>Submitter:</b>	Trevor and Mary-Anne Sievers
<b>Contact Name:</b>		<b>Email:</b>	matt@chasurveyors.co.nz

<b>Address:</b>	C Hughes and Associates Limited PO Box 599, Wanaka, New Zealand, 9343		
<hr/>			
<b>Point Number</b>	440.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend planning map 24 to change the zoning from rural lifestyle to rural residential zone on the land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town.		
<hr/>			
<b>Point Number</b>	440.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend planning map 24 to change the zoning from rural lifestyle to rural residential zone on the land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town.		
<hr/>			
<b>Point Number</b>	440.2	<b>Provision:</b>	7-Part Seven - Maps > 7.26-Map 24 - Cardrona, Albert Town
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend planning map 24 to change the zoning from rural lifestyle to rural residential zone on the land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town.		
<hr/>			
<b>Point Number</b>	440.2	<b>Provision:</b>	7-Part Seven - Maps > 7.26-Map 24 - Cardrona, Albert Town
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend planning map 24 to change the zoning from rural lifestyle to rural residential zone on the land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town.		
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<b>Submitter Number:</b>	441	<b>Submitter:</b>	ASLA Ltd
<b>Contact Name:</b>	Anne Steven	<b>Email:</b>	a.steven@xtra.co.nz
<b>Address:</b>	Unknown, wanaka, wanaka, New Zealand, 9343		
<hr/>			

<b>Point Number</b>	441.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That in Table 2 there is a standard requiring screening stored farm implements, equipment, materials and rubbish etc. There are many examples of unsightly 'farm yards' around the district with no or ineffective visual screening detracting from visual amenity including in Outstanding Natural Landscapes. Other commercial activities are required to screen outdoor yards and stored materials, farming is no different and should not be given special treatment.		

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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>	442.1	<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>	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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<b>Point Number</b>	442.2	<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 urban growth boundaries.		

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<b>Point Number</b>	442.3	<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 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>Point Number</b>	442.4	<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>	provide for all housing needs through out the District and make sure there are the appropriate level of services for this housing.		
<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.		
<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		
<b>Point Number</b>	442.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1183-27.1 Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete : all subdivision requires resource consent as a discretionary activity Add : Subdivision in zoned areas is a controlled activity. Keep status quo		
<b>Point Number</b>	442.8	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Table 6 related to informal airports.		
<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.		

<b>Submitter Number:</b>	443	<b>Submitter:</b>	Trojan Helmet Limited
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**Contact Name:** Amy Wilson-White **Email:** amyw@brownandcompany.co.nz

**Address:** Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348

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**Point Number** 443.1 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Requests rezoning of Lot 2 Deposited Plan 392663, Part of Lot 4 Deposited Plan 392663, and Part of Lot 7 Deposited Plan 392663 from Rural to Rural Lifestyle. Being the land generally located to the south west of the Arrowtown South Special Zone, on the western side of McDonnell Road.

Requests other consequential amendments to give effect to the proposed structure plan for the new zone.

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**Point Number** 443.2 **Provision:** 7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook

**Position:** Not Stated

**Summary of Submission** Requests rezoning of Lot 2 Deposited Plan 392663, Part of Lot 4 Deposited Plan 392663, and Part of Lot 7 Deposited Plan 392663 from Rural to Rural Lifestyle.

Being the land generally located to the south west of the Arrowtown South Special Zone, on the western side of McDonnell Road.

Requests other consequential amendments to give effect to the proposed structure plan for the new zone.

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**Point Number** 443.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

**Position:** Not Stated

**Summary of Submission** supports Table 2, Building materials and Colours, subject to the following modifications (or similar): to give effect to the proposed structure plan for the new zone.

*Table 2, Building Materials and Colours*

*All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive with the surrounding landscape:*

*22.5.1.1 All exterior surfaces (excluding windows) shall be coloured in a range of black, browns, greens and greys;*

*22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20%*

*22.5.1.3 Surface finishes shall have a reflectance values of not greater than 30%.*

*22.5.1.4 Natural materials such as locally sourced schist and unstained cedar may be used.*

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**Point Number** 443.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

<b>Summary of Submission</b>	Opposes Rule 22.5.3 which limits the maximum size of any building in the Rural Lifestyle zone to 500m2 and considers it it should be deleted.		
<b>Point Number</b>	443.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 874-22.5.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>seeks that Rule 22.5.5 be modified to include appropriate setbacks for buildings from roads in the proposed Rural Lifestyle zone sought by this submission.</p> <p>The particular modifications sought are as follows (or similar):</p> <p><u>22.5.5 Setback from Roads</u></p> <p><i>The minimum setback of any building from a road boundary shall be 10m, except:</i></p> <ul style="list-style-type: none"> <li>- <i>in the Rural Residential zone at the north end of Lake Hayes, the minimum setback from Speargrass Flat road shall be 15m.</i></li> <li>- <u><i>In the Rural Lifestyle zone on Mc Donnell Road the minimum setback shall be 75m.</i></u></li> </ul>		
<b>Point Number</b>	443.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>seeks the following additional objectives and policies (or similar), be included in Chapter 27, to apply to the land identified in Annexure A if its submission for a Rural Lifestyle zoning for that land is accepted:</p> <p><u>27.7.21 McDonnell Rural Lifestyle Zoning</u></p> <p><u>Objective 27.7.21.1: Enable subdivision to Rural Lifestyle densities while maintaining the landscape character of the surrounding area.</u></p> <p><u>Policy 27.7.22.1.1 Subdivision shall be undertaken in accordance with a Structure Plan which provides for appropriate setbacks and landscaping to maintain the landscape character of the surrounding area.</u></p> <p><u>Policy 27.7.22.1.2 Require the provision of a Landscape Amenity Management Area to preserve views of the surrounding landscape from public roads while visually softening the appearance of buildings in the zone</u></p> <p><u>Policy 27.7.22.1.3 Avoid linear planting and buildings in the Landscape Amenity Management Area</u></p>		
<b>Point Number</b>	443.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Seeks the following additional rules (or similar), be included in Chapter 27, to give effect to the proposed rezoning and the proposed objective and policies:</p> <p><u>27.8.10 McDonnell Rural Lifestyle Zoning</u></p> <p><u>27.8.10.1 McDonnell Road Structure Plan – Subdivision failing comply with this rule shall be a discretionary activity.</u></p> <p><u>(a) In the McDonnell Rural Lifestyle Zone, subdivision shall be in general accordance with the</u></p>		

Structure Plan located within Part 27.13 of this Chapter. All subdivision shall result in the following: Location of all building platforms within the zone  
(b) Location of internal lot boundaries  
(c) Access to the zone to be provided from the main entrance to The Hills golf course  
(d) Provision of a Landscape Management Plan which details landscape treatment and management within the Landscape Amenity Management Area, and includes the following:  
(i) A planting layout plan for the Landscape Amenity Management Area, which includes species and densities of tussocks and naturalised groups of exotic and indigenous trees and shrubs and mowed grass. The purpose of the planting layout shown in the plan is to create a predominately open character;  
(ii) Timeframes and sequencing of works;  
  
(iii) Details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.  
(e) Registration of a consent notice which requires the Landscape Amenity Management Area to be established and maintained by the subdividing owner and/or subsequent owners of any individual allotment on a continuing basis.

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<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>		

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<b>Submitter Number:</b>	444	<b>Submitter:</b>	Mark and Jane Taylor
<b>Contact Name:</b>		<b>Email:</b>	janetaylor@petra.co.nz
<b>Address:</b>	418 Speargrass Flat Road, RD 1, Queenstown, New Zealand, 9371		

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<b>Point Number</b>	444.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 803-22.2.1.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the ability to consider density provisions for design led outcomes.		

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<b>Point Number</b>	444.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 809-22.2.2.1
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<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend to read: 'Provide for residential and farming as permitted activities, and recognise that depending on the location, scale and type, community activities may be compatible with and enhance the Rural Residential and Rural Lifestyle zones where these primarily benefit the local community'.		
<b>Point Number</b>	444.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 939-22.7 Assessment Matters
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support the Rules in Table 1, and in particular Rule 22.4.12 which provides that community activities are to be assessed as Discretionary Activities. Add assessment criteria to ensure that any Community Activity must be for the principal benefit of the local community and that the benefits be clearly identified and demonstrated.		
<b>Point Number</b>	444.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That either (in order of preference): The Standard be deleted and the former Controlled Activity status be retained for all buildings, irrespective of size; OR The Standard be retained but that: (i) Any building over 500m <sup>2</sup> be assessed as a Controlled Activity (C), with the first 3 matters of discretion retained as matters of control; and (ii) That the 4th bullet point 'Building design and reasons for the size' be deleted; If neither of these alternatives is acceptable, at a very minimum the 4th bullet point should be deleted.		
<b>Point Number</b>	444.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 887-22.5.11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That Standard 22.5.11 explicitly gives effect to Policy 22.2.1.3 to avoid any ambiguity.		
<b>Point Number</b>	444.6	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	A further Rule should be inserted to require non-notification of any applications that breach Standard 22.5.3 if Controlled Activity status is reinstated in accordance with our submission on this point above (which would then require an appropriate supporting Rule to be inserted in Table 1).		



<b>Point Number</b>	444.7	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the whole of the property located at 418 Speargrass Flat Road, [insert legal description] which is currently arbitrarily split-zoned Rural Residential and Rural General, be zoned Rural Residential in its entirety on Map 26.		
<b>Point Number</b>	444.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That either (in order of preference): The Standard be deleted and the former Controlled Activity status be retained for all buildings, irrespective of size; OR The Standard be retained but that: (i) Any building over 500m2 be assessed as a Controlled Activity (C), with the first 3 matters of discretion retained as matters of control; and (ii) That the 4th bullet point 'Building design and reasons for the size' be deleted; If neither of these alternatives is acceptable, at a very minimum the 4th bullet point should be deleted.		
<b>Point Number</b>	444.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 803-22.2.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That Standard 22.5.11 explicitly gives effect to Policy 22.2.1.3 to avoid any ambiguity.		

<b>Submitter Number:</b>	445	<b>Submitter:</b>	Helwick Street Limited
<b>Contact Name:</b>	Stephen Pearson	<b>Email:</b>	stephen.pearson88@gmail.com
<b>Address:</b>	19B Masons Avenue, Auckland, Auckland, New Zealand, 1011		
<b>Point Number</b>	445.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	That the medium density zones be enacted. That the medium density areas immediately bordering both Wanaka and Queenstown business districts be deemed transitional zones to allow some small scale and appropriate commercial activity.		

**Submitter Number:** 446 **Submitter:** Roger Donaldson  
**Contact Name:** **Email:** sleepingdogswine@gmail.com  
**Address:** C-/ Crowe Horwath Private Bag 90106, Invercargill, New Zealand, 9840

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**Point Number** 446.1 **Provision:** 26-43 Millbrook Resort Zone

**Position:** Oppose

**Summary of Submission** If Council grants Millbrook an extension of the Millbrook Resort Zone, I request the zoning of my property be altered to more equitably represent the nature of the Millbrook activities that currently do and will surround my property. I suggest it would be appropriate to either include my land in the Millbrook Zone or, at a minimum, have my land re-zoned as Rural Lifestyle given the density of activity that will surround my property.

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**Point Number** 446.2 **Provision:** 7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook

**Position:** Oppose

**Summary of Submission** If Council grants Millbrook an extension of the Millbrook Resort Zone, I request the zoning of my property be altered to more equitably represent the nature of the Millbrook activities that currently do and will surround my property. I suggest it would be appropriate to either include my land in the Millbrook Zone or, at a minimum, have my land re-zoned as Rural Lifestyle given the density of activity that will surround my property.

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**Submitter Number:** 447 **Submitter:** Karen & Murray Scott, Loch Linnhe Station

**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz

**Address:** Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 447.1 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** The submitters property at Loch Linnhe Station located south of Wye Creek and Drift Bay, and east of Lake Wakatipu with access off Kingston Road. This land is shown on Proposed Planning Map 13.

Requests that the PDP should provide for areas within large farm (say over 1000 hectares in area) where the erection of homesteads, staff accommodation and farm buildings are a permitted or controlled activity. States that the PDP is disenabling of this, as residential activity on a large rural property is treated exactly the same as a residential activity on a small landholding in the Wakatipu Basin.

Requests the following:

- (i) The concept of a Farm Base Area (FBA's be included in the Queenstown-Lakes PDP;
- (ii) That FBA's be identified on large rural property in excess of 1000 hectares in area;
- (iii) That within FBA's, homesteads, staff accommodation and farm buildings be a permitted or controlled activity;
- (iv) That two FBA's be identified on our property as shown on the plans attached to this submission;
- (v) If (i) to (iv) above is not accepted, then we seek Rural Visitor zoning over the two areas we identify as being suitable FBA's consistent with other stations in the district.
- (vi) Any other consequential amendments required to give effect to this submission.

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<b>Point Number</b>	447.2	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
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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>	The submitters property at Loch Linnhe Station located south of Wye Creek and Drift Bay, and east of Lake Wakatipu with access off Kingston Road. This land is shown on Proposed Planning Map 13.
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Requests that the PDP should provide for areas within large farm (say over 1000 hectares in area) where the erection of homesteads, staff accommodation and farm buildings are a permitted or controlled activity. States that the PDP is disabling of this, as residential activity on a large rural property is treated exactly the same as a residential activity on a small landholding in the Wakatipu Basin.

Requests the following:

- (i) The concept of a Farm Base Area (FBA's be included in the Queenstown-Lakes PDP;
- (ii) That FBA's be identified on large rural property in excess of 1000 hectares in area;
- (iii) That within FBA's, homesteads, staff accommodation and farm buildings be a permitted or controlled activity;
- (iv) That two FBA's be identified on our property as shown on the plans attached to this submission;
- (v) If (i) to (iv) above is not accepted, then we seek Rural Visitor zoning over the two areas we identify as being suitable FBA's consistent with other stations in the district.
- (vi) Any other consequential amendments required to give effect to this submission.

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<b>Submitter Number:</b>	448	<b>Submitter:</b>	Matt Suddaby
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<b>Contact Name:</b>		<b>Email:</b>	matt@chasurveyors.co.nz
<b>Address:</b>	C Hughes and Associates Ltd PO Box 599, Wanaka, New Zealand, 9305		
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<b>Point Number</b>	448.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the proposed low density residential zoning generally		
<hr/>			
<b>Point Number</b>	448.2	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	No change to proposed maps		
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<b>Submitter Number:</b>	449	<b>Submitter:</b>	none
<b>Contact Name:</b>	Tracey Henderson	<b>Email:</b>	mrshendy@icloud.com
<b>Address:</b>	none 10 Rifleman Street, Albert Town, Wanaka, 9305		
<hr/>			
<b>Point Number</b>	449.1	<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>	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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<b>Point Number</b>	449.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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		



**Address:** Vivian + Espie Limited PO BOX 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 451.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** Supports the rural lifestyle zoning over submitters property located at 51 Walnut Lane (Lot 2 DP 457573). Requests the Rural Lifestyle Zoning be adopted over this property.

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**Point Number** 451.2 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

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

**Summary of Submission** Supports the rural lifestyle zoning over submitters property located at 51 Walnut Lane (Lot 2 DP 457573). Requests the Rural Lifestyle Zoning be adopted over this property.

Strongly supports the Urban Growth Boundary as shown on Planning Map 30 (with all associated objectives, policies and rules) as it relates to the Bridesdale Farm land.

Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over Bridesdale Farm property.

Reconsider the Low Density Residential and 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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**Point Number** 451.3 **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** 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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**Point Number** 451.4 **Provision:** 81-6 Landscape

**Position:** Not Stated

**Summary of Submission** Retain the Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over Bridesdale Farm property.

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**Point Number** 451.5 **Provision:** 138-7 Low Density Residential

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Reconsider the Low Density Residential and 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.		
<b>Point Number</b>	451.6	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Strongly supports the area of land proposed to be retained as Rural Zone as shown on Planning Map 30 (including all associated objectives, policies and rules) over the Bridesdale Farm property. Retain as proposed on Planning Map 30 over Bridesdale Farm property.		

<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>	Brown & Company Planning Group Ltd PO Box 1467, Queenstown, New Zealand, 9348		
<b>Point Number</b>	452.1	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the land at Lot 6 DP392663 and part of Lot 4 DP392663 be rezoned from Rural to Rural Lifestyle zone.  Being the land generally located on the north east corner of Arrowtown Lake Hayes Road and Hogans Gully Road.		
<b>Point Number</b>	452.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests that the land at Lot 6 DP392663 and part of Lot 4 DP392663 be rezoned from Rural to Rural Lifestyle zone.  Being the land generally located on the north east corner of Arrowtown Lake Hayes Road and Hogans Gully Road.		
<b>Point Number</b>	452.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Not Stated		

**Summary of Submission** Supports Table 2, Building Materials and Colours subject to the following modifications requested to give effect to the proposed structure plan for the proposed rezoning.

*"Table 2, Building Materials and Colours*

*All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive with the surrounding landscape:*

*22.5.1.1 All exterior surfaces (excluding windows) shall be coloured in a range of black, browns, greens and greys;*

*22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20%*

*22.5.1.3 Surface finishes shall have a reflectance values of not greater than 30%.*

**22.5.1.4 Natural materials such as locally sourced schist and unstained cedar may be used."**

<b>Point Number</b>	452.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests modifications to give effect to the proposed structure plan for the proposed rezoning.		
	Opposes Rule 22.5.3 which limits the maximum size of any building in the Rural Lifestyle zone to 500m <sup>2</sup> and considers it should be deleted.		

<b>Point Number</b>	452.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 874-22.5.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Requests modifications to give effect to the proposed structure plan for the proposed rezoning.		
	Seeks that Rule 22.5.5 be modified to include appropriate setbacks for buildings from roads in the proposed Rural Lifestyle zone sought by this submission. <i>The particular modifications sought are as follows (or similar):</i>		
	<i>22.5.5 Setback from Roads The minimum setback of any building from a road boundary shall be 10m, except:</i>		
	<i>- in the Rural Residential zone at the north end of Lake Hayes, the minimum setback from Speargrass Flat road shall be 15m.</i>		
	<b><i>- In the Rural Lifestyle zone on Hogans Gully Road the minimum setback shall be 75m.</i></b>		

<b>Point Number</b>	452.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
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**Position:** Not Stated

**Summary of Submission** Seeks the following additional objectives and policies (or similar), be included in Chapter 27, to apply to the land identified in Annexure A if its submission for a Rural Lifestyle zoning for that land is accepted:

27.7.21 Hogans Gully Rural Lifestyle Zoning

Objective 27.7.21.1: Enable subdivision to Rural Lifestyle densities while maintaining the landscape character of the surrounding area.

Policy 27.7.22.1.1 Subdivision shall be undertaken in accordance with a Structure Plan which provides for appropriate setbacks and landscaping to maintain the landscape character of the surrounding area.

Policy 27.7.22.1.2 Require the provision of a Landscape Amenity Management Area to preserve views of the surrounding landscape from public roads while visually softening the appearance of buildings in the zone

Policy 27.7.22.1.3 Avoid linear planting and buildings in the Landscape Amenity Management Area

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**Point Number** 452.7 **Provision:** 1182-27 Subdivision and Development > 1326-27.8 Rules  
- Location Specific Standards

**Position:** Not Stated

**Summary of Submission** seeks the following additional rules (or similar), be included in Chapter 27, to give effect to the proposed rezoning, and proposed new objective and policies:

27.8.10 Hogans Gully Rural Lifestyle Zoning

27.8.10.1 Hogans Gully Structure Plan – Subdivision failing comply with this rule shall be a discretionary activity.

(a) In the Hogans Gully Rural Lifestyle Zone, subdivision shall be in general accordance with the Structure Plan located within Part 27.13 of this Chapter. All subdivision shall result in the following:

(i) Location of all building platforms within the zone

(ii) Location of internal lot boundaries

(iii) Access to the zone to be provided from Hogans Gully Road

(iv) Provision of a Landscape Management Plan which details landscape treatment and management within the Landscape Amenity Management Area, and includes the following:

- A planting layout plan for the Landscape Amenity Management Area, which includes species and densities of tussocks and naturalised groups of exotic and

- indigenous trees and shrubs and mowed grass. The purpose of the planting layout shown in the plan is to create a predominately open character;

- Timeframes and sequencing of works;

- Details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.

(b) Registration of a consent notice which requires the Landscape Amenity Management Area to be established and maintained by the subdividing owner and/or subsequent owners of any individual allotment on a continuing basis.

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**Point Number** 452.8 **Provision:** 81-6 Landscape > 131-6.4 Rules  
> 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2

**Position:** Oppose

**Summary of Submission** Opposes Rule 6.4.1.2 and seeks that it is amended as follows:  
6.4.1.2 The landscape categories and the provisions of this chapter apply only to the Rural



<b>Position:</b>	Support		
<b>Summary of Submission</b>	This rule is supported.		
<hr/>			
<b>Point Number</b>	453.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1264-27.5.3 Subdivision associated with residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The intent is supported but consider the wording of these provisions to make them more practical.		
<hr/>			
<b>Point Number</b>	453.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
<b>Position:</b>	Support		
<b>Summary of Submission</b>	These provisions are supported.		
<hr/>			
<b>Point Number</b>	453.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support 27.6.1 .1, but suggest the word 'an' be inserted to read 'An adjustment to an existing cross-lease...' There looks to be a heading missing and the rule 27.6.1.2 should be 27.6.2.1 with a heading for 26.7.2 Exemptions from the Requirement for the Provision of Esplanade Reserves or Strips.		
<hr/>			
<b>Point Number</b>	453.8	<b>Provision:</b>	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rules 27.9.1 - 2 are supported		
<hr/>			
<b>Point Number</b>	453.9	<b>Provision:</b>	1182-27 Subdivision and Development > 1361-27.12 Financial Contributions

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Should this section be titled Development Contributions rather than Financial Contributions.		
<hr/>			
<b>Point Number</b>	453.10	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1186-27.2.1.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose 27.2.1.1 on basis that changes to the QLDC Land Development and Subdivision Code of Practice can are often made to this document without involvement of, or even advice to stakeholders.		
<hr/>			
<b>Point Number</b>	453.11	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1187-27.2.1.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose 27.2.1.2 oppose reference to Subdivision Design Guidelines on basis that the policy refers to a document that has not been consulted on and can be changed at any time, seemingly without public consultation.		
<hr/>			
<b>Point Number</b>	453.12	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1189-27.2.1.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	In Policy 27.2.1.4 should the word 'proposed' be replaced with 'achieved'?		
<hr/>			
<b>Point Number</b>	453.13	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1190-27.2.1.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Policy 27.2.1.5 should the wording 'required of anticipated' be replaced with 'required by anticipated'		
<hr/>			

<b>Point Number</b>	453.14	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1200-27.2.2.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend 27.2.2.7 to remove the word "innovative".		
<hr/>			
<b>Point Number</b>	453.15	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3 > 1205-27.2.3.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend 27.2.3.2 so the text of the third bullet point reads "Where possible and practical minimise the creation of multiple rear sites".		
<hr/>			
<b>Point Number</b>	453.16	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend 27.2.4.1 so the text reads "Where possible and practical enhance ..."		
<hr/>			
<b>Point Number</b>	453.17	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend 27.2.4.7 second bullet point to read "... landscape features that the value of land so reserved be off-set against the development contribution..."		
<hr/>			
<b>Point Number</b>	453.18	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1218-27.2.5.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose 27.2.5.4 as too open to differing interpretation.		

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**Point Number** 453.19 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5

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

**Summary of Submission** Amend 27.2.5.5 final bullet point to add "... in accordance with Council's transport strategies."

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**Point Number** 453.20 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1223-27.2.5.9

**Position:** Oppose

**Summary of Submission** Oppose 27.5.2.9 as this issue is better addressed as part of building not at the time of subdivision.

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**Point Number** 453.21 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1225-27.2.5.11

**Position:** Oppose

**Summary of Submission** Oppose 27.2.5.11 as these costs should be covered by development contributions.

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**Point Number** 453.22 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1226-27.2.5.12

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

**Summary of Submission** Amend 27.2.5.12 to add "... where possible and practical."

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**Point Number** 453.23 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1229-27.2.5.15.

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend 27.2.5.15 to add "... with upgrades credited against development contributions."		
<b>Point Number</b>	453.24	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	clause 'd' associated with the subdivision of a residential flat lacks clarity.		

<b>Submitter Number:</b>	454	<b>Submitter:</b>	Martin McDonald & Sonya Anderson
<b>Contact Name:</b>	Carey Vivan	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<b>Point Number</b>	454.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Supports the proposed Rural Lifestyle Zone as identified east of the Urban Growth Boundary on Proposed District Plan Map 30 subject to the imposition of a building restriction area on the steep area down to Hayes Creek, as shown on the plan attached to the submission.</p> <p>States that the use of this land is inappropriate for built form, given the steepness of the land and its relationship to the margin of Hayes Creek.</p> <p>States that it is appropriate to retain this area as Rural Lifestyle, enabling the land to be part of the overall average allotment size calculation, but restricting built form to the upper and flatter terraces.</p>		
<b>Point Number</b>	454.2	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Supports the proposed Rural Lifestyle Zone as identified east of the Urban Growth Boundary on Proposed District Plan Map 30 subject to the imposition of a building restriction area on the steep area down to Hayes Creek, as shown on the plan attached to the submission.</p> <p>Amend the Proposed District Plan Map 30 – Lake Hayes include a no build area over the steep land adjoining Hayes Creek as shown on the plans attached to this submission.</p>		





**Summary of Submission** seeks to remove the reference to the protected tree #206 from the planning maps of the PDP

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**Submitter Number:** 456 **Submitter:** Hogans Gully Farming Limited  
**Contact Name:** Amy Wilson-White **Email:** amyw@brownandcompany.co.nz  
**Address:** Brown & Company Planning Group Ltd 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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<b>Point Number</b>	456.3	<b>Provision:</b>	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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The submitter generally <b>supports</b> the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:</p> <p><i>Policy 3.2.5.2.1 Identify the district's Rural Landscapes <del>Classification on the district plan maps, and minimise the effects of subdivision, use and development on these landscapes.</del></i></p> <p><u><i>Policy 3.2.5.2.2 Avoid, remedy or mitigate the adverse effects of subdivision, use and development within Rural Landscapes.</i></u></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>		

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<b>Point Number</b>	456.4	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The submitter generally <b>supports</b> the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:</p> <p><i>Objective 3.2.5.4 Recognise there is a finite capacity for residential activity in rural areas if the qualities of <del>our</del> <u>the</u> landscape are to be maintained.</i></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>		

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<b>Point Number</b>	456.5	<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>	<p>The submitter generally <b>supports</b> the goals, objectives and policies in Chapter 3.2, but seeks modifications as follows:</p> <p><i>Objective 3.2.5.5 Recognise that agricultural land use <u>and other activities that rely on rural resources</u> <del>is</del> <u>are</u> fundamental to the character of <del>our</del> <u>the</u> landscapes.</i></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>		

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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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**Point Number** 456.8 **Provision:** 81-6 Landscape > 83-6.2 Values

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

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

**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, 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>	456.9	<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** 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~~ (RLG)*

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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<b>Point Number</b>	456.14	<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>	<p>The submitter opposes Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:</p> <p><i>6.3.2 Objective Avoid, remedy or mitigate adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.</i></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>		

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<b>Point Number</b>	456.15	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The submitter opposes Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:</p> <p><i>6.3.2.2 Allow residential subdivision and development only in locations where the District's landscape character and visual amenity would not be <u>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.</u></i></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>		

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<b>Point Number</b>	456.16	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98- 6.3.2 Objective 2 > 101-6.3.2.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The submitter opposes Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:</p> <p><i>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. <del>Particularly where the subdivision and development would constitute sprawl along roads.</del></i></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>	456.17	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98- 6.3.2 Objective 2 > 102-6.3.2.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The submitter opposes Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:</p> <p><b>6.3.2.4</b> <i>Have particular regard to the potential adverse effects on landscape character and visual amenity values <del>from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.</del></i></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>	456.18	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98- 6.3.2 Objective 2 > 103-6.3.2.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The submitter opposes Objective 6.3.2 and Policies 6.3.2.1 – 6.3.2.5, and seeks the following modifications:</p> <p><b>6.3.2.5</b> <i>Ensure incremental changes from subdivision and development do not degrade landscape quality <u>or</u> character or <del>openness</del> <u>important views</u> as a result of activities associated with mitigation of the visual effects of proposed development such as screening planting, mounding and earthworks.</i></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>	456.19	<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>	<p>The submitter opposes Objective 6.3.5 and Policies 6.3.5.1 – 6.3.5.6, and seeks the following modifications:</p> <p><b>6.3.5</b> <i>Objective <u>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).</u></i></p>		

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>	456.20	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The submitter opposes Objective 6.3.5 and Policies 6.3.5.1 – 6.3.5.6, and seeks the following modifications:  <b>6.3.5.1</b> <i>Allow subdivision and development only where it will not <del>degrade</del> <b>significantly adversely affect the</b> landscape quality or character, or <del>diminish the</del> visual amenity values identified for <u>of</u> any Rural Landscape.</i>		

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>	456.21	<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>	The submitter opposes Objective 6.3.5 and Policies 6.3.5.1 – 6.3.5.6, and seeks the following modifications:  <b>6.3.5.2</b> <i>Avoid, <u>remedy or mitigate any</u> adverse effects from subdivision and development that are:</i> <ul style="list-style-type: none"><li>• <i>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</i></li><li>• <i>Visible from public roads.</i></li></ul>		

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<b>Point Number</b>	456.22	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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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<b>Point Number</b>	456.23	<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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**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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<b>Point Number</b>	456.24	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The submitter supports the following provision but seeks modifications as follows:

**21.1 Zone Purpose**

*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 the desire for rural living, recreation, commercial and tourism activities and the desire for further opportunities for these activities[...].*

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>	456.25	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The submitter supports the following provision but seeks modifications as follows:

*Objective 21.2.1 Enable farming, ~~permitted~~ other activities that require a rural location and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity 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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<b>Point Number</b>	456.26	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The submitter supports the following provision but seeks modifications as follows:

*21.2.1.1 Enable farming and other activities that require a rural location and other established activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.*

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>	456.27	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The submitter supports the following provision but seeks modifications as follows:

*21.2.10 Recognise the potential for diversification of rural activities (including farming activities) ~~farms that utilises support the sustainability of the natural or and physical resources of farms rural areas and supports the sustainability of farming activities.~~*

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>	456.28	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 817-21.2.10.1
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**      The submitter supports the following provision but seeks modifications as follows:

21.2.10.1      *Encourage revenue producing activities that can support the long term sustainability of ~~farms~~ in the rural areas of the district.*

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**      456.29      **Provision:**      771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes)

**Position:**      Oppose

**Summary of Submission**      The submitter opposes the assessment matters for subdivision and development as they relate to the Rural Landscape classification (21.7.2) and seeks that they be deleted and replaced with a set of assessment matters that better reflect and provide for the “Other Rural Landscape” (ORL) category of 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**      456.30      **Provision:**      1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1252-27.4.3 Restricted Discretionary activities:

**Position:**      Oppose

**Summary of Submission**      The submitter opposes Rule 27.4.3 and seeks the following amendments:

***The following shall be ~~Restricted Discretionary Controlled~~ activities:***

*A Subdivision undertaken in accordance with a structure plan or spatial layout plan that is identified in the District Plan. ~~Discretion~~ **Control** is ~~restricted~~ **reserved** to the matters specified in the Location Specific Objectives, Policies and Provisions in Part 27.7.0*

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**      456.31      **Provision:**      1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions

**Position:**      Not Stated

**Summary of Submission**      The submitter seeks the addition of site specific zonings for the land described as 'a 130ha block located between State Highway 6, McDonnell Road, Hogan Gully Road and the

Bendemeer Special Zone', also referred to as the Hogan Gully Farm, and as shown on Planning Map 26.

The detail of the zone put forward by the submitter is set out in Part 3.6 of the submission.

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**Point Number** 456.32 **Provision:** 7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook

**Position:** Not Stated

**Summary of Submission** The submitter seeks the addition of site specific zonings for the land described as 'a 130ha block located between State Highway 6, McDonnell Road, Hogan Gully Road and the Bendemeer Special Zone', also referred to as the Hogan Gully Farm, and as shown on Planning Map 26.

The detail of the zone put forward by the submitter is set out in Part 3.6 of the submission.

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**Submitter Number:** 457 **Submitter:** Robert Cranfield

**Contact Name:** **Email:** bob.justine.cranfield@xtra.co.nz

**Address:** R.D. 1, Queenstown, Queenstown, 9371

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**Point Number** 457.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Oppose

**Summary of Submission** Retain the status quo, Re Table 6. the noise pollution from helicopters in the Wakatipu basin is bad enough now. It should not be further extended to rural informal airports except in cases of emergency.

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**Submitter Number:** 458 **Submitter:** Simon Beale

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

**Address:** 61 Mathias Terrace, RD 1, Queenstown, 9371

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**Point Number** 458.1 **Provision:** 174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees

**Position:** Support

<b>Summary of Submission</b>	Support, except amend to exclude Pinus radiata from the list of wilding trees set out under Rule 34.4.1. Pinus radiata should be exempt as it is less invasive than the other species listed under Rule 34.4.1 as it is an important species to the farming community for shelterbelts and for timber.
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<b>Submitter Number:</b>	459	<b>Submitter:</b>	Tony McQuilkin
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	459.1	<b>Provision:</b>	7-Part Seven - Maps > 7.11-Map 10 - Skippers, Macetown, Cardrona
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>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.</p> <p>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.</p>		

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<b>Point Number</b>	459.2	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>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.</p>		

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<b>Submitter Number:</b>	460	<b>Submitter:</b>	Upper Clutha Women's Support Group Inc
<b>Contact Name:</b>	Jude Battson	<b>Email:</b>	judebattson60@gmail.com
<b>Address:</b>	Unknown, Lake Hawea, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	460.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Lichen Lane and Sam John Place to become residential zoning.		
<hr/>			
<b>Point Number</b>	460.2	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Lichen Lane and Sam John Place to become residential zoning.		
<hr/>			
<b>Point Number</b>	460.3	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Lichen Lane and Sam John Place to become residential zoning. See submission point 460.		
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<b>Submitter Number:</b>	461	<b>Submitter:</b>	Jude Battson
<b>Contact Name:</b>		<b>Email:</b>	jdebattson60@gmail.com
<b>Address:</b>	Unknown, Lake Hawea, Wanaka, New Zealand, 9382		
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<b>Point Number</b>	461.1	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Grandview Stages 1, 2 and 3 (includes the Rural Residential zone at Lake Hawea) to not be allowed gum (eucalypts), conifers, broom, gorse, wilding briar, yellow lupins. Also, other trees over 5 metres to be planted 8 metres from the boundary.		
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<b>Submitter Number:</b>	462	<b>Submitter:</b>	Joel van Riel
<b>Contact Name:</b>		<b>Email:</b>	joelvanriel@hotmail.co.nz
<b>Address:</b>	4 Sam John Place, Hawea, NZ, 9382		

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**Point Number** 462.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:** Support

**Summary of Submission** Rezone Sam John Place to allow minimum half acre lots.

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**Point Number** 462.2 **Provision:** 7-Part Seven - Maps > 7.18-Map 17 - Hawea

**Position:** Support

**Summary of Submission** Rezone Sam John Place to allow minimum half acre lots.

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**Point Number** 462.3 **Provision:** 4-Part Three - Urban Environment

**Position:** Support

**Summary of Submission** Rezone Sam John Place to allow minimum half acre lots.

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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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**Point Number** 463.2 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9

**Position:** Oppose

**Summary of Submission** Delete policies 21.2.9.1 and 21.2.9.2 and replace with one policy that states 'avoid, remedy or mitigate the potential effects of commercial, retail and industrial activities on rural character, amenity and landscape values'.

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**Submitter Number:** 464 **Submitter:** Mandy Erskine  
**Contact Name:** **Email:** mandy.erskine@xtra.co.nz  
**Address:** Unknown, Arrowtown, Arrowtown, New Zealand, 9302

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**Point Number** 464.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle  
**Position:** Oppose  
**Summary of Submission** Reject the new proposed Rural Lifestyle Zones.

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**Submitter Number:** 465 **Submitter:** Leigh Overton  
**Contact Name:** **Email:** overtons@vodafone.co.nz  
**Address:** PO Box 269, Wanaka , NZ, 9434

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**Point Number** 465.1 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** The inclusion of some detail relating to the level of fire risk in this District and the need for this matter to be recognized as being important when considering planning and development.

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**Submitter Number:** 466 **Submitter:** Thomas Wild  
**Contact Name:** **Email:** tomwild8@hotmail.com  
**Address:** 11A Trevathen Lane, Wanaka, Wanaka, New Zealand, 9305

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<b>Point Number</b>	466.1	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Strongly supports the changes to noise limits, however requests that evening curfew for outside drinking/dining is extended.		

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<b>Submitter Number:</b>	467	<b>Submitter:</b>	Mr Scott Conway
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	467.1	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District PPlan Map 31 - Lower Shotover.</p> <p>Opposes the proposed Rural Zoning of the subject land identified in the submission.</p> <p>Seeks that land identified on the map attached to the submission be rezoned as Rural Residential. Requests Planning Map 31 be amended to reflect this.</p>		

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<b>Point Number</b>	467.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east, shown on the Proposed District PPlan Map 31 - Lower Shotover. Opposes the proposed Rural Zoning of the subject land identified in the submission. Seeks that land identified on the map attached to the submission be rezoned as Rural Residential.</p>		

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<b>Point Number</b>	467.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule 27.4.1 so that simple subdivisions of the Rural Residential zone are a controlled activity.		

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<b>Point Number</b>	467.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Adopt the Rural Residential Proposed provisions within Chapter 22 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map".		
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<b>Point Number</b>	467.5	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Adopt the Rural Residential Proposed provisions within Chapter 27 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map".		
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<b>Submitter Number:</b>	468	<b>Submitter:</b>	Phillipa O'Connell
<b>Contact Name:</b>		<b>Email:</b>	justpip@hotmail.com
<b>Address:</b>	8 Sam John Place, Lake Hawea, Wanaka, 9382		
<hr/>			
<b>Point Number</b>	468.1	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	To be able to subdivide 1acre into 1/2 acre.		
<hr/>			

<b>Submitter Number:</b>	469	<b>Submitter:</b>	Julie Newell
<b>Contact Name:</b>		<b>Email:</b>	julie.daryl@xtra.co.nz
<b>Address:</b>	122 Anderson Road, Wanaka, Wanaka, New Zealand, 9305		
<hr/>			
<b>Point Number</b>	469.1	<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>	Consider the contribution of VA to the affordability of accommodation		



introduced and plans are reviewed by an appropriate panel to ensure that Queenstown Lakes District remains a great place to live for our local families. We know that density does not have to mean loss of residential or community amenity - but it certainly can if proper safeguards are not put in place.

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**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:** 472 **Submitter:** Guy Simpson  
**Contact Name:** **Email:** guysimpson@windowlive.com  
**Address:** 76 Grandview Road, RD 2, Wanaka, New Zealand, 9382

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**Point Number** 472.1 **Provision:** 771-21Rural Zone  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Extend the Lake Hawea Township boundary out to Cemetery and Muir Roads.

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**Point Number** 472.2 **Provision:** 4-Part Three - Urban Environmant  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Extend the Lake Hawea Township boundary out to Cemetery and Muir Roads.



<b>Point Number</b>	473.5	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Adopt the Rural Residential Proposed provisions within Chapter 27 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map".		

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<b>Submitter Number:</b>	474	<b>Submitter:</b>	Evan Jenkins
<b>Contact Name:</b>		<b>Email:</b>	evankiwi@gmail.com
<b>Address:</b>	P.O. Box 851, Tahuna, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	474.1	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support the general objectives of the policies however 'vibrant' does not mean loud or louder. The overarching policy is to have a viable and vibrant town centre for everyone, not just the under 35 year olds. Unless well monitored this new less restrictive noise policy may be abused. Bars may try to outdo each other with increasing volume or open doors and windows. I'm referring to music not outside dining, general conversation, etc.		

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<b>Point Number</b>	474.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 572-12.5.11.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Regarding 12.5.11.5 ban all outside loudspeakers as they cannot be contained, infect public space, and disturb customers of other establishments.		

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<b>Point Number</b>	474.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Generally a good chapter but request some detail to show how compliance will be achieved regarding music, especially live and loud.		

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<b>Point Number</b>	474.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Regarding the night sky, fairy lights in trees are counterproductive. The Southern Light Strategy in the District Plan is a really good ambition but bright outdoor fairy lights are rather against the spirit.

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**Point Number** 474.5 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11

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

**Summary of Submission** Amend the busking rules to forbid amplification of music.

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**Point Number** 474.6 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11

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

**Summary of Submission** An 'entertainment precinct' has the potential to alleviate some noise issues however existing examples of such precincts but are not very 'pretty' places late at night so lets not develop a mini version of The Cross(Sydney NSW) 'Queens Cross', Queenstown.

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**Submitter Number:** 475 **Submitter:** Arthurs Point Protection Society

**Contact Name:** Chris Streat **Email:** streatcg@xtra.co.nz

**Address:** NA 89 Arthurs Point Road, RD 1, Queenstown, 9371

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**Point Number** 475.1 **Provision:** 245-36 Noise > 260-36.5 Rules- Standards

**Position:** Oppose

**Summary of Submission** That the Hearing Panel reject proposed rule 36.5.13 seeking the introduction of NZS6807:1994, NZS Noise Management and Land Use Planning for Helicopter Landing Areas in the Second Generation District Plan, in particular Table 1 Ldn averaging to replace the Leq method currently in the District Plan.

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**Point Number** 475.2 **Provision:** 245-36 Noise > 260-36.5 Rules- Standards

**Position:** Oppose

<b>Summary of Submission</b>	That the Hearing Panel reject proposed rule 36.5.13 seeking the introduction of NZS6807:1994, NZS Noise Management and Land Use Planning for Helicopter Landing Areas in the Second Generation District Plan, in particular Table 1 Ldn averaging to replace the Leq method currently in the District Plan.
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<b>Submitter Number:</b>	476	<b>Submitter:</b>	Keith Hindle & Dayle Wright
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivanespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

<b>Point Number</b>	476.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Opposes the proposed zoning of the submitters property at Tucker Beach Road, Lower Shotover (Lot 13 DP 351483 and Lot 1 DP 454484) (and those adjoining properties as identified in Attachment 1 of the submission) as Rural and Rural Lifestyle identified on Planning Map 31 – Lower Shotover. Requests that this land be re-zoned to Rural Residential zone with a minimum lot size of 3000m2.</p> <p>Adopt the Rural Residential proposed provisions within Chapter 22 and Chapter 27 as they relate to the area identified in Attachment 1: Proposed Rural Residential Zone Location Map</p>		

<b>Point Number</b>	476.2	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Opposes the proposed zoning of the submitters property at Tucker Beach Road, Lower Shotover (Lot 13 DP 351483 and Lot 1 DP 454484) (and those adjoining properties as identified in Attachment 1 of the submission) as Rural and Rural Lifestyle identified on Planning Map 31 – Lower Shotover.</p> <p>Requests that this land be re-zoned to Rural Residential zone with a minimum lot size of 3000m2.</p> <p>Amend proposed Planning Map 31 – Lower Shotover to identify the specific area identified within Attachment 1: Proposed Rural Residential Zone Location Map</p>		

<b>Point Number</b>	476.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Rule 27.4.1 so simple subdivisions of the Rural Residential zone are a controlled activity.		



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<b>Submitter Number:</b>	477	<b>Submitter:</b>	Ian Clarke
<b>Contact Name:</b>		<b>Email:</b>	ian.clarke391@gmail.com
<b>Address:</b>	16 Wilton Road, Wellington, Wellington, New Zealand, 6012		
<hr/>			
<b>Point Number</b>	477.1	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 83-33.5.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 33.5.2. 50msq is too small an area to be practical.		
<hr/>			
<b>Point Number</b>	477.2	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Make maps in 33.9 accurate at the property level or use another mechanism to achieve the objectives of this rule.		
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<b>Submitter Number:</b>	478	<b>Submitter:</b>	Lake Wakatipu Station Limited & Review Seventeen Limited
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
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<b>Point Number</b>	478.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Opposes the proposed Rural Zoning of the submitters land located at Halfway Bay on the western shoreline of the southern arm Lake Wakatipu, shown on Proposed Planning Map 13 and 15. States that this land should be zoned to enable diversification (including tourism) of the station, similar to what the Council has enabled with the Rural Visitor Zones located at Cecil Peak and Walter Peak Stations.  Requests a Rural Visitor Zone be adopted over the area of flat land at Halfway Bay (shown on		

the plan attached to the submission).

Retain the balance of the Station as Rural zoning within the QLDC boundaries.

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**Point Number** 478.2 **Provision:** 7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)

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

**Summary of Submission** Opposes the proposed Rural Zoning of land located at Halfway Bay on the western shoreline of the southern arm Lake Wakatipu, shown on Proposed Planning Map 13 and 15. States that this land should be zoned to enable diversification (including tourism) of the station, similar to what the Council has enabled with the Rural Visitor Zones located at Cecil Peak and Walter Peak Stations. Requests a Rural Visitor Zone be adopted over the area of flat land at Halfway Bay (shown on the plan attached to the submission). Retain the balance of the Station as Rural zoning within the QLDC boundaries.

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**Submitter Number:** 479 **Submitter:** Mr Trevor William Oliver

**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz

**Address:** Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 479.1 **Provision:** 255-8 Medium Density Residential

**Position:** Not Stated

**Summary of Submission** Opposes the proposed Medium Density Residential zone between Wynyard Crescent and Fernhill Road, and over the submitters property at 16B Wynyard Crescent, Fernhill (legally described as PUB & AUB1 ON UP 22268 and held in title OT14A/51, OT14A).

Retain the Low density residential zoning of the residential block between Wynyard Crescent and Fernhill Road.

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**Point Number** 479.2 **Provision:** 7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay

**Position:** Oppose

**Summary of Submission** Opposes the Medium Density Zoning between Wynyard Crescent and Fernhill Road.

Requests the following:

- Retain the Low density residential zoning of the residential block between Wynyard Crescent and Fernhill Road.
- Amend Plan 34 to show the land between Wynyard Crescent and Fernhill Road as

Low Density Residential.

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**Point Number** 479.3 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards

**Position:** Not Stated

**Summary of Submission** Submits that a change in the height and density of the proposed land zoned as Medium Density between Wynyard Crescent and Fernhill Road as sought does not achieve the purpose of the Resource Management Act being the sustainable management of natural and physical resources as it adversely affects our social and cultural well-being and the maintenance and enhancement of amenity values in our area.

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**Submitter Number:** 480 **Submitter:** Lloyd James Veint, Arcadia Station

**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz

**Address:** Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 480.1 **Provision:** 7-Part Seven - Maps > 7.10-Map 9 - Glenorchy Rural, Lake Wakatipu

**Position:** Not Stated

**Summary of Submission** Submitter owns the site identified as Special Zone – Arcadia under the Proposed District Plan. Supports that land is zoned as Special Zone – Arcadia (Rural Visitor Zone) and seeks no changes to the objectives, policies and rules associated with that zone.

Retain Rural Visitor Zone provisions over the area identified as Special Zone – Arcadia within Proposed District Plan Map 9 - Glenorchy Rural, Lake Wakatipu.

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**Point Number** 480.2 **Provision:** 7-Part Six - Special Zones

**Position:** Not Stated

**Summary of Submission** Supports land zoned Special Zone – Arcadia (Rural Visitor Zone) and seeks no changes to the objectives, policies and rules associated with that zone.

Retain Rural Visitor Zone provisions over the area identified as Special Zone – Arcadia within Proposed District Plan Map 9 - Glenorchy Rural, Lake Wakatipu.

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**Point Number** 480.3 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules

- Subdivision > 1250-27.4.1  
Discretionary activities

**Position:** Not Stated

**Summary of Submission** Amend Rule 27.4.1 so simple subdivisions of the Rural Visitor zone are a controlled activity.

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**Submitter Number:** 481 **Submitter:** Cabo Limited

**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz

**Address:** Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 481.1 **Provision:** 7-Part Seven - Maps > 7.27-Map 25 - Glenorchy, Kinloch and South of Blanket Bay

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

**Summary of Submission** Supports the proposed provisions to the Wyuna Rural Lifestyle Zone (inclusive of the building restricted area) as proposed in Planning Map 25. Adopt Planning Map 25 as it relates to the Wyuna Station Rural Lifestyle Zone.

Supports the visitor accommodation subzone located on the corner of southern corner of Shiel and Oban Streets provided there is flexibility for use of this land for retail and commercial purposes also as provided for through the underlying Township zoning.

Opposes the blanket zoning of Designation 428 on Planning Map 25 and formally requests that the Designation 428 (Glenorchy Closed Landfill) be further refined in location. Remove the large shaded area which identifies Designation 428 (Glenorchy Closed Landfill)

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**Point Number** 481.2 **Provision:** 26-37Designations > 28-37.2Schedule of Designations

**Position:** Not Stated

**Summary of Submission** Opposes the blanket zoning of Designation 428 on Planning Map 25 and formally requests that the Designation 428 (Glenorchy Closed Landfill) be further refined in location. Remove the large shaded area which identifies Designation 428 (Glenorchy Closed Landfill)

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**Point Number** 481.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** Support the proposed provisions to the Wyuna Rural Lifestyle Zone (inclusive of the building restricted area) as proposed in Planning Map 25. Adopt the Rural Lifestyle provisions within proposed Chapter 22 and Planning Map 25 as it relates to the Wyuna Station Rural Lifestyle Zone.

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**Point Number** 481.4 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Not Stated

**Summary of Submission** Oppose Rule 27.4.1 and seek that this rule is amended to a controlled activity consistent with the Operative District Plan.

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**Point Number** 481.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards

**Position:** Not Stated

**Summary of Submission** Reference correction in Part 22.5 Rules – Standards. Delete the Wyuna Station Rural Lifestyle Zone Table '4' and insert correct reference Table 7

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**Point Number** 481.6 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1304-27.7.8 Objective - Wyuna Station

**Position:** Not Stated

**Summary of Submission** Adopt Objective 27.7.8 and related Policy 27.7.8.1 as they relate to the proposed Wyuna Station Rural Lifestyle zone identified on Planning Map 25

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**Point Number** 481.7 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1306-27.7.9 Objective - Wyuna Station

**Position:** Not Stated

**Summary of Submission** Adopt Objective 27.7.9 and related Policies 27.7.9.1 and 27.7.9.2 as they relate to the proposed Wyuna Station Rural Lifestyle zone identified on Planning Map 25.

Reference correction in Objective 27.7.9 where reference is made to Objective 27.7.7 it should be made to Objective 27.7.8.

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**Submitter Number:** 482 **Submitter:** Lake McKay Station Ltd

**Contact Name:** Mike Kelly **Email:** mike.kelly@opus.co.nz

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**Address:** Opus International Consultants Ltd PO Box 273, Alexandra, 9340

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**Point Number** 482.1 **Provision:** 5-Part Four - Rural Environment

**Position:** Not Stated

**Summary of Submission** Change District Plan maps 11 and 18 and Outstanding Natural Landscapes (ONL) and Rural Landscapes (RLC). (See supporting documents)

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**Point Number** 482.2 **Provision:** 7-Part Seven - Maps > 7.12-Map 11 -Mt Pisa, Luggate (Inset)

**Position:** Not Stated

**Summary of Submission** Change District Plan maps 11 and 18 and Outstanding Natural Landscapes (ONL) and Rural Landscapes (RLC). (See supporting documents)

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**Point Number** 482.3 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Not Stated

**Summary of Submission** Change District Plan maps 11 and 18 and Outstanding Natural Landscapes (ONL) and Rural Landscapes (RLC). (See supporting documents)

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**Submitter Number:** 483 **Submitter:** Lake McKay Station Ltd

**Contact Name:** Mike Kelly **Email:** mike.kelly@opus.co.nz

**Address:** Opus International Consultants Ltd PO Box 273, Alexandra, 9340

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**Point Number** 483.1 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Rezone the submitters property from Rural to Rural Residential and Rural Lifestyle zones. (See back ground documents / s32).

Amend planning maps 18 and 11.

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**Point Number** 483.2 **Provision:** 7-Part Seven - Maps > 7.12-Map 11 -Mt Pisa, Luggate (Inset)

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone the submitters property from Rural to Rural Residential. (See back ground documents / s32). Amend planning maps 18 and 11.		
<b>Point Number</b>	483.3	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone the submitters property from Rural to Rural Residential. (See back ground documents / s32). Amend planning maps 18 and 11.		

<b>Submitter Number:</b>	484	<b>Submitter:</b>	Lake McKay Station Ltd
<b>Contact Name:</b>	Mike Kelly	<b>Email:</b>	mike.kelly@opus.co.nz
<b>Address:</b>	Opus International Consultants Ltd PO Box 273, Alexandra, 9340		
<b>Point Number</b>	484.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the submitters property from Rural to Rural Lifestyle Zone. (See full submission and background reports / S32)		

<b>Submitter Number:</b>	485	<b>Submitter:</b>	Joanne Phelan and Brent Herdson
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<b>Point Number</b>	485.1	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes Rule 7.4.11 and seek this rule is deleted. Delete Rule 7.4.11 in its entirety.		

<b>Point Number</b>	485.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Rule 27.4.1 so simple subdivisions of the Low Density Residential Zone remain a controlled activity.		
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<b>Point Number</b>	485.3	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Adopt Objective 7.2.10 as it relates to our property.		
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<b>Point Number</b>	485.4	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 227-7.5.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Adopt Rule 7.5.3 as it relates to the submitters property.		
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<b>Point Number</b>	485.5	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 228-7.5.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Adopt Rule 7.5.4 as it relates to the submitters property.		
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<b>Point Number</b>	485.6	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Adopt Planning Map 33 as it relates to the submitters property.		
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<b>Submitter Number:</b>	486	<b>Submitter:</b>	Temple Peak Ltd
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz



**Address:** Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 486.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** Supports the Proposed Rural Lifestyle Zone as it relates to Temple Peak Station shown on Proposed District Plan Map 9 (legally described as Sec 1-9 SO460577 Sec 32-34 38A 39 Blk 1 Glenorchy SD). Adopt the Rural Lifestyle provisions for the area identified.

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**Point Number** 486.2 **Provision:** 7-Part Seven - Maps > 7.10-Map 9 - Glenorchy Rural, Lake Wakatipu

**Position:** Support

**Summary of Submission** Supports the Proposed Rural Lifestyle Zone as it relates to Temple Peak Station shown on Proposed District Plan Map 9 (legally described as Sec 1-9 SO460577 Sec 32-34 38A 39 Blk 1 Glenorchy SD).

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**Point Number** 486.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 862-22.4.17

**Position:** Oppose

**Summary of Submission** Opposes Rule 22.4.1.7 and submits that "motor vehicle repair" should not be listed as a prohibited activity. iAmend by deleting the words "motor vehicle repair".

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**Point Number** 486.4 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Not Stated

**Summary of Submission** Amend Rule 27.4.1 so complying subdivisions of the Rural Lifestyle zone are a controlled activity.

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**Submitter Number:** 487 **Submitter:** Blennerhassett Family

**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz

**Address:** Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 487.1 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Not Stated

**Summary of Submission** Supports the proposed provisions to change the zoning for land north of Studholme Road from what is currently Rural Residential and Rural Lifestyle, to both Large Lot Residential and Low Density Residential as shown in Proposed Planning Map 23 - Wanaka. Adopt Proposed District Plan Map 23 - Wanaka as it relates to land between Studholme Road and Meadowstone Drive.

Support the reduction in visitor accommodation subzone land with underlying Large Lot Residential zone status located on the corner of southern corner of Cardrona Valley Road and Studholme Road in favour of increasing the area of Low Density Residential. Adopt the reduction in Visitor Accommodation Subzone in favour of increasing the Low Density Residential zone land for land north of Studholme Road as identified on Proposed District Plan Map 23 – Wanaka.

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**Point Number** 487.2 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1292-27.7.4 Objective - Large Lot Residential

**Position:** Not Stated

**Summary of Submission** Adopt Objective 27.7.4 and amend policy 27.7.4.1. by deleting the word 'ridgelines' and replacing this with the words 'skyline ridges' to be consistent with Operative District plan.

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**Point Number** 487.3 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1292-27.7.4 Objective - Large Lot Residential > 1294-27.7.4.2

**Position:** Not Stated

**Summary of Submission** Opposes Policy 27.7.4.2. Delete Policy 27.7.4.2 .

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**Point Number** 487.4 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Not Stated

**Summary of Submission** Oppose Rule 27.4.1 and seek that this rule is amended to a controlled activity consistent with the Operative District Plan. Amend Rule 27.4.1 so default subdivision remains a controlled activity.

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<b>Point Number</b>	487.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Adopt Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive.		

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<b>Submitter Number:</b>	488	<b>Submitter:</b>	Schist Holdings Limited and Bnzl Properties Limited
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	488.1	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Opposes Industrial zoning of two properties located on the eastern side of Glenda Drive, towards the southern end of Glenda Drive. They have the valuation numbers 2910225704 and 2910225708.</p> <p>Submits that the southern end of Glenda Drive (if not most of Glenda Drive) is more appropriately zoned Business Mixed Use Zone.</p> <p>Rezone properties with valuation numbers 2910225704 and 2910225708 on Glenda Drive as Business Mixed Use Zone.</p> <p>Consider extending such zonings to other properties along Glenda Drive.</p>		

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<b>Point Number</b>	488.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Opposes Industrial zoning of two properties located on the eastern side of Glenda Drive, towards the southern end of Glenda Drive. They have the valuation numbers 2910225704 and 2910225708. Submits that the southern end of Glenda Drive (if not most of Glenda Drive) is more appropriately zoned Business Mixed Use Zone. Rezone properties with valuation numbers 2910225704 and 2910225708 on Glenda Drive as Business Mixed Use Zone.</p> <p>Consider extending such zonings to other properties along Glenda Drive.</p>		

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<b>Point Number</b>	488.3	<b>Provision:</b>	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 80-16.5.7 > 81-16.5.7.1
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<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Rule 16.5.7.1 by adding the words "(Gorge Road)" after the word "Queenstown".  Amend Rule 16.5.7.1 by adding a new standard "16.5.7.2 Queenstown (Glenda Drive) a. Up to 8m - Permitted b. Up to 10m – Restricted Discretionary."		
<b>Point Number</b>	488.4	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Rule 27.4.1 so complying subdivisions of the Mixed Use Zone or the Industrial Zone are a controlled activity.		

<b>Submitter Number:</b>	489	<b>Submitter:</b>	Bungy New Zealand and Paul Henry van Asch
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<b>Point Number</b>	489.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 869-21.4.16
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Opposes the increase in the permitted activity status for commercial recreation activities from 5 people in any one group under the Operative District Plan, to 10 people in any one group. Submits that any commercial recreation activity which includes more than 5 people in one group should have to apply for a discretionary resource consent like any other operator has had to since 1998.		
<b>Point Number</b>	489.2	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 933-21.5.21
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Opposes the increase in the permitted activity status for commercial recreation activities from 5 people in any one group under the Operative District Plan, to 10 people in any one group. Submits that any commercial recreation activity which includes more than 5 people in one group should have to apply for a discretionary resource consent like any other operator has had to since 1998. Requests that Rule 21.5.21 be amended by changing "10 people in any one group" to "5 people in any one group."		

<b>Submitter Number:</b>	490	<b>Submitter:</b>	Gibbston Valley Wines Limited
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<b>Point Number</b>	490.1	<b>Provision:</b>	948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 1005-23.4.17
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>States that the proposed rules do not permit the expansion of essential activities associated with commercial activities (such as car parking) independent of the commercial activity or winery rules and standards.</p> <p>Requests a new Rule be inserted under Rule 23.4.17 as follows:</p> <p><u>Additional Car Parking associated with existing commercial or winery development. - Controlled Activity (C)Controlled is reserved to the following matters:</u></p> <ul style="list-style-type: none"> <li><u>o Location, scale and functional need of the additional car parking.</u></li> <li><u>o Access to the new car park.</u></li> <li><u>o Associated earthworks and landscaping.</u></li> <li><u>o Lighting.</u></li> </ul>		

<b>Submitter Number:</b>	491	<b>Submitter:</b>	Redson Holdings Ltd
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<b>Point Number</b>	491.1	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 535-12.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports Rule 12.5.1 which requires sites greater than 1800m2 to be comprehensively developed and for sites Town Centre Transition zone the maximum site coverage to be 75%. This support is on the basis that there will be no restrictive site coverage provisions within the wider Town Centre Zone on sites smaller than 1800m2 as proposed.</p> <p>Support that there be no site coverage rule for the majority of the Town Centre Zone.</p> <p>Requests Rule 12.5.1.1 be adopted.</p>		

<b>Submitter Number:</b>	492	<b>Submitter:</b>	Jane & Richard Bamford
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	492.1	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>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.</p> <p>Strongly support the area of land proposed to be retained as Rural Zone and an ONL classification as shown on Planning Map 30 (including all associated objectives, policies and rules) over our land and adjoining properties.</p> <p>If Bridesdale Farms Special Housing Area resource consent SH15001 is declined by the Commission, requests to retain Rural zoning over submitters property and adjoining properties as proposed.</p> <p>Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over our property and adjoining properties.</p>		
<hr/>			
<b>Point Number</b>	492.2	<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>	<p>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.</p>		
<hr/>			
<b>Point Number</b>	492.3	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>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.</p>		
<hr/>			
<b>Point Number</b>	492.4	<b>Provision:</b>	771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** Supports the area of land proposed to be retained as Rural Zone 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. If Bridesdale Farms Special Housing Area resource consent SH15001 is declined by the Commission, requests to retain Rural zoning over submitters property and adjoining properties as proposed. Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and 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:** 493

**Submitter:** S Jones

**Contact Name:**

**Email:** suejones99@xtra.co.n

**Address:** PO Box 1286, Queenstown, New Zealand, 9300

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**Point Number** 493.1

**Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Not Stated

**Summary of Submission** Opposes Rule 27.4.1. Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity as it is in the Operative District Plan

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**Point Number** 493.2

**Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

**Position:** Not Stated

**Summary of Submission** Rezone and amend the District Plan Maps to extend the Dalefield area shown on Attachment 3 of the submission to Rural Lifestyle Zone.

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**Point Number** 493.3

**Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** Rezone and amend the District Plan Maps to extend the Dalefield area shown on Attachment 3 of the submission to Rural Lifestyle Zone.

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**Submitter Number:** 494

**Submitter:** Michael Swan

<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	494.1	<b>Provision:</b>	7-Part Seven - Maps > 7.42-Map 39 - Arthurs Point, Kingston
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Submitter own the titles 29585 and OT17C/968 located at 111 Atley Road, Arthurs Point, Queenstown. Supports that part of the land zoned Low Density Residential; opposes Rural Zoning over that part of the land that extends to the south of the proposed Low Density Residential Zoning; and opposes the urban Growth Boundary and Landscape Classification.</p> <p>Requests that council:</p> <ul style="list-style-type: none"> <li>- Delete part of the Rural Zoning from our property and extend the Low Density Residential Zoning in its place as shown on the map attached to this submission.</li> <li>- Extend the Urban Growth Boundary around the extended Low Density Residential Zone as requested above. By default this then deletes the ONL landscape classification from that part of the property.</li> <li>- The balance of the land remains Rural Zoning.</li> </ul>		
<hr/>			
<b>Point Number</b>	494.2	<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>	<p>Submitter own the titles 29585 and OT17C/968 located at 111 Atley Road, Arthurs Point, Queenstown. Opposes the urban Growth Boundary.</p> <p>Requests that council:</p> <ul style="list-style-type: none"> <li>- 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.</li> </ul>		
<hr/>			
<b>Point Number</b>	494.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Submitter own the titles 29585 and OT17C/968 located at 111 Atley Road, Arthurs Point, Queenstown. Supports that part of the land zoned Low Density Residential; opposes Rural Zoning over that part of the land that extends to the south of the proposed Low Density Residential Zoning; and opposes the urban Growth Boundary and Landscape Classification.</p> <p>Requests that council: - Delete part of the Rural Zoning from our property and extend the Low Density Residential Zoning in its place as shown on the map attached to this submission. - Extend the Urban Growth Boundary around the extended Low Density Residential Zone as requested above. By default this then deletes the ONL landscape classification from that part of my property. - The balance of the land remains Rural Zoning.</p>		
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<b>Submitter Number:</b>	495	<b>Submitter:</b>	Darryl Sampson & Louise Cooper
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown , New Zealand, 9349		
<hr/>			
<b>Point Number</b>	495.1	<b>Provision:</b>	7-Part Seven - Maps > 7.42-Map 39 - Arthurs Point, Kingston
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>supports that part of the submitters property (lot 2 DP 24233, Arthurs Point Road, Arthurs Point, Queenstown) that is zoned Rural Visitor Zone – Arthurs Point and seek no changes to the objectives, policies and rules associated with that zone. Adopt Rural Visitor Zone – Arthurs Point over this property.</p> <p>Opposes Rural Zoning over that part of the submitters property (lot 2 DP 24233, Arthurs Point Road, Arthurs Point, Queenstown) that extends to the south and east of the proposed Rural Visitor Zoning. Delete part of the Rural Zoning and extend the Rural Visitor Zoning in its place.</p> <p>Oppose the Urban Growth Boundary and Landscape Classification for the same reasons. Extend the Urban Growth Boundary around the extended Rural Visitor Zone – Arthurs Point as shown on the map attached to the submission.</p>		
<hr/>			
<b>Point Number</b>	495.2	<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>	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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<b>Point Number</b>	495.3	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<b>Submitter Number:</b>	496	<b>Submitter:</b>	House Movers Section of New Zealand Heavy Haulage Association (Inc)
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<b>Contact Name:</b>	Stuart Ryan	<b>Email:</b>	stuart@stuartryan.co.nz
<b>Address:</b>	Stuart Ryan Barrister PO Box 1296, Shortland Street, Auckland, New Zealand, 1140		
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<b>Point Number</b>	496.1	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<ul style="list-style-type: none"> <li>- Delete all provisions (including objectives, policies, rules, assessment criteria and other methods and reasons) on removal, re-siting, and relocation of buildings in the Proposed Plan, the definitions section, and elsewhere.</li> <li>- Rewrite the proposed plan, and its policies and objectives, rules, methods and reasons to reflect the reasons for this submission.</li>   <li>- Recognise in the objectives, policies and rules and methods of the plan the need to provide for the coordination between Building Act and Resource Management Act, to avoid regulatory duplication.</li>   <li>- Replace the policy provisions relating to relocated dwellings and buildings (either by rewriting the plan, or alternatively, by deleting the relevant sections and replacing the provisions in each section or zone of the plan, as is appropriate) with objectives, policies, rules, assessment criteria, methods, reasons and other provisions which expressly provide for relocation of buildings as "permitted activities" in all zones/areas, so as to achieve performance standards no more restrictive than provided for in the paragraph below.</li>   <li>- Provide for the relocation of dwellings and buildings subject to the following performance standards/conditions (or to same or similar effect):  Relocation of buildings  Relocated buildings are permitted where the following matters can be satisfied: <ol style="list-style-type: none"> <li>a) Any relocated building can comply with the relevant standards for Permitted Activities in the District Plan;</li> <li>b) Any relocated dwelling must have been previously designed built and used as a dwelling;</li> <li>c) A building inspection report shall accompany the building consent for the building/dwelling. The report is to identify all reinstatement work required to the exterior of the building/dwelling; and</li> <li>d) The building shall be located on permanent foundations approved by building consent, no later than [2] months of the building being moved to the site.</li> <li>e) All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site.</li> </ol> </li>   <li>- As a default rule, in the event that relocation of a buildings/dwelling is not a permitted activity (as provided for in the two paragraphs above) due to non-compliance with performance standards, provide for relocation of dwellings and buildings no more restrictively than a restricted discretionary activity (provided that such application be expressly provided for on a non-notified, non-service basis) subject to the following assessment criteria (or to the same or similar effect):  Restricted Discretionary Activity  (on a non-notified, non-service basis)</li>   <li>Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent: <ol style="list-style-type: none"> <li>i) Proposed landscaping;</li> <li>ii) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services;</li> <li>iii) the appearance of the building following reinstatement</li> </ol> </li>   <li>- Delete any provision for a performance bond or any restrictive covenants for the removal, re-siting, and relocation of dwellings and buildings.</li> <li>- Restrict (as a discretionary activity rule) the use of restrictive covenants for the removal, re-</li> </ul>		

siting, and relocation of dwellings and buildings.

- Make any further or consequential amendments to give effect to this submission, including such amendments as required to the provisions, definitions, other matters, rules, objectives, policies and reasons of the proposed plan to give appropriate recognition to the positive effects of removal, re-siting, and relocation of dwellings and buildings and dwellings, in accordance with the reasons for this submission, and the relief sought as a whole.

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<b>Point Number</b>	496.2	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
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**Position:** Not Stated

**Summary of Submission** Suggested drafting to give effect to this submission (or the same or similar effect but without limiting the relief sought):

Suggested Rules

Permitted Activity Standards for Relocated Buildings

i. Any relocated building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have previously been designed, built and used as a dwelling.

ii. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building.

iii. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site.

iv. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (iii) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

v. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12 month period.

- A suggested pre-inspection report (as a non-statutory form)- as attached to the original submission as Schedule 2- Suggested Pre-Inspection Report

- Expressly provide in the proposed plan (whether in the definitions or in the activity rules) for the demolition and removal and re-siting of buildings as a permitted activity in all areas and zones, except in relation to any scheduled identified heritage buildings, or any properly established conservation heritage precinct.

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<b>Point Number</b>	496.3	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards
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**Position:** Not Stated

**Summary of Submission** - In the event that demolition and or removal and re-siting of buildings is not a permitted activity due to non-compliance with performance standards, then as a default rule, provide for relocation of dwellings and buildings no more restrictively than a restricted controlled activity, provided that such application be expressly provided for on a non-notified, non-service basis.

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<b>Point Number</b>	496.4	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
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**Position:** Not Stated

**Summary of Submission**

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

- Expressly provide in the proposed plan (whether in the definitions or in the activity rules) for the demolition and removal and re-siting of buildings as a permitted activity in all areas and zones, except in relation to any scheduled identified heritage buildings, or any properly established conservation heritage precinct.

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

**Definitions**

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

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

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

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

**Submitter Number:**

497

**Submitter:**

Arcadian Triangle Limited

**Contact Name:**

Warwick Goldsmith

**Email:**

warwick.goldsmith@andersonlloyd.co.nz

**Address:**

Anderson Lloyd PO Box 201, Queenstown, New Zealand, 9348

**Point Number**

497.1

**Provision:**

797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Add the following to the Zone purpose  
The provision of housing and land supply for housing in these zones recognises the significant growth and development pressures on accommodation in the District. Efficient and effective use of land in these zones for rural living will be encouraged.

**Point Number**

497.2

**Provision:**

797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

The Rural Lifestyle Zone provides for rural living opportunities, having a development density of one residential dwelling platform unit per hectare. ~~With an overall density of one residential unit per two hectares across a subdivision.~~

**Point Number**

497.3

**Provision:**

797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Objective 22.2.1 as follows:  
~~Maintain and enhance~~ † The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled

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**Point Number** 497.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 801-22.2.1.1.

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

**Summary of Submission** Amend Policy 22.2.1.1 as follows:  
Ensure the visual prominence of buildings is avoided, remedied, or mitigated, particularly development and associated earthworks on prominent slopes, ridges and skylines

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**Point Number** 497.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 802-22.2.1.2

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

**Summary of Submission** Amend Policy 22.2.1.2 as follows:  
Set minimum density and building coverage standards in order to achieve and maintain an appropriate density of development and related rural amenity values. so that adverse effects on the open space, natural and rural qualities of the District's distinctive landscapes are not reduced

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**Point Number** 497.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

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

**Summary of Submission** Amend Objective 22.2.2 as follows  
~~Ensure the~~ Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential, visitor and, where appropriate, community activities.

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**Point Number** 497.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Oppose

**Summary of Submission** Delete Policy 22.2.2.2 and replace with the following:  
Encourage the efficient and effective use of land zoned for rural living purposes.

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**Point Number** 497.8 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

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

**Summary of Submission** Amend Rule 22.5.1 Building Materials and Colours as follows:  
All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:

The Exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or with any applied finish) shall be:

22.5.1.1 ~~All exterior surfaces shall be coloured~~ in the range of black, browns, greens or greys;

22.5.1.2 ~~Pre-painted steel, and all roofs shall~~ have a reflectance value not greater than 20% for roofs:

22.5.1.3 ~~Surface finishes shall~~ have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)

These rules do not apply to any material or surface colours used inside any building.

These rules do not apply to solar panels or other renewable energy building materials of this nature.

Discretion is restricted to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.
- The size and height of the building where the subject colours would be applied.

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**Point Number** 497.9 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.3;

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**Point Number** 497.10 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1

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

**Summary of Submission** Amend Rule 22.5.12.1 as follows:  
~~One~~ Two residential Units located within each building platform

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**Point Number** 497.11 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2

**Position:** Oppose

**Summary of Submission** Amend Rule 22.5.12.2 as follows:  
On sites less than 2ha there shall be only one residential building platform.

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**Point Number** 497.12 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.3

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**Point Number** 497.13 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Amend Rule 22.5.12.3 as follows:  
On sites equal to or greater than 2 hectares there shall be no more than one residential building platform per hectare on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

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**Point Number** 497.14 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

**Summary of Submission** Amend the relevant plan provisions to:  
Enable year round visitor accommodation activities in the Rural Lifestyle zone;

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**Point Number** 497.15 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

**Summary of Submission** Amend the relevant plan provisions to: Remove any restrictions on visitor accommodation activities in the Rural Lifestyle zone.

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**Point Number** 497.16 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.

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**Point Number** 497.17 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:  
 All subdivision activities are discretionary controlled activities, except as otherwise stated:  
Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

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**Point Number** 497.18 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in the previous submission point.

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**Point Number** 497.19 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Amend Chapter 27 in such a manner, reasons described above. incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.

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**Point Number** 497.20 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1



<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Rule 27.5.1 as follows:  <del>On a hectare providing the average lot size is not less than 2 hectares.</del>  <del>For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares</del></p> <p><u>An average lot size of not less than 1 hectare.</u>  <u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u></p>		
<b>Point Number</b>	497.21	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 27.5.1 as follows: One hectare		

<b>Submitter Number:</b>	498	<b>Submitter:</b>	RJ & SH Wallace
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	44 Golf Course Road, Wanaka, New Zealand, 9305		
<b>Point Number</b>	498.1	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>The Map shows a walkway is joined to the walkway on either side. There is a no build covenant on the area of land between these walkways, as shown in the plan enclosed with the original submission, which was a result of consent to extend the Industrial land. It is acknowledged that the walkways may be the next part of the District Plan process, but the zoning of this area of land is very important now. Also included with the original submission is a plan showing the covenant.</p>		

<b>Submitter Number:</b>	499	<b>Submitter:</b>	Skipp Williamson
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

<b>Point Number</b>	499.1	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Submission refers specifically to the proposed Rural Lifestyle Zone (RLZ) and Rural Zone as it affects properties legally identified as Lot 2 DP 360366, Lot 2 DP 27602, Lot 1 and 2 DP 27112, Lot 1 and 2 DP 319853, Lots 1 and 2 DP 313306, and Lot 2 DP 310422.</p> <p>Seeks that the Rural Lifestyle Zone (RLZ) as publicly notified is extended to include similar land that the submitter owns in the Mooneys Road basin.</p> <p>Requests that Planning Map 26 is amended to replace the zone boundary line with that shown in Appendix 1 of the Vivian+Espie Landscape Assessment Report which extends the RLZ along Mooney Road and includes specified Building Restriction Areas.</p>		
<b>Point Number</b>	499.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Submission refers specifically to the proposed Rural Lifestyle Zone (RLZ) and Rural Zone as it affects properties legally identified as Lot 2 DP 360366, Lot 2 DP 27602, Lot 1 and 2 DP 27112, Lot 1 and 2 DP 319853, Lots 1 and 2 DP 313306, and Lot 2 DP 310422. Seeks that the Rural Lifestyle Zone (RLZ) as publicly notified is extended to include similar land that the submitter owns in the Mooneys Road basin. Requests that Planning Map 26 is amended to replace the zone boundary line with that shown in Appendix 1 of the Vivian+Espie Landscape Assessment Report which extends the RLZ along Mooney Road and includes specified Building Restriction Areas.</p>		
<b>Point Number</b>	499.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Opposes rule 27.4.1. Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity consistent with the Operative District Plan.</p>		
<b>Point Number</b>	499.4	<b>Provision:</b>	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 50-43.4.11
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Submitter owns property on Mooney Road, which is currently proposed as Rural Lifestyle and Rural General zone within nearby vicinity to the proposed Millbrook Special Zone extension. Opposes Rule 43.4.11 in so far as it enables Commercial Recreational Activities as a discretionary activity. Seeks that all commercial recreational activities be a Non-Complying activity in the Landscape Protection Area Activity Area.</p>		
<b>Point Number</b>	499.5	<b>Provision:</b>	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 51-43.4.12

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports Rule 42.4.12 which states that golf courses are a Non-Complying (NC) activity in the Landscape Protection Area.		
<b>Point Number</b>	499.6	<b>Provision:</b>	26-43 Millbrook Resort Zone > 39-43.4 Rules – Activities > 52-43.4.13
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Opposes Rule 43.4.13 to the extent that it accepts buildings to 25m2 GFA for utilities and farms buildings in that part of the LPA Activity Area which fronts Malaghans Road.</p> <p>Seeks amendment of proposed Rule 43.3.13 as below:  <i>Buildings the Landscape Protection Activity Area, except for:</i></p> <ul style="list-style-type: none"> <li>• <i>Utility buildings up to 25m2 in gross floor area <u>in the Landscape Protection Area directly adjoining Malaghans Road</u>; and</i></li> <li>• <i>Farm buildings in the <u>Landscape Protection Area directly adjoining Malaghans Road</u>. <b>NC</b></i></li> </ul>		
<b>Point Number</b>	499.7	<b>Provision:</b>	26-43 Millbrook Resort Zone > 28-43.2 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Add a new policy:  <u>43.2.1.7 To avoid all buildings and golf courses in the Landscape Protection Activity Area to the west of R15 and R16.</u></p>		

<b>Submitter Number:</b>	500	<b>Submitter:</b>	Mr David Broomfield
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian + Espie Limited PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<b>Point Number</b>	500.1	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east (including Lot 1 DP 473899, Lot 3 DP 473899, and Lot 10 473899). Opposes the proposed zoning of the submitters properties (and those adjoining my properties identified in Attachment 1) as Rural zone and Ferry Hill rural Residential Subzone identified on Planning Map 31 – Lower Shotover.</p> <p>Requests that proposed Planning Map 31 – Lower Shotover is amended to change the zoning of the specific area identified within 'Attachment 1: Proposed Rural Residential Zone Location Map' to Rural Residential.</p>		

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**Point Number** 500.2 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** Submitter owns land on Tucker Beach Road, Lower Shotover, which adjoins the Quail Rise Zone to the east and south east (including Lot 1 DP 473899, Lot 3 DP 473899, and Lot 10 473899). Opposes the proposed zoning of the submitters properties (and those adjoining my properties identified in Attachment 1) as Rural zone and Ferry Hill rural Residential Subzone identified on Planning Map 31 – Lower Shotover. Requests that proposed Planning Map 31 – Lower Shotover is amended to change the zoning of the specific area identified within ‘Attachment 1: Proposed Rural Residential Zone Location Map’ to Rural Residential.

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**Point Number** 500.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** Submitter requests the rezoning of land located immediately northwest of the Quail Rise zone on Tucker Beach Road, Lower Shotover, Wakatipu.

Adopt the Rural Residential proposed provisions within Chapter 22 as they relate to this area of land, as identified in the map attached to the submission “Proposed Rural Residential Zone Location Map”.

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**Point Number** 500.4 **Provision:** 1182-27 Subdivision and Development

**Position:** Not Stated

**Summary of Submission** Submitter requests the rezoning of land located immediately northwest of the Quail Rise zone on Tucker Beach Road, Lower Shotover, Wakatipu. Adopt the Rural Residential proposed provisions within Chapter 27 as they relate to this area of land, as identified in the map attached to the submission “Proposed Rural Residential Zone Location Map”.

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**Point Number** 500.5 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Not Stated

**Summary of Submission** Amend Rule 27.4.1 so simple subdivisions of the Rural Residential zone are a controlled activity.

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**Point Number** 500.6 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Not Stated

<b>Summary of Submission</b>	Submitter requests the rezoning of land located immediately northwest of the Quail Rise zone on Tucker Beach Road, Lower Shotover, Wakatipu. That the land identified in the attached graphic be re-zoned to Rural Residential zone with a minimum lot size of 4000m2.		
<b>Point Number</b>	500.7	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Submitter owns (and part owns) several properties in the vicinity of Tucker Beach Road, Lower Shotover, shown on Proposed Planning Map 31.</p> <p>Opposes the permitted status for informal airports on DOC land.</p> <p>Seeks that the use of helicopters for landing and take-off be at least a non-complying activity on the public reserve areas identified as Sec 92 BLK II Shotover SD and Sec 97 BLK II Shotover SD due to significant adverse effects on amenity values.</p>		

<b>Submitter Number:</b>	501	<b>Submitter:</b>	Woodlot Properties Limited
<b>Contact Name:</b>	David Broomfield	<b>Email:</b>	david@woodlotproperties.co.nz
<b>Address:</b>	PO Box 2612, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<b>Point Number</b>	501.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the proposed Chapter 7 Low Density Residential provisions within the proposed District Plan as they relate to density and seek no changes to the objectives, policies and rules associated with the density provisions of that zone.		
<b>Point Number</b>	501.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the proposed Chapter 7 Low Density Residential provisions within the proposed District Plan as they relate to density and seek no changes to the objectives, policies and rules associated with the density provisions of that zone.		
<b>Point Number</b>	501.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1

**Position:** Oppose

**Summary of Submission** Oppose Rule 27.4.1 which proposes to make default subdivision a discretionary activity. Requests that Rule 27.4.1 be amended so default subdivision that meets site and zone standards remains a controlled activity.

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**Point Number** 501.4 **Provision:** 7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover

**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.

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.

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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** 501.6 **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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**Point Number** 501.7 **Provision:** 174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees > 182-34.4.1

**Position:** Not Stated

**Summary of Submission** There are a number of cultivars of the Hawthorn laevegata species that are sterile and pose no risk in terms of wilding spread. In the submitters opinion, sterile cultivars should not be

captured by Provision 34.4.1.

Requests that item (l) of the proposed Provision 34.4.1 is re-worded to read:

(l) Hawthorn, except sterile cultivars such as Crataegus laevegata "Pauls Scarlet", Crataegus laevegata "Plena" and Crataegus laevegata "Rosea flora plena".

Requests that the list of species and genera relating to proposed Provision 34.4.1 is investigated by an expert to ensure that other useful sterile cultivars are not needlessly prohibited from being planted in the District.

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<b>Point Number</b>	501.8	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Little Stream Limited have applied to the Council for resource consent for the identification of a residential building platform on Lot 9 DP 338409 located off Littles Road, Queenstown. Requests that should the resource consent be refused by the Council, then the flat area of the site that was formerly used for fire wood production be identified as part of the Rural Industrial Sub-Zone.  Requests that the concept of the Rural Industrial Activity Sub-Zone be approved.		

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<b>Point Number</b>	501.9	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Little Stream Limited have applied to the Council for resource consent for the identification of a residential building platform on Lot 9 DP 338409 located off Littles Road, Queenstown. Requests that should the resource consent be refused by the Council, then the flat area of the site that was formerly used for fire wood production be identified as part of the Rural Industrial Sub-Zone. Requests that the concept of the Rural Industrial Activity Sub-Zone be approved.  Requests that if resource consent is granted for the building platform, then we seek the Rural General zoning is retained without an Rural Industrial Sub-zone overlay.		

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<b>Point Number</b>	501.10	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 834-21.2.13Objective - 13
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Little Stream Limited have applied to the Council for an identification of a residential building platform on Lot 9 DP 338409 located off Littles Road, Queenstown. If this resource consent RM150231 is refused by Council then we seek the identification of a Rural Industrial Sub-zone over the flat part of the property that was formerly used for fire wood production.		

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<b>Point Number</b>	501.11	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Not Stated		

**Summary of Submission** Submission refers specifically to the proposed Rural Lifestyle Zone (RLZ) and Rural Zone (RZ) off Littles Road and Moorhill Road, Dalefield. Seeks that the Rural Lifestyle Zone (RLZ) as publicly notified on Proposed District Plan Map 29 - Dalefield, Coronet Peak Road is extended to include similar neighbouring land within the area as identified in the hatched green area shown on the map attached to submission 501.

Requests that Proposed District Plan Map 29 - Dalefield, Coronet Peak Road is amended to replace the zone boundary line between the Rural Zone and the Rural Lifestyle Zone with that of the area outlined within the attached map.

**Point Number** 501.12 **Provision:** 797-22 Rural Residential and Rural Lifestyle

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

**Summary of Submission** Submission refers specifically to the proposed Rural Lifestyle Zone (RLZ) and Rural Zone (RZ) off Littles Road and Moorhill Road, Dalefield. Seeks that the Rural Lifestyle Zone (RLZ) as publicly notified on Proposed District Plan Map 29 - Dalefield, Coronet Peak Road is extended to include similar neighbouring land within the area as identified in the hatched green area shown on the map attached to submission 501. Requests that Proposed District Plan Map 29 - Dalefield, Coronet Peak Road is amended to replace the zone boundary line between the Rural Zone and the Rural Lifestyle Zone with that of the area outlined within the attached map.

Requests that the Rural Lifestyle provisions within proposed Chapter 22 are adopted as it relates to this area as identified on the attached map.

**Point Number** 501.13 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Not Stated

**Summary of Submission** Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity.

**Point Number** 501.14 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 918-21.5.16

**Position:** Not Stated

**Summary of Submission** Opposes Rule 21.5.16 which restricts the maximum ground floor area of any building to 500 m2. Requests that Rule 21.5.16 is deleted in its entirety as it duplicates Rules 21.4.5 and 21.5.16 and creates confusion and uncertainty.

**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.

**Point Number** 501.16 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Not Stated

**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.

**Point Number** 501.17 **Provision:** 7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover

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

**Summary of Submission** Opposes the proposed rural zoning of land identified on Planning Map 31 and is within close proximity to other rural living/residential area.

Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle.

Requests that Proposed Planning Map 31 is amended to change the zoning of the area identified on the attached map (generally located adjacent to Hansen Road and east of Quail Rise) to Rural Residential and/or Rural Lifestyle.

**Point Number** 501.18 **Provision:** 5-Part Four - Rural Environment

**Position:** Not Stated

**Summary of Submission** Opposes the proposed rural zoning of land identified on Planning Map 31 and is within close proximity to other rural living/residential areas. Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Requests that Proposed Planning Map 31 is amended to change the zoning of the area identified on the attached map (generally located adjacent to Hansen Road and east of Quail Rise) to Rural Residential and/or Rural Lifestyle.

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<b>Point Number</b>	501.19	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Seeks that the Rural Lifestyle and/or Rural Residential proposed provisions within Chapter 22 are adopted as they relate to the area identified on the map attached to the submission.		

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<b>Point Number</b>	501.20	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Seeks that the Rural Lifestyle and/or Rural Residential proposed provisions within Chapter 27 are adopted as they relate to the area identified on the map attached to the submission.		

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<b>Point Number</b>	501.21	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule 27.4.1 so simple subdivisions of the Rural Residential Zone are a controlled activity.		

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<b>Point Number</b>	501.22	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Seeks that should this area be rezoned as rural residential or rural lifestyle that there be a restricted time period for development to provide an incentive to develop the land within a set time period, for example 10% of development completed in the first 10 years, 20% in the following 5 years.		

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<b>Submitter Number:</b>	502	<b>Submitter:</b>	Allenby Farms Limited
<b>Contact Name:</b>	Warwick Goldsmith	<b>Email:</b>	warwick.goldsmith@andersonlloyd.co.nz

**Address:** Anderson Lloyd 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.

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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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**Point Number** 502.5 **Provision:** 26-33 Indigenous Vegetation and Biodiversity

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend SNA area E18C as shown on the Map attached to this submission as Appendix 1.		
<b>Point Number</b>	502.6	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend SNA area E18C as shown on the Map attached to this submission as Appendix 1.		
<b>Point Number</b>	502.7	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Map 18 ;by</p> <p>Removing the UGB from the northern slopes of Mt Iron and relocating this on the southern edge of the ONF.</p> <p>Relocating the UGB which currently runs along Gunn Road and around the southern side of the Hikuwai Conservation Area so it runs parallel to the river (thereby including the Hikuwai Conservation Area within the UGB).</p> <p>The map at Appendix 2 to this submission shows these proposed changes.</p>		
<b>Point Number</b>	502.8	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Map 21 by;</p> <p>Removing the UGB from the northern slopes of Mt Iron and relocating this on the southern edge of the ONF.</p> <p>Relocating the UGB which currently runs along Gunn Road and around the southern side of the Hikuwai Conservation Area so it runs parallel to the river (thereby including the Hikuwai Conservation Area within the UGB).</p> <p>The map at <b>Appendix 2</b> to this submission shows these proposed changes.</p>		
<b>Point Number</b>	502.9	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of</b>	Amend Map 18 as follows;		

<b>Submission</b>	Relocate the boundary of the Mt Iron ONF to run around the foot of the cliffs and the toe of the slopes where the slope generally coincides with the bottom of the indigenous vegetation, as identified on the map at Appendix 3 attached to this submission.		
<b>Point Number</b>	502.10	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Map 21 as follows; Relocate the boundary of the Mt Iron ONF to run around the foot of the cliffs and the toe of the slopes where the slope generally coincides with the bottom of the indigenous vegetation, as identified on the map at Appendix 3 attached to this submission.		
<b>Point Number</b>	502.11	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the ONF boundary adjoining the Hikuwai Conservation Area, as shown on the map in Appendix 3 attached to this submission.		
<b>Point Number</b>	502.12	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Map 21 to remove the current BRA adjoining State Highway 6		
<b>Point Number</b>	502.13	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Map 21 to remove the current BRA adjoining State Highway 6		
<b>Point Number</b>	502.14	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Map 21 to create a new BRA over the land located west of and below the SNA E18C and above the adjoining residential zone to the west. (Illustrated on the Map attached to this submission at Appendix 4).		
<b>Point Number</b>	502.15	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Maps 18 as follows: Extend the LLR zone to include the area identified on the map attached to this submission at Appendix 5. Establish an 'LLR Mt Iron Subzone' for this extended area which provides for the particular characteristics of the land, having regard to the most appropriate development levels in light of the need for protection rules for natural characteristics.		
<b>Point Number</b>	502.16	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Maps 21 as follows: Extend the LLR zone to include the area identified on the map attached to this submission at Appendix 5. Establish an "LLR Mt Iron Subzone" for this extended area which provides for the particular characteristics of the land, having regard to the most appropriate development levels in light of the need for protection rules for natural characteristics.		
<b>Point Number</b>	502.17	<b>Provision:</b>	410-11 Large Lot Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Chapter 11 Large Lot Residential by adding the provision detailed in Appendix 6 attached to this submission.		
<b>Point Number</b>	502.18	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Extend the LLR zone to include the area identified on the map attached to this submission at Appendix 5. Establish an "LLR Mt Iron Subzone" for this extended area which provides for the particular characteristics of the land, having regard to the most appropriate development levels in light of the need for protection rules for natural characteristics.		

<b>Submitter Number:</b>	503	<b>Submitter:</b>	DJ and EJ Cassells, The Bulling Family, The Bennett Family, M Lynch
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz
<b>Address:</b>	Anderson Lloyd PO Box 201, Queenstown, New Zealand, 9348		
<b>Point Number</b>	503.1	<b>Provision:</b>	1059-26 Historic Heritage
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Recognise the special and heritage character of the area with the Wakatipu Gardens by adding a special character overlay over the area and specific reference to the area in Chapter 26 as a 'Area of Special Character'. The effect of the character overlay should be to protect the townscape / landmark value of the precinct, the individual principal historic buildings for their form, scale, materials and significance, the group value of the buildings and their relationship with the Wakatipu Gardens.		
<b>Point Number</b>	503.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the Medium Density Zone from the area between Park Street and Hobart Street and replace it with the current applicable provisions from the Operative District Plan (high density)  OR amend the provisions of chapter 8 so that standards for density, lot size, building footprint, site coverage, setbacks recession places and heights are the same as currently applies under the operative plan and delete rules 8.5.5 and 8.6.2.1  OR Remove the Medium Density Zone and replace with provisions of the same effect as the proposed Chapter 10 (Arrowtown Residential Historic Management Zone)		
<b>Point Number</b>	503.3	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	delete rule 8.5.5		
<b>Point Number</b>	503.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the proposed Queenstown Town Centre noise standards and replace with the Operative standards, as raising limits will increase adverse effects on residents and visitors in the area, users of the Gardens, and amenity values generally.		
<b>Point Number</b>	503.5	<b>Provision:</b>	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2 > 408-8.6.2.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	delete rule 8.6.2.1		





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

**Summary of Submission** Amend Objective 13.2.3 as follows:  
Wanaka town centre ~~retains~~ provides a low scale built form where appropriate ~~that maintains a human scale.~~

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**Point Number** 505.2 **Provision:** 592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 599-13.2.2 Objective 2 > 602-13.2.2.3

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

**Summary of Submission** Amend Policy 13.2.2.3 as follows:  
Enable opportunities for further intensification of development in the town centre ~~by providing more generous~~ where such development complies with the building heights in the Wanaka Height Precinct

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**Point Number** 505.3 **Provision:** 592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 604-13.2.3 Objective 3 > 605-13.2.3.1

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

**Summary of Submission** Amend Policy 13.2.3.1 as follows:  
~~Ensure~~ Encourage ~~that~~ development to generally comprise a scale of two ~~to~~ or three storeys, with potential in appropriate circumstances to develop a recessed fourth storey in the Wanaka Height Precinct.

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**Point Number** 505.4 **Provision:** 592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 604-13.2.3 Objective 3 > 606-13.2.3.2.

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

**Summary of Submission** Delete Policy 13.2.3.2

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**Point Number** 505.5 **Provision:** 592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6

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

**Summary of Submission** Amend Objective 13.2.6 as follows:  
Pedestrian, cycle and vehicle linkages are safe and convenient, providing for an easily accessible town centre enabling people to easily negotiate their way through and around the town centre.

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<b>Point Number</b>	505.6	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6 > 623- 13.2.6.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 13.2.6.1 as follows: Implement programmes of street, traffic <u>and car parking management</u> , and other public open space improvements to enhance <u>pedestrian amenity values</u> and improve the flow of pedestrians, cyclists and vehicles through the town centre.		
<b>Point Number</b>	505.7	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6 > 626- 13.2.6.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 13.2.6.4 as follows: Provide an adequate range of parking options so residents and visitors can access the town centre with <u>adequate on-site car parking where appropriate predominantly located at the periphery in order to limit the impact of vehicles.</u>		
<b>Point Number</b>	505.8	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new policy 13.2.6.5 as follows: <u>Provide for vehicle use in a manner which retains essential vehicle access to the town centre while providing for pedestrian safety.</u>		
<b>Point Number</b>	505.9	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 622-13.2.6Objective 6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new policy 13.2.6.6 as follows: <u>Recognise the intensification of density and activity levels within the town centre will require comprehensive traffic management and sufficient on-site car parking.</u>		
<b>Point Number</b>	505.10	<b>Provision:</b>	592-13 Wanaka Town Centre > 632-13.4 Rules - Activities > 636- 13.4.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Insert the following into rule 13.4.4:		

<b>Submission</b>	*Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, impact on the street (to be guided by the Wanaka Town Centre Character Guideline 2011), <u>adequate on-site car parking</u> , and natural hazards to ensure that:		
<b>Point Number</b>	505.11	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend policy 8.2.2.3 as follows: <del>shall not be dominated by</del> <u>Mitigate adverse effects of garaging, parking and accessways on Street frontages.</u>		
<b>Point Number</b>	505.12	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 277-8.2.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 8.2.4.1 as follows: <del>Apply</del> <u>Ensure</u> recession plane, building height, yard setback, site coverage, and window sill height controls <u>are complied with</u> as the primary means of ensuring reasonable protection of neighbours' privacy and amenity values.		
<b>Point Number</b>	505.13	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend objective 8.2.7 as follows: <del>Ensure</del> <u>Medium</u> density development efficiently utilises existing infrastructure and minimises <del>impacts</del> <u>adverse effects</u> on infrastructure and roading networks.		
<b>Point Number</b>	505.14	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 291-8.2.7.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend policy 8.2.7.2 as follows: <u>Encourage</u> Medium density development <del>is to be</del> located in areas that are well serviced by public transport and infrastructure, trail/track networks, and is designed in a manner consistent with the capacity of infrastructure <u>and transport</u> networks.		
<b>Point Number</b>	505.15	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-8.2.7.3

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend policy 8.2.7.3 as follows: Access and parking is located and designed to optimise efficiency and safety and minimise <del>impacts</del> <u>adverse effects</u> on on-street parking and traffic management.		
<b>Point Number</b>	505.16	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-8.2.7.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 8.2.7.4		
<b>Point Number</b>	505.17	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new policy 8.2.7.6 as follows: <u>Provide for vehicle use in a manner which retains essential vehicle access in the Medium Density Residential Zone while providing for pedestrian safety</u>		
<b>Point Number</b>	505.18	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new policy 8.2.7.7 as follows: <u>Recognise the intensification of density and activity levels within the Medium Density Residential Zone will require comprehensive traffic management plans and sufficient on site car parking.</u>		
<b>Point Number</b>	505.19	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12 > 320-8.2.12.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy 8.2.12.2 as follows: Non-residential and mixed use activities provide a quality built form which supports the role of the Town Centre <del>activates the street</del> , minimises the <del>dominance</del> <u>adverse effects</u> of parking and adds visual interest to the urban environment.		
<b>Point Number</b>	505.20	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies >

**Position:** Not Stated

**Summary of Submission** Delete Policy 8.2.12.3

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**Point Number** 505.21 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 367-8.4.25

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

**Summary of Submission** Amend rule 8.4.25 as follows:  
Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, impact on the street, adequate on-site car parking and natural hazards...

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**Point Number** 505.22 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 367-8.4.25

**Position:** Not Stated

**Summary of Submission** Amend rule 8.4.25 as follows:  
Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, impact on the street, adequate on-site car parking and natural hazards...

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**Point Number** 505.23 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1

**Position:** Support

**Summary of Submission** Retain Rule 8.5.1

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**Point Number** 505.24 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

**Position:** Not Stated

**Summary of Submission** Amend Rule 8.5.8 as follows:  
Add the following:  
On the Southern boundary of the Town Centre Overlay Zone, there must be a setback of 4.5m.

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**Point Number** 505.25 **Provision:** 7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

<b>Position:</b>	Support
<b>Summary of Submission</b>	Retain the zoning boundanes as identified in Map 21.

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<b>Submitter Number:</b>	506	<b>Submitter:</b>	Friends of the Wakatiou Gardens and Reserves Incorporated
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz
<b>Address:</b>	Anderson Lloyd PO Box 201, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	506.1	<b>Provision:</b>	1059-26 Historic Heritage
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Recognise the special and heritage character of the area with the Wakatipu Gardens by adding a special character overlay over the area and specific reference to the area in Chapter 26 as a 'Area of Special Character'. The effect of the character overlay should be to protect the townscape / landmark value of the precinct, the individual principal historic buildings for their form, scale, materials and significance, the group value of the buildings and their relationship with the Wakatipu Gardens.		

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<b>Point Number</b>	506.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Remove the Medium Density Zone from the area between Park Street and Hobart Street and replace it with the current applicable provisions from the Operative District Plan (high density)  OR amend the provisions of chapter 8 so that standards for density, lot size, building footprint, site coverage, setbacks recession places and heights are the same as currently applies under the operative plan and delete rules 8.5.5 and 8.6.2.1  OR Remove the Medium Density Zone and replace with provisions of the same effect as the proposed Chapter 10 (Arrowtown Residential Historic Management Zone)		

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<b>Point Number</b>	506.3	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete rule 8.5.5		

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<b>Point Number</b>	506.4	<b>Provision:</b>	255-8 Medium Density
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**Position:** Not Stated

**Summary of Submission** Delete rule 8.6.2.1

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**Point Number** 506.5 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11

**Position:** Not Stated

**Summary of Submission** Remove the proposed Queenstown Town Centre noise standards and replace with the Operative standards, as raising limits will increase adverse effects on residents and visitors in the area, users of the Gardens, and amenity values generally.

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**Point Number** 506.6 **Provision:** 138-7 Low Density Residential

**Position:** Not Stated

**Summary of Submission** Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public open spaces, reserves and public gardens are provided.

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**Point Number** 506.7 **Provision:** 255-8 Medium Density Residential

**Position:** Not Stated

**Summary of Submission** Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public open spaces, reserves and public gardens are provided.

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**Point Number** 506.8 **Provision:** 26-9 High Density Residential

**Position:** Not Stated

**Summary of Submission** Ensure that in the Residential chapters that densification does not reduce the existing public open spaces, reserves and gardens. Densification development should be done on the basis that additional public open spaces, reserves and public gardens are provided.

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<b>Submitter Number:</b>	507	<b>Submitter:</b>	JA Ledgerwood
<b>Contact Name:</b>		<b>Email:</b>	daphne.j2010@hotmail.com
<b>Address:</b>	3 Orchard Road, Wanaka, New Zealand, 9382		
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<b>Point Number</b>	507.1	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<ul style="list-style-type: none"> <li>- Proposed Local Shopping Centre to be reduced in size</li> <li>- Land adjoining Lot 2 DP 302568 to be lowered to the height of the lowest point on that Lot</li> <li>- At least 20m set back between Lot 2 DP 302568 and the nearest building or car park area</li> </ul>		
<hr/>			

<b>Submitter Number:</b>	508	<b>Submitter:</b>	Paul Raymont
<b>Contact Name:</b>		<b>Email:</b>	raymont@xtra.co.nz
<b>Address:</b>	56 Halliday Road, Wanaka, New Zealand, 9382		
<hr/>			
<b>Point Number</b>	508.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>The follow changes would reduce the need for resource consent and the associated costs of obtaining one:</p> <p>21.5.26.2 Amend the clause to allow for other activities in addition to those stated.</p> <p>21.5.26.3 Reduce the minimum distance from 500 meters to 100 meters from notional boundary of any residential unit or a building platform. The minimum distance to be measured from state highways and excludes minor and dead end roads.</p> <p>Allow the activity to be permitted within the minimum distance from notional boundary of any residential unit or a building platform if the written consent of the affected person(s) is obtained without the necessity for resource consent. Maybe issue a simple permit from council as a method to record the consent of the affected persons.</p>		
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<b>Submitter Number:</b>	509	<b>Submitter:</b>	Lewis Grant
<b>Contact Name:</b>		<b>Email:</b>	lewis.grant@xtra.co.nz



<b>Address:</b>	36 Palmer Crescent, Mission Bay, Auckland, New Zealand, 1071		
<b>Point Number</b>	509.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Regarding Lakeside Road, Wanaka</p> <p>- Traffic flow to be reduced to neighbourhood roads rather than a major through road;</p> <p>The Lake frontage of Wanaka should be planned in an appropriate manner rather than piece-meal.</p>		

<b>Submitter Number:</b>	510	<b>Submitter:</b>	Wayne L Blair
<b>Contact Name:</b>		<b>Email:</b>	wayneblair@xtra.co.nz
<b>Address:</b>	97 Warren Street, Wanaka, New Zealand, 9305		

<b>Point Number</b>	510.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	- The current zoning for low, medium and high density should remain in Wanaka		

<b>Point Number</b>	510.2	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The objective to support the creation of vibrant, safe and healthy environments is a contradiction within the Wanaka area as the proposed increase to Medium Density within the Russell St - MacDougal St area would, in fact, clog the streets with parked cars and therefore make it unsafe for cyclists. As some streets within this area only have footpaths on one side, pedestrians are also at risk.		

<b>Point Number</b>	510.3	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8 Objective 8
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**Position:** Not Stated

**Summary of Submission** There should be no commercial activity within this area outside of normal working hours.

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**Point Number** 510.4 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:

**Position:** Not Stated

**Summary of Submission** I could find no explanation of "low scale" commercial activity. It already has been demonstrated that one developer has built a function centre, and are advertising as catering for larger numbers, within a low density area and have blatantly had total disregard to those residents living in the noise -carrying area as to how this impacts on their current lifestyle. To allow more commercial activity would further compromise the existing residents and their investment within this area. Due the "boundary pushing" of activity within the current Low Density area, what can residents expect if the Medium Density change is implemented?

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**Point Number** 510.5 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12

**Position:** Not Stated

**Summary of Submission** The proposed area set for the Town Centre Transition Overlay is the most suitable for visitor accommodation. The area currently zoned as High Density should remain unchanged. The areas of both sides of Russell St; south & north sides of Brownston between Russell & Bullock Creek and continue on north side of Brownston to current commercial buildings, are ideal locations for more dense buildings such as concentrated visitor accommodation. This area is right in town and close to public transport.

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**Point Number** 510.6 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** 8.4.10.2 - Dwelling, Residential Unit, Residential Flat - 3 per site8.4.11.2 - Dwelling, Residential Unit, Residential Flat - 4 or more per siteWhich is the correct number? Remove confusion

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**Point Number** 510.7 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 359-8.4.17

**Position:** Not Stated

<b>Summary of Submission</b>	There should be NO Licensed premises within Medium or Low Density housing areas at all. To do so would compromise the relatively safe environment for families. It has already been demonstrated by the small number of transient workers who live in the area, that the damage to property within the proposed area would increase by the more available facilities to consume liquor and therefore put more properties, older residents and families at risk.		
<b>Point Number</b>	510.8	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The total building height in the medium density zone should remain at 7m which INCLUDES solar panels. There currently are too many retrospective building consents issued by Council who appear not to have monitored the building process.		
<b>Point Number</b>	510.9	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	To contemplate 1 x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.		
<b>Point Number</b>	510.10	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	To contemplate 1 x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.		

<b>Submitter Number:</b>	511	<b>Submitter:</b>	Helen Blair
<b>Contact Name:</b>		<b>Email:</b>	wayneblair@xtra.co.nz

**Address:** 97 Warren Street, Wanaka, New Zealand, 9305

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**Point Number** 511.1 **Provision:** 255-8 Medium Density Residential

**Position:** Not Stated

**Summary of Submission** - The current zoning for low, medium and high density should remain in Wanaka

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**Point Number** 511.2 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5

**Position:** Not Stated

**Summary of Submission** The objective to support the creation of vibrant, safe and healthy environments is a contradiction within the Wanaka area as the proposed increase to Medium Density within the Russell St - MacDougal St area would, in fact, clog the streets with parked cars and therefore make it unsafe for cyclists. As some streets within this area only have footpaths on one side, pedestrians are also at risk.

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**Point Number** 511.3 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8 Objective 8

**Position:** Not Stated

**Summary of Submission** There should be no commercial activity within this area outside of normal working hours.

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**Point Number** 511.4 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:

**Position:** Not Stated

**Summary of Submission** I could find no explanation of "low scale" commercial activity. It already has been demonstrated that one developer has built a function centre, and are advertising as catering for larger numbers, within a low density area and have blatantly had total disregard to those residents living in the noise -carrying area as to how this impacts on their current lifestyle. To allow more commercial activity would further compromise the existing residents and their investment within this area. Due the "boundary pushing" of activity within the current Low Density area, what can residents expect if the Medium Density change is implemented?

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<b>Point Number</b>	511.5	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12 Objective 12
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The proposed area set for the Town Centre Transition Overlay is the most suitable for visitor accommodation. The area currently zoned as High Density should remain unchanged. The areas of both sides of Russell St; south & north sides of Brownston between Russell & Bullock Creek and continue on north side of Brownston to current commercial buildings, are ideal locations for more dense buildings such as concentrated visitor accommodation. This area is right in town and close to public transport.		
<b>Point Number</b>	511.6	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	8.4.10.2 - Dwelling, Residential Unit, Residential Flat - 3 per site 8.4.11.2 - Dwelling, Residential Unit, Residential Flat - 4 or more per site Which is the correct number? Remove confusion		
<b>Point Number</b>	511.7	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 359-8.4.17
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	There should be NO Licensed premises within Medium or Low Density housing areas at all. To do so would compromise the relatively safe environment for families. It has already been demonstrated by the small number of transient workers who live in the area, that the damage to property within the proposed area would increase by the more available facilities to consume liquor and therefore put more properties, older residents and families at risk.		
<b>Point Number</b>	511.8	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The total building height in the medium density zone should remain at 7m which INCLUDES solar panels. There currently are too many retrospective building consents issued by Council who appear not to have monitored the building process.		
<b>Point Number</b>	511.9	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	To contemplate 1 x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.		
<b>Point Number</b>	511.10	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	To contemplate 1 x residential unit per 250 sq.m.(with 45% coverage) or obtaining a Homestar certification which allows a no density limit, and to make the process for 3 or less residential units per site not requiring resource consent, opens a door for some developers to compromise the whole area for their gain and not the betterment of Wanaka. What provision will be made regarding parking as each visitor accommodation unit could attract 2-3 cars per unit. Wanaka streets are not wide enough to safely carry parked cars on both sides as well as two way traffic which then becomes a safety issue.		

<b>Submitter Number:</b>	512	<b>Submitter:</b>	The Estate of Norma Kreft
<b>Contact Name:</b>	Vanessa Robb	<b>Email:</b>	vanessa.robbs@andersonlloyd.co.nz
<b>Address:</b>	Anderson Lloyd PO Box 201, Queenstown, New Zealand, 9349		
<b>Point Number</b>	512.1	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend policy 8.2.2.3 as follows: <del>shall not be dominated by</del> <u>Mitigate adverse effects of garaging, parking and accessways on Street frontages.</u>		
<b>Point Number</b>	512.2	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend objective 8.2.7 as follows: <del>Ensure</del> <u>Medium</u> density development efficiently utilises existing infrastructure and minimises <del>impacts</del> <u>adverse effects</u> on infrastructure and roading networks.		

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<b>Point Number</b>	512.3	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-8.2.7.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend policy 8.2.7.3 as follows: Access and parking is located and designed to optimise efficiency and safety and minimise <del>impacts</del> <u>adverse effects</u> to on-street parking		

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<b>Point Number</b>	512.4	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347- 8.4.11 > 349-8.4.11.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend rule 8.4.11.2 as follows: <ul style="list-style-type: none"><li>• Bullet Point 1 - The <u>extent to which the</u> location, external appearance, site layout and design of buildings and fences <u>addresses the site context and conditions. and contributes positively to residential character and amenity.</u></li><li>• Bullet Point 2 - The extent to which the development positively addresses the street <u>environment.</u></li><li>• Bullet Point 6 - The extent to which building mass is broken down and articulated in order to reduce <u>visual impacts</u> on neighbouring properties and the public realm.</li><li>• Bullet Point 7 - <u>The extent to which parking and access safety, efficiency and impacts to arrangements are considered integrally with the overall site design, are safe, efficient and minimise adverse effects on the continued use of on-street parking and neighbours opportunities and the streetscape environment.</u></li></ul>		

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<b>Point Number</b>	512.5	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373- 8.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 8.5.1 as follows:  Non-compliance status: <del>NC</del> <u>RD</u>  <u>Where a proposal exceeds this height. discretion is restricted to all of the following:</u>  <u>- The extent to which variation in the building form, including the use of projections and recessed building elements, varied roof form, and variety of materials and colour, mitigates the effects of the additional height.</u>  <u>- Whether the scale of development is appropriate for the context taking into account the extent of any effects on the balance of open space and building.</u>  <u>- The extent to which topography or landscape mitigates any visual impacts.</u>  <u>- The extent to which the additional height of the building influences its overall visual dominance.</u> <u>Exemption: The proposed change to activity status shall not apply to the area of the MDR zone adjoining the Wanaka Town Centre Transition Overlay contained within Brownston, Helwick.</u>		

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Chalmers and Upton Streets.

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**Point Number** 512.6 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4

**Position:** Oppose

**Summary of Submission** Amend Rule 8.5.4 as follows:

Non-compliance status: ~~D~~ RD

Where a proposal exceeds this coverage, discretion is restricted to all of the following:

- The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form and varied materials and textures reduces the potential dominance of the building
- The extent to which topography or landscaping mitigates any dominance impacts

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**Point Number** 512.7 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

**Position:** Oppose

**Summary of Submission** Amend Rule 8.5.5 as follows:

Non-compliance status: ~~NG~~ RD

Where a proposal exceeds the density rule, discretion is restricted to the following:

- The extent to which the development promotes medium density housing.
- The extent to which any adverse effects on local infrastructure and the ability to provide adequate vehicle parking and outdoor living space on the site are mitigated
- The extent to which topography or landscaping mitigates any density impacts

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**Point Number** 512.8 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

**Position:** Oppose

**Summary of Submission** Amend Rule 8.5.6 as follows:

Non-compliance status: ~~NG~~ RD

Where a proposal exceeds this recession plane, discretion is restricted to the following:

- The extent to which the recession plane protection has adverse effects on the amenity of neighbouring properties.
- The extent to which topography or landscape mitigates any visual dominance of buildings.

---

**Point Number** 512.9 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-



**Position:** Oppose

**Summary of Submission** Amend Rule 8.5.7 as follows:

Non-compliance status: ~~NC~~ RD

Where a proposal exceeds this landscaped permeable surface, discretion is restricted to the following:  
- The effects of any reduced landscape provision on the visual appearance or dominance of the site and buildings from adjacent sites and the public realm.

**Point Number** 512.10 **Provision:** 255-8 Medium Density Residential  
 > 372-8.5 Rules - Standards > 391-8.5.8

**Position:** Oppose

**Summary of Submission** Amend Rule 8.5.8 as follows:

Non-compliance status: ~~D~~ RD

Where a proposal exceeds this minimum boundary setback, discretion is restricted to the following:  
- The extent to which intrusion towards the boundary is necessary to enable the efficient development of the site including retention of natural features and significant trees.  
- Any adverse effects of the proximity of the building to adjoining sites and streets, in terms of visual dominance, or loss of privacy or sunlight.  
- The extent to which topography or landscape mitigates any reduced setback area.

**Point Number** 512.11 **Provision:** 255-8 Medium Density Residential  
 > 372-8.5 Rules - Standards > 395-8.5.10

**Position:** Oppose

**Summary of Submission** Amend Rule 8.5.10 as follows:

Non-compliance status: ~~D~~ RD

Where a proposal breaches the window sill height, discretion is restricted to the following:  
- The extent to which building elevations and materials, orientation of windows and proposed landscape mitigate any adverse effects of overlooking on streets, parks and adjacent residential properties.

**Point Number** 512.12 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.

---

**Point Number** 512.13 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:  
All subdivision activities are discretionary controlled activities, except as otherwise stated:  
Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications

  

- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

---

**Point Number** 512.14 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.

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**Point Number** 512.15 **Provision:** 7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

**Position:** Support

**Summary of Submission** Retain the zoning boundaries as identified in Map 21.

---

**Submitter Number:** 513

**Submitter:** Jenny Barb

**Contact Name:** Maree Baker-Galloway

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

**Address:** Anderson Lloyd 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** Amend Objective 3.2.1.4 as follows:

**Submission** *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.*

---

**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** Amend **Objective 3.2.5.2** as follows.

**Submission** ~~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.*

---

**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** Amend **Policy 3.2.5.2.1** as follows.

**Submission** 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** 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** Insert following policy 3.2.5.2.2

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

---

**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.

---

**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**

---

**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

---

**Point** 513.9 **Provision:** 57-3Strategic Direction > 59-

**Number** 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** Amend Policy 3.2.5.5.1 as follows:

**Submission** *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*

---

**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** Amend **Objective 3.2.6.1** as follows.

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

---

**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** Amend **Policy 6.3.1.4** as follows.

**Submission** 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** 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** Amend **Policy 6.3.1.6** as follows.

**Submission** *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** 513.13 **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** 513.14 **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.

---

**Point Number** 513.15 **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** 513.16 **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** 513.17 **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.  
~~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).

---

**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.

---

**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.~~

---

**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.

---

**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 > 112-6.3.5 Objective 5 > 115-6.3.5.3

**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.*

---

**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** Amend **Policy 6.3.5.6** as follows.

**Submission** 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.~~

---

**Point Number** 513.24 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

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

**Summary of** Amend **Objective 21.2.1** as follows.

**Submission** Enable farming, and other activities that exist in rural areas, permitted and established activities while ~~protecting, maintaining and enhancing~~ avoiding, remedying, or mitigating adverse effects on the values of landscape, ecosystem services, nature conservation, rural amenity and recreation.

---

**Point Number** 513.25 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:** Support

**Summary of** Amend **Objective 21.2.1** as follows.

**Submission** Enable farming and other activities that exist in rural areas, activities while ~~protecting, maintaining and enhancing the~~ avoiding, remedying, or mitigating, adverse effects on the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.

---

**Point Number** 513.26 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1

**Position:** Oppose

**Summary of** Amend **Policy 21.2.8.1** as follows.

**Submission** Assess subdivision and development proposals against the applicable District Wide chapters, ~~in particular, the objectives and policies of the Natural Hazards and Landscape chapters.~~

---

**Point Number** 513.27 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1023-21.7.2.4



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

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:  
Delete the following from **Policy 21.7.2.4**;

**AND;**

~~b. the proposed development is likely to be visually prominent such that it detracts from private views;~~

---

**Point Number** 513.28 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5

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

**Summary of Submission** Delete the following from **Policy 21.7.2.5**;  
~~development, including access, is located within the parts of the site where they will be least visible from public and private locations;~~

---

**Point Number** 513.29 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1026-21.7.2.7

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

**Summary of Submission** Delete **Policy 21.7.2.7**;

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**Point Number** 513.30 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

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

**Summary of Submission** *Add the following to the Zone purpose:*  
*The provision of housing and land supply for housing in these zones recognises the significant growth and development pressures on accommodation in the District. Efficient and effective use of land in these zones for rural living will be encouraged.*

---

**Point Number** 513.31 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

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

**Summary of Submission** The Rural Lifestyle Zone provides for rural living opportunities, having a development density of one residential *dwelling platform* unit per hectare. ~~With an overall density of one residential unit per two hectares across a subdivision.~~

---

**Point Number** 513.32 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

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

**Summary of Submission** Amend **Objective 22.2.1** as follows:  
~~Maintain and enhance~~ The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled

---

**Point Number** 513.33 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 801-22.2.1.1.

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

**Summary of Submission** Amend **Policy 22.2.1.1** as follows:  
Ensure the visual prominence of buildings is avoided, remedied, or mitigated, particularly development and associated earthworks on prominent slopes, ridges and skylines

---

**Point Number** 513.34 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 802-22.2.1.2

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

**Summary of Submission** Amend **Policy 22.2.1.2** as follows:  
Set minimum density and building coverage standards so that adverse effects on the open space, natural and rural qualities of the District's distinctive landscapes are ~~not reduced~~ mitigated

---

**Point Number** 513.35 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

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

**Summary of Submission** Amend **Objective 22.2.2** as follows:  
~~Ensure the~~ Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.

---

**Point Number** 513.36 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Oppose

**Summary** Delete **Policy 22.2.2.2**

of  
Submission

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**Point Number** 513.37 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Support

**Summary of Submission** Add new policy:  
Encourage the efficient and effective use of land zoned for rural living purposes.

---

**Point Number** 513.38 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.3

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**Point Number** 513.39 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1

**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.12** as follows:  
~~One~~ Two residential Units located within each building platform

---

**Point Number** 513.40 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2

**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.2** as follows:  
On sites less than 2ha there shall be only one residential building platform.

---

**Point Number** 513.41 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.3; or Amend Rule 22.5.12.3 as follows:

On sites equal to or greater than 2 hectares there shall be no more than one residential building platform per hectare on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

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**Point Number** 513.42 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.

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**Point Number** 513.43 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:  
*All subdivision activities are ~~discretionary~~ **controlled** activities, except **as** otherwise stated:*

Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

---

**Point Number** 513.44 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Oppose

**Summary of Submission** Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above

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**Point Number** 513.45 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.

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**Point Number** 513.46 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend **Rule 27.5.1 as follows:**

~~One hectare providing the average lot size is not less than 2 hectares.  
For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.~~

An average lot size of not less than 1 hectare.

For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

---

**Point Number** 513.47 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend **Rule 27.5.1 as follows:**

One hectare

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**Point Number** 513.48 **Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

**Position:** Oppose

**Summary of Submission** ***Amend Map 29 to read the following:***

Rezone 278 Centennial Ave Queenstown RD 1 9371 (Parcel ID 6902363) to be zoned exclusively in the rural lifestyle zone;

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**Point Number** 513.49 **Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

**Position:** Oppose

**Summary of Submission** *Amend Map 29 to read the following:*  
278 Centennial Ave Queenstown RD 1 9371 (Parcel ID 7188678) to be zoned exclusively in the rural lifestyle zone.

---

**Point Number** 513.50 **Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

**Position:** Oppose

**Summary of Submission** Rezone 278 Centennial Ave Queenstown RD 1 9371 (Parcel ID 7188678) and (Parcel ID 6902363) as 'Rural Residential' along with all adjacent properties.

---

**Submitter Number:** 514 **Submitter:** Duncan Fea

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

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

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**Point Number** 514.1 **Provision:** 138-7 Low Density Residential

**Position:** Support

**Summary of Submission** Retain Chapter 7 in its entirety

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**Point Number** 514.2 **Provision:** 255-8 Medium Density Residential

**Position:** Support

**Summary of Submission** Retain Chapter 8 in its entirety

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**Point Number** 514.3 **Provision:** 26-9 High Density Residential

**Position:** Support

**Summary of Submission** Retain Chapter 9 in its entirety

---

**Point Number** 514.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle

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

**Summary of Submission** Retain Chapter 22; except in relation to the relief identified for 22.5.12.3.

---

**Point Number** 514.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.3 as follows:**  
On sites equal to or greater than 1 hectare there shall be no more than one residential unit per ~~two~~ hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

---

**Point Number** 514.6 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend **Rule 27.5.1 as follows:**  
~~4000m<sup>2</sup> One hectare~~ providing the average lot size is not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

---

**Point Number** 514.7 **Provision:** 174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy

**Position:** Not Stated

**Summary of Submission** **Add a new policy:**  
Require removal of established wilding exotic trees as part of the consent for subdivision, use or development of land in the Residential and Rural Living Zones.

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**Point Number** 514.8 **Provision:** 174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy

**Position:** Not Stated

**Summary of Submission** **Add a new policy:**

Council work educate and encourage land owners with mature wilding exotic trees to progressively remove the trees. Priority will be given to mature wilding exotic trees in and adjacent to residential areas where they have an adverse impact on amenity values, sunlight and views.

**Submitter Number:** 515  
**Submitter:** Wakatipu Equities  
**Contact Name:** Maree Baker-Galloway  
**Email:** maree.baker-galloway@andersonlloyd.co.nz  
**Address:** Anderson Lloyd PO Box 201, Queenstown, New Zealand, 9349

**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.

**Point Number:** 515.2  
**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 the Avoid, remedy, or mitigate the adverse effects of subdivision, use and development these landscapes on the Rural Landscape Classification.~~

**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.

---

**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.

---

**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* ~~a~~ and that evolving forms of agricultural *and other* land *uses* which may change the landscape are anticipated

---

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

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

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

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

---

**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.

**Submission** 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** 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.

**Submission** 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** 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.

**Submission** 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** 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.

**Submission** Avoid remedy or mitigate adverse cumulative effects on landscape character and amenity values caused by incremental inappropriate subdivision and development.

---

**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.

---

**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.~~

---

**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).

---

**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.~~

---

**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.

---

**Point Number** 515.19 **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 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.~~

---

**Point Number** 515.20 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

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

**Summary of Submission** Amend **Objective 21.2.1** as follows.

Enable farming, and other activities that rely on rural areas, permitted and established activities while ~~protecting, maintaining and enhancing~~ avoiding, remedying, or mitigating adverse effects on the values of landscape, ecosystem services, nature conservation, rural amenity and recreation.

---

**Point Number** 515.21 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

**Position:** Support

**Summary of Submission** Amend policy **21.2.1.1** as follows.

Enable farming and other activities that rely on rural areas, activities while ~~protecting, maintaining and enhancing the~~ avoiding, remedying, or mitigating, adverse effects on the values of indigenous

biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.

---

**Point Number** 515.22 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1

**Position:** Oppose

**Summary of Submission** Amend **Policy 21.2.8.1** as follows.

Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards and Landscape chapters.

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**Point Number** 515.23 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1023-21.7.2.4

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

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:

Delete the following from **Policy 21.7.2.4**;

~~b. the proposed development is likely to be visually prominent such that it detracts from private views;~~

---

**Point Number** 515.24 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5

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

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:

Delete the following from **Policy 21.7.2.5**;

~~development, including access, is located within the parts of the site where they will be least visible from public and private locations;~~

---

**Point Number** 515.25 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1026-21.7.2.7

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

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows: Delete Policy 21.7.2.7;

Delete Policy 21.7.2.7

---

**Point Number** 515.26 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

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

**Summary of Submission** Amend **Objective 22.2.1** as follows:  
~~Maintain and enhance~~ The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled

---

**Point Number** 515.27 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 801-22.2.1.1.

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

**Summary of Submission** Amend **Policy 22.2.1.1** as follows:  
 Ensure the visual prominence of buildings is avoided, remedied, or mitigated, particularly development and associated earthworks on prominent slopes, ridges and skylines

---

**Point Number** 515.28 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 802-22.2.1.2

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

**Summary of Submission** Amend **Policy 22.2.1.2** as follows:  
 Set minimum density and building coverage standards so that adverse effects on the open space, natural and rural qualities of the District's distinctive landscapes are ~~not reduced~~ mitigated

---

**Point Number** 515.29 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

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

**Summary of Submission** Amend **Objective 22.2.2** as follows  
~~Ensure the~~ Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.

---

**Point Number** 515.30 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Oppose

**Summary** Delete Policy 22.2.2.2

of  
Submission

---

**Point Number** 515.31 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

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

**Summary of Submission** Amend **Rule 22.5.1** Building Materials and Colours **as follows:**  
*All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:*

*The ~~E~~ exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or with any applied finish) shall be:*

~~22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;~~

~~22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;~~

~~22.5.1.3 Surface finishes shall have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)~~

*These rules do not apply to any material or surface colours used inside any building.*

*These rules do not apply to solar panels or other renewable energy building materials of this nature.*

*Discretion is restricted to all of the following:*

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.*
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.*
- The size and height of the building where the subject colours would be applied.*

---

**Point Number** 515.32 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.3

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**Point** 515.33 **Provision:** 797-22 Rural Residential and Rural

**Number** Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2

**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.2** as follows:  
On sites less than 2ha *there may be up to two* residential units

---

**Point Number** 515.34 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.3

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**Point Number** 515.35 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.3** as follows:  
On sites equal to or greater than 2 hectares there shall be no more than ~~one~~ two residential units per ~~two~~ hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

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**Point Number** 515.36 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.

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**Point Number** 515.37 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:  
*All subdivision activities are ~~discretionary~~ **controlled** activities, except **as** otherwise stated:*  
*Council's control is limited to:*



- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

**Point Number** 515.38 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend **Rule 27.5.1** as follows:  
~~One hectare providing the average lot size is not less than 2 hectares.~~  
~~For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.~~  
An average lot size of not less than 1 hectare.  
For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

**Point Number** 515.39 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend **Rule 27.5.1** as follows:  
One hectare

**Point Number** 515.40 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1

**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.1** as follows:  
One Two residential Units located within each building platform

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**Point Number** 515.41 **Provision:** 7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook

**Position:** Oppose

**Summary of Submission** Amend Map 26 to rezone all boundaries of the rural lifestyle/ rural zones to align with legal property boundaries

---

**Point Number** 515.42 **Provision:** 7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook

**Position:** Oppose

**Summary of Submission** Rezone the following lots from rural zone to the rural lifestyle zone;

- Speargrass Domain 258 Speargrass Flat Road Rd 1 QUEENSTOWN 9371 (legal description LOT 1 DP 301330)
- Speargrass Domain 258 Speargrass Flat Road Rd 1 QUEENSTOWN 9371 (legal description LOT 2 DP 301330)
- Speargrass Domain 258 Speargrass Flat Road Rd 1 QUEENSTOWN 9371 (legal description LOT 3 DP 301330)
- Speargrass Domain 258 Speargrass Flat Road Rd 1 QUEENSTOWN 9371 (legal description LOT 4 DP 301330)
- Speargrass Domain 258 Speargrass Flat Road Rd 1 QUEENSTOWN 9371 (legal description LOT 5 DP 301330)

---

**Submitter Number:** 516 **Submitter:** MacFarlane Investments  
**Contact Name:** Maree Baker-Galloway **Email:** maree.baker-galloway@andersonlloyd.co.nz  
**Address:** Anderson Lloyd 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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**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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**Point Number** 516.3 **Provision:** 26-9 High Density Residential

**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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**Point Number** 516.4 **Provision:** 464-12 Queenstown Town Centre

**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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**Point Number** 516.5 **Provision:** 1059-26 Historic Heritage

**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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**Point Number** 516.6 **Provision:** 1182-27 Subdivision and 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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**Point Number** 516.7 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**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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**Submitter Number:** 517 **Submitter:** John Thompson

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

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

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**Point Number** 517.1 **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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**Point Number** 517.2 **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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**Point Number** 517.3 **Provision:** 26-9 High Density Residential

**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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**Point Number** 517.4 **Provision:** 464-12 Queenstown Town Centre

**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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**Point Number** 517.5 **Provision:** 1059-26 Historic Heritage

**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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**Point Number** 517.6 **Provision:** 1182-27 Subdivision and 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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**Point Number** 517.7 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**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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**Submitter Number:** 518 **Submitter:** Scott Mazey Family Trust

**Contact Name:** Hannah Ayres **Email:**

**Address:** Rough and Milne Landscape Architects PO BOX 349, Wanaka, New Zealand, 9343

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**Point Number** 518.1 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Oppose

**Summary of Submission** The continued zoning of the bottom terrace of the Mazey property (965 Aubrey Road, Albert Town, Wanaka (DP 406222)) as Rural zone- the submitter opposes the continued rural zoning of the lowest terrace (eastern most portion) of their property (identified on sheet 6 of the Landscape Assessment of the full submission). Rezone 1 Ha of land within this lower terrace as being suitable as Large Lot Residential zone, with a 'landscape protection overlay', to match the adjacent proposed zoning.

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<b>Point Number</b>	518.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	- Object to the alignment of the Wanaka Urban Growth Boundary as it relates to the Mazey property (as above). The submitter would like to propose a more appropriate alignment for the Wanaka Urban Growth Boundary as it follows the edge of existing residential development on the lower slopes of Little Mt Iron, to include approximately 1Ha of the submitter's property adjacent to the existing Large Lot Urban Residential zone. The Boundary should follow the base of a significant rocky bluff that divides the submitter's property into upper and lower terraces.		
<b>Point Number</b>	518.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	965 Aubrey Road Wanaka, Rezone 1 Ha of land within this lower terrace as being suitable as Large Lot Residential zone, with a 'landscape protection overlay', to match the adjacent proposed zoning.		

<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
<b>Address:</b>	Anderson Lloyd PO Box 201, Queenstown, New Zealand, 9349		
<b>Point Number</b>	519.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Add the following new definition of Exploration:</p> <p>'Exploration means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and to explore has a corresponding meaning.'</p>		
<b>Point Number</b>	519.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Not Stated		

**Summary of Submission**

Add the following new definition of Mining:

'Mining:

(a) means to take, win or extract, by whatever means,-

(i) a mineral existing in its natural state in land; or

(ii) a chemical substance from a mineral existing in its natural state in land; and

(b) includes-

(i) the injection of petroleum into an underground gas storage facility; and

(ii) the extraction of petroleum from an underground gas storage facility; but

(c) does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph (a).'

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**Point Number**

519.3

**Provision:**

54-2Definitions > 56-2.2Definitions

**Position:**

Not Stated

**Summary of Submission**

Clarify the definition of mining activity as follows:

Mining Activity

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

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

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

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

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

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

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**Point Number**

519.4

**Provision:**

54-2Definitions > 56-2.2Definitions

**Position:**

Not Stated

**Summary of Submission**

Add the following new definition of Mining Building:

'Means a building (as defined) necessary for the undertaking of mining activities (as defined).'



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**Point Number** 519.5 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Amend the definition of Prospecting so it is defined as 'Mineral Prospecting'.

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**Point Number** 519.6 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

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

'Mineral Prospecting:

Means any activity undertaken for the purpose of identifying land likely to contain ~~exploitable~~ mineral deposits or occurrences; and includes the following activities:

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

- Taking small samples by low impact mechanical methods.'

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

**Position:** Not Stated

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

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

- Temporary events
- Temporary filming
- Temporary activities related to building construction
- Temporary exploration and prospecting
- Temporary military training
- Temporary storage

- Temporary utilities

- Temporary use of a site as an airport for certain community events.

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

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<b>Point Number</b>	519.8	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3.
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**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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<b>Point Number</b>	519.9	<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** 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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<b>Point Number</b>	519.10	<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** 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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<b>Point Number</b>	519.11	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-
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<b>Summary of Submission</b>	Amend Objective 3.2.5.1 as follows.  <del>Protect</del> <u>Avoid, remedy or mitigate adverse effects on the</u> natural character of Outstanding Natural Landscapes and Outstanding Natural Features from <u>inappropriate</u> subdivision, use and development.		
<b>Point Number</b>	519.16	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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 <del>protect</del> <u>avoid, remedy, or mitigate adverse effects on</u> them from <del>the adverse effects of</del> <u>inappropriate</u> subdivision, <u>use</u> and development.		
<b>Point Number</b>	519.17	<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>	Add the following new policy: <u>Adopt performance standards for land use activities, including mining activities, which manage their adverse effects on the Outstanding Natural Landscapes and Outstanding Natural Features.</u>		
<b>Point Number</b>	519.18	<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 as follows.  <del>Minimise</del> Avoid, remedy or mitigate <del>the adverse</del> <u>effects on natural</u> landscapes <del>effects of</del> <u>from</u> <u>in appropriate</u> subdivision, use or development in specified Rural Landscapes.		
<b>Point Number</b>	519.19	<b>Provision:</b>	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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 3.2.5.2.1 as follows:  Identify the district's Rural Landscape Classification on the district plan maps, and <del>minimise</del>		

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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**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

**Submission**

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.~~

**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.

**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.

**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.

<b>Point Number</b>	519.33	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Add the following to the rural zone purpose:</p> <p><i>"Mining activity, including exploration and drilling, have often existed within rural areas which may be subject to a landscape classification. These activities can provide significant ongoing economic and social benefits to the district where the environmental effects are managed appropriately. Many of the natural and outstanding landscapes in the District have already been significantly modified through mining activity and this adds to the special character of particular landscapes."</i></p>		
<b>Point Number</b>	519.34	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Policy 21.2.4.2</p> <p><del>Manage</del> Control the location and type of non-farming activities in the Rural Zone, to <u>manage</u> minimise conflict with activities that may <u>or may</u> not be compatible with permitted or established activities.</p>		
<b>Point Number</b>	519.35	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Objective 21.2.5</p> <p>Recognise <del>for</del> and provide <u>for</u> opportunities for mining activities <del>providing the location, scale and effects would not degrade</del> <u>while avoiding, remedying, or mitigating the adverse effects on significant</u> amenity, water, landscape and indigenous biodiversity values.</p>		
<b>Point Number</b>	519.36	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5 > 793-21.2.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Policy 21.2.5.1</p> <p>Recognise the importance and economic value of locally sourced <u>mined</u> high-quality gravel, rock and other minerals <del>for road making and construction activities,</del> <u>and the importance of the local economic and export contribution from the mining of other minerals, including gold and tungsten.</u></p>		
<b>Point Number</b>	519.37	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Not Stated		



<b>Summary of Submission</b>	Add the following new Objective:  <u>Recognise that the Queenstown Lakes District contains mineral deposits that may be of considerable social and economic importance to the district and the nation generally, and that mining activity and associated land restoration can provide an opportunity to enhance the land resource, landscape, heritage and vegetation values</u>		
<b>Point Number</b>	519.38	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Provide for Mining Buildings where the location, scale and colour of the buildings will not adversely affect landscape values.		
<b>Point Number</b>	519.39	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add the following new policy:  <u>Identify the location and extent of existing or pre-existing mineral resources in the region and encourage future mining activity to be carried out in these locations.</u>		
<b>Point Number</b>	519.40	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add the following new policy:  <u>Enable mining activity, including prospecting and exploration, where they are carried out in a manner which avoids, remedies or mitigates adverse effects on the environment.</u>		
<b>Point Number</b>	519.41	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add the following new policies:  <u>Encourage the use of off-setting or environmental compensation for mining activity by considering the extent to which adverse effects can be directly offset or otherwise compensated, and consequently reducing the significance of the adverse effects.</u>  <u>Manage any waste heaps or long term stockpiles to ensure that they are compatible with the forms in the landscape.</u>  <u>Encourage restoration to be finished to a contour sympathetic to the surrounding topography and revegetated with a cover appropriate for the site and setting.</u>		

<b>Point Number</b>	519.42	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Add the following new policy:  <u>Recognise that the ability to extract mineral resources can be adversely affected by other land use, including development of other resources above or in close proximity to mineral deposits.</u></p>		
<b>Point Number</b>	519.43	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Add the following new policy:  <u>Recognise that exploration, prospecting and small-scale recreational gold mining are activities with low environmental impact.</u></p>		
<b>Point Number</b>	519.44	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5 > 795-21.2.5.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Policy 21.2.5.3 as follows  <del>Ensure</del> <u>Encourage</u> that during and following the conclusion of mineral extractive activities, sites are progressively rehabilitated in a planned and co-ordinated manner, to enable the establishment of a land use appropriate to the area.</p>		
<b>Point Number</b>	519.45	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5 > 796-21.2.5.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Policy 21.2.5.4 as follows  Ensure adverse effects of large-scale extractive activities (including mineral exploration <u>where applicable</u>) are avoided-<del>or</del> remedied <u>or mitigated</u>, particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.</p>		
<b>Point Number</b>	519.46	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 830-21.2.12.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Policy 21.2.12.7 as follows:  Ensure that the location, design and use of structures and facilities are such that any adverse</p>		

effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied, or mitigated.

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**Point Number** 519.47 **Provision:** 771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 848-21.3.3.7

**Position:** Oppose

**Summary of Submission** Amend 21.3.3.7 as follows:  
The existence of a farm building either permitted or approved by resource consent under Table 4 - Farm Buildings shall not be considered the permitted baseline for residential or other non-farming activity development within the Rural Zone.

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**Point Number** 519.48 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 919-21.5.17

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

**Summary of Submission** Amend rule 21.5.17 as follows:  
Standards for Structures and Buildings  
The following standards apply to structures and buildings, except Farm Buildings and Mining Buildings

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**Point Number** 519.49 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18

**Position:** Oppose

**Summary of Submission** Amend 21.5.18 as follows  
21.5.18.3 Is not located within an Outstanding Natural Feature (ONF)\*  
\*this rule does not apply to containers

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**Point Number** 519.50 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL

**Position:** Oppose

**Summary of Submission** Amend 21.7.1 as follows  
Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL).  
(Wakatipu Basin)

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<b>Point Number</b>	519.51	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend the assessment matters in 21.7.2 as follows:</p> <p>Delete the following from Policy 21.7.2.4;</p> <p><del>b. the proposed development is likely to be visually prominent such that it detracts from private views;</del> AND;</p> <p>Delete the following from Policy 21.7.2.5;</p> <p><del>development, including access, is located within the parts of the site where they will be least visible from public and private locations;</del></p> <p>Delete Policy 21.7.2.7;</p>		

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<b>Point Number</b>	519.52	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 883-21.4.30
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Rule 21.4.30 as follows:</p> <p>a. Mineral prospecting <u>and exploration</u></p> <p>b. Mining by means of hand-held, non-motorised equipment and suction dredging,</p> <p>c. <u>motorised mining</u>, where the total motive power of any dredge does not exceed 10 horsepower (7.5 kilowatt); and</p> <p><del>d. The activity will not be undertaken on an Outstanding Natural Feature*.</del></p>		

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<b>Point Number</b>	519.53	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support with amendment.</p> <p>Amend Objective 26.5.1 as follows:</p> <p>To recognise and protect, <u>maintain and enhance</u> historic heritage features in the District <u>when managing from</u> adverse effects of land use, subdivision and development.</p>		

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<b>Point Number</b>	519.54	<b>Provision:</b>	1059-26 Historic Heritage >
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendment.

Amend Policy 26.5.1.2 as follows:

Protect, maintain and enhance historic heritage features when managing against adverse effects of land use and development, including cumulative effects, proportionate to their level of significance.

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**Point Number** 519.55 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4

**Position:** Not Stated

**Summary of Submission** (Add) New Policy 26.5.4.4

Encourage and enable the continuation of the activity or activities that created the heritage landscape in a manner that avoids, remedies or mitigates adverse effects on significant heritage features, while also allowing for those features to be added to and complemented by modern day examples of the historic activity.

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**Point Number** 519.56 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1

**Position:** Not Stated

**Summary of Submission** Amend Policy 26.5.2.1 as follows:

Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that either add to heritage values or do not permanently adversely affect the heritage values and are in accordance with best practice.

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**Point Number** 519.57 **Provision:** 1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1168-26.12.7 Glenorchy

**Position:** Not Stated

**Summary of Submission** Amend 26.12.7 Glenorchy as follows:

The Glenorchy Heritage Landscape (GHL) is significant for its specific scheelite mining activities that extended from the 1880's until the 1980's which have left a significant group of mine sites and infrastructure, along with a that have produced a sequence of mining evidence that follows the mining cycle which began here in the 1880's and will continue to exist onto the future. These activities have produced a complex of sites along with a unique social history of the people who worked there. They in turn, represent the hard won and sometimes fruitless endeavours of a close knit community of miners that spanned a hundred years of mining at Glenorchy and continues to this day. The GHL encompasses the majority of historic mining locations, tracks, cableway and sections of water races that represented a primary scheelite producing area in New Zealand. The combination of private and state-owned mines is also a unique part of the GHL's history in the ubiquitous and contemporary mining industry within the Queenstown Lakes District. Overall, the scheelite mining symbolised by the GHL is of national heritage significance.

It is recognised in this area that the GHL retains potential for exploration and mining, and it is appropriate to enable mining in such cases.

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<b>Point Number</b>	519.58	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1106-26.6.15
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>Amend the introductory wording, and activity rule 26.6.15</p> <p>Any activity that is not Permitted requires resource consent, The Activity Table specifies when an activity requires a resource consent and any activity that is not specifically identified in a level of activity, but breaches a standard, requires resource consent as a Discretionary activity.</p> <p>26.6.15</p> <p>Development</p> <p>Works including earthworks, signage, new buildings and structures.</p>		

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<b>Point Number</b>	519.59	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1112-26.6.21
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend Standard 26.6.21:</p> <ul style="list-style-type: none"> <li>• <del>Development in heritage landscapes</del> Earthworks over 2000m<sup>3</sup> (but excluding farm track access, fencing, firebreaks, and public use tracks, exploration and prospecting).</li> <li>• Buildings and structures over <del>5</del> <u>10 m<sup>2</sup></u> in footprint.</li> <li>• Subdivision.</li> <li>• Forestry.</li> <li>• Removal or destruction of any heritage feature that <del>contribute to the values of the heritage landscape</del> and is referred to in the statement of significance.</li> </ul>		

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**Point Number** 519.60 **Provision:** 1059-26 Historic Heritage >  
1151-26.12 Heritage Landscapes >  
1170-26.12.9 Key features to be protected

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

**Summary of Submission** Supported in part.

Amend Rules 26.12.9 as follows:

~~26.12.9.1 Significant heritage mining entrances, mining huts, the cableway and track ways within the GHIL boundary (including the Black Peak Mine).~~

~~26.12.9.2 The mine sites entrances along the Mount Judah Road.~~

~~26.12.9.3 All other known archaeological sites and historic places within the GHIL.~~

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**Point Number** 519.61 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66-30.2.7.1

**Position:** Not Stated

**Summary of Submission** Amend 30.2.7.1 to state:

'Reduce adverse effects associated with utilities by:

- ***Avoiding, remedying or mitigating any adverse effects from.....***

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**Point Number** 519.62 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1

**Position:** Not Stated

**Summary of Submission** Amend policy 35.2.5 as follows:

'Permit temporary storage related to farming activity, exploration and prospecting.

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**Point Number** 519.63 **Provision:** 185-35 Temporary Activities and

**Position:** Not Stated

**Summary of Submission** Amend rule 35.4.5 to delete 'a shipping container'

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**Point Number** 519.64 **Provision:** 7-Part Seven - Maps > 7.10-Map 9 - Glenorchy Rural, Lake Wakatipu

**Position:** Oppose

**Summary of Submission** Amend Map 9 as shown in the map attached to this submission.

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**Submitter Number:** 520 **Submitter:** Fred van Brandenburg

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

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

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**Point Number** 520.1 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 39-9.2.3 Objective 3 > 41-9.2.3.2

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

**Summary of Submission** Amend policy 9.2.3.2 as follows:

~~Ensure that~~ Where development standards are breached, impacts on the amenity values of neighbouring properties, and on public views (especially towards lakes and mountains), are adequately mitigated no more than minor relative to a complying development scenario.

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**Point Number** 520.2 **Provision:** 26-9 High Density Residential

**Position:** Not Stated

**Summary of Submission** Add the following new rule with references to Operative District Plan rules updated:

iv Height and Elevation Restrictions along Frankton Road

The intrusion of a single building element on the south side of Frankton Road (SH6A) in the High Density Residential Zone of no more than one story, in height above the centreline of Frankton Road and limited to a length parallel to the road of not more than 10% of the length of the road frontage (to a maximum of 16 metres), used solely, for access, reception and lobby uses related to the predominant use of the site shall be a Restricted Discretionary Activity in respect of Assessment Matter 7. 7.2 xiii



Urban Design Protocol

This rule applies to those properties from Cecil Road (Paper Road) to, and including, Lot 1 DP 12665.

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<b>Point Number</b>	520.3	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add the following rule with references to Operative District Plan rules updated:  The following applications shall be nonnotified: Applications in relation to land contained in, or formerly contained in Lot 1 DP12665 (commonly known as 595 Frankton Road) made pursuant to rules 7.5.3.3 ii Building Footprint: 7.5.3.3  (iv) Height and Elevation Restrictions along Frankton Road (intrusion of a single building element): 7.5.5.2 iv(d) Setback from Internal Boundaries: 7.5.5.2 vii Continuous Building Length, and 7.5.5.2 xvii Landscape Coverage, provided that the application is accompanied by a report from the Council's Urban Design Panel supporting the application in respect to breaches of the relevant rule. except that the owners of any adjoining properties may be serviced with a copy of any resource consent application pursuant to Section 94(1) of the Act. When forming an opinion as to whether an adjoining residential property owner may be adversely affected by the activity for the purpose of Section 94(1) the consent authority may disregard adverse effects of the activity if those effects are permitted by the development consented under RM040624 dated 13 May 2005 and RM081099 dated 29 April 2009 whether or not these consents have lapsed.		

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<b>Point Number</b>	520.4	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		

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<b>Point Number</b>	520.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 27.4.1, as follows: All subdivision activities are <del>discretionary</del> <u>controlled</u> activities, except <u>as</u> otherwise stated: <u>Council's control is limited to:</u> • <u>Lot sizes, averages and dimensions</u>  • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u>		

- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

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<b>Point Number</b>	520.6	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in the previous submission point.		

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<b>Submitter Number:</b>	521	<b>Submitter:</b>	Estate A P M Hodge
<b>Contact Name:</b>	Vanessa Robb	<b>Email:</b>	vanessa.robbs@andersonlloyd.co.nz
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<b>Point Number</b>	521.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Chapter 8 in its entirety.		

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<b>Point Number</b>	521.2	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the zone boundaries of Planning Map 21.		

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<b>Submitter Number:</b>	522	<b>Submitter:</b>	Kristie Jean Brustad and Harry James Inch
<b>Contact Name:</b>	Vanessa Robb	<b>Email:</b>	vanessa.robbs@andersonlloyd.co.nz
<b>Address:</b>	Anderson Lloyd 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

<b>Summary of Submission</b>	Insert following policy 3.2.5.2.2 <u>Avoid, remedy, or mitigate the adverse effects of subdivision, use and development within these landscapes.</u>		
<b>Point Number</b>	522.5	<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>	Amend Objective 3.2.5.3 as follows. <del>Direct new</del> <u>Encourage</u> subdivision, use or development to occur in those areas which have potential to absorb change <del>without</del> <u>while recognising the importance of</u> <del>detracting from</del> landscape and visual amenity values.		
<b>Point Number</b>	522.6	<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>	Delete Objective 3.2.5.4		
<b>Point Number</b>	522.7	<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>	Amend Objective 3.2.5.4 as follows. <del>Recognise there is a finite</del> <u>Provide for an appropriate future capacity</u> for residential activity in rural areas if the <del>qualities of our</del> <u>while recognising the importance of natural landscapes are to be maintained.</u>		
<b>Point Number</b>	522.8	<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>	Amend Objective 3.2.5.5 as follows: Recognise that agricultural land use <u>and other activities that rely on rural resources is are</u> 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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**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 landscae 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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<b>Point Number</b>	522.13	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Policy 6.3.1.6 as follows.</p> <p><del>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.</del></p>		
<b>Point Number</b>	522.14	<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>	<p>Amend Policy 6.3.1 .11 as follows.</p> <p>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.</p>		
<b>Point Number</b>	522.15	<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>	<p>Amend Objective 6.3.2 as follows.</p> <p>Avoid <u>remedy or mitigate</u> adverse cumulative effects on landscape character and visual amenity values caused by <del>incremental</del> <u>inappropriate</u> subdivision and development.</p>		
<b>Point Number</b>	522.16	<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 Policy 6.3.2.1		
<b>Point Number</b>	522.17	<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>	<p>Amend Policy 6.3.2.2 as follows</p> <p>Allow residential subdivision and development only in locations where the District's landscape</p>		

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

**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** 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.

**Point Number** 522.24 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

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

**Summary of Submission** Amend Objective 21.2.1 as follows.  
Enable farming, and other activities that exist in rural areas. permitted and established activities while protecting, maintaining and enhancing avoiding, remedying, or mitigating adverse effects on the values of landscape, ecosystem services, nature conservation, rural amenity and recreation.

**Point Number** 522.25 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

**Position:** Support

**Summary of Submission** Amend policy 21.2.1.1 as follows.  
Enable farming and other activities that exist in rural areas. activities while protecting, maintaining and enhancing the avoiding, remedying, or mitigating. adverse effects on the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.

**Point Number** 522.26 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1

**Position:** Oppose

**Summary of** Amend Policy 21.2.8.1 as follows.



<b>Submission</b>	Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards and Landscape chapters.		
<b>Point Number</b>	522.27	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1023-21.7.2.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend the assessment matters in 21 .7.2 as follows:</p> <p>Delete the following from Policy 21.7.2.4;</p> <p><del>b- the proposed development is likely to be visually prominent such that it detracts from private views:</del></p>		
<b>Point Number</b>	522.28	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend the assessment matters in 21 .7.2 as follows:</p> <p>Delete the following from Policy 21.7.2.5;  <del>development, including access, is located within the parts of the site where they will be least visible from public and private locations;</del></p>		
<b>Point Number</b>	522.29	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1026-21.7.2.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend the assessment matters in 21 .7.2 as follows:</p> <p>Delete Policy 21.7.2.7;</p>		
<b>Point Number</b>	522.30	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Objective 22.2.1 as follows:</p> <p><u>Maintain and enhance</u> <del>the</del> <u>the district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from</u> <del>absorb</del> <u>development within those landscapes are enabled</u></p>		

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**Point Number** 522.31 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 801-22.2.1.1.

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

**Summary of Submission** Amend Policy 22.2.1.1 as follows:  
Ensure the visual prominence of buildings is avoided, remedied, or mitigated, particularly development and associated earthworks on prominent slopes, ridges and skylines

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**Point Number** 522.32 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 802-22.2.1.2

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

**Summary of Submission** Amend Policy 22.2.1.2 as follows:  
Set minimum density and building coverage standards in order to achieve and maintain an appropriate density of development and related rural amenity values, so that adverse effects on the open space, natural and rural qualities of the District's distinctive landscapes are not reduced

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**Point Number** 522.33 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

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

**Summary of Submission** Amend Objective 22.2.2 as follows  
Ensure the Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.

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**Point Number** 522.34 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Oppose

**Summary of Submission** Delete Policy 22.2.2.2

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**Point Number** 522.35 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

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

**Summary of Submission** Amend Rule 22.5.1 Building Materials and Colours as follows:

All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:

The Exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or with any applied finish) shall be:

~~22.5.1.1 All exterior surface shall be coloured in the range of black, browns, greens or greys;~~  
~~22.5.1.2 Pre painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;~~

22.5.1.3 Surface finishes shall have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)

These rules do not apply to any material or surface colours used inside any building.

These rules do not apply to solar panels or other renewable energy building materials of this nature.

Discretion is restricted to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.
- The size and height of the building where the subject colours would be applied.

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<b>Point Number</b>	522.36	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
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**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.3;

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<b>Point Number</b>	522.37	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
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**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.3

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<b>Point Number</b>	522.38	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
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**Position:** Oppose

**Summary of Submission** Amend Rule 22.5.12.3 as follows:  
  
On sites equal to or greater than 2 hectares there shall be no more than one residential unit per ~~two~~ hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

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**Point Number** 522.39 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.

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**Point Number** 522.40 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1 , as follows:  
  
All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:  
Council's control is limited to:  

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications

  

- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

  
All subdivision activities in the Rural Zone are Discretionary activities.

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**Point Number** 522.41 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.

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**Point Number** 522.42 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules -

**Position:** Oppose

**Summary of Submission**

Amend Rule 27.5.1 as follows:

~~One hectare providing the average lot size is not less than 2 hectares.~~

~~For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.~~

An average lot size of not less than 1 hectare.

For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

---

**Point Number** 522.43 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission**

Amend Rule 27 .5.1 as follows:

One hectare

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**Point Number** 522.44 **Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

**Position:** Oppose

**Summary of Submission**

Amend Map 29 to rezone all boundaries of the Rural Lifestyle/ Rural Zones to align with legal property boundaries

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**Point Number** 522.45 **Provision:** 7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road

**Position:** Oppose

**Summary of Submission**

Amend Map 29 to rezone the following lot as exclusively in the rural lifestyle zone; LOT 1 DP 21393 BLK V SHOTOVER SD (53 Mooney Road)

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**Submitter Number:** 523

**Submitter:** Robert and Elvena Heywood

**Contact Name:** Warwick Goldsmith

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

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

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**Point Number** 523.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

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

**Summary of Submission** Add the following to the Zone purpose:  
The provision of housing and land supply for housing in these zones recognises the significant growth and development pressures on accommodation in the District. Efficient and effective use of land in these zones for rural living will be encouraged.

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**Point Number** 523.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

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

**Summary of Submission** The Rural Lifestyle Zone provides for rural living opportunities, having a development density of one residential dwelling platform unit per hectare. ~~With an overall density of one residential unit per two hectares across a subdivision.~~

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**Point Number** 523.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

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

**Summary of Submission** Amend **Objective 22.2.1** as follows:  
~~Maintain and enhance~~ The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled

---

**Point Number** 523.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 801-22.2.1.1.

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

**Summary of Submission** Amend **Policy 22.2.1.1** as follows:  
Ensure the visual prominence of buildings is avoided, remedied, or mitigated, particularly development and associated earthworks on prominent slopes, ridges and skylines

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**Point Number** 523.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 802-22.2.1.2

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

**Summary of Submission** Amend **Policy 22.2.1.2** as follows:  
Set ~~minimum density and building coverage standards in order to achieve and maintain an appropriate density of development and related rural amenity values. so that adverse effects on the open space, natural and rural qualities of the District's distinctive landscapes are not reduced~~

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**Point Number** 523.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

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

**Summary of Submission** Amend **Objective 22.2.2** as follows  
~~Ensure the~~ *Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.*

---

**Point Number** 523.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Oppose

**Summary of Submission** Delete Policy 22.2.2.2

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**Point Number** 523.8 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Support

**Summary of Submission** *Encourage the efficient and effective use of land zoned for rural living purposes.*

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**Point Number** 523.9 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

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

**Summary of Submission** Amend **Rule 22.5.1 Building Materials and Colours as follows:**  
*All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:*

*The Eexterior colours of all buildings materials (treated, untreated, natural or manufactured, with or with any applied finish) shall be:*

~~22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;~~

~~22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;~~

~~22.5.1.3 Surface finishes shall have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)~~

These rules do not apply to any material or surface colours used inside any building.

These rules do not apply to solar panels or other renewable energy building materials of this nature.

*Discretion is restricted to all of the following:*

- *Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.*
- *Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.*
- *The size and height of the building where the subject colours would be applied.*

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<b>Point Number</b>	523.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
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**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.3

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<b>Point Number</b>	523.11	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
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**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.3

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<b>Point Number</b>	523.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
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**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.3 as follows:**  
On sites equal to or greater than 2 hectares there shall be no more than one residential unit per ~~two~~ hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares,



including the balance, is deemed to be 2 hectares.

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**Point Number** 523.13 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan Chapter 15.

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**Point Number** 523.14 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:

*All subdivision activities are ~~discretionary~~ **controlled** activities, except **as** otherwise stated:  
Council's control is limited to:*

- *Lot sizes, averages and dimensions*
- *Subdivision design*
- *Property access*
- *Esplanade provision*
- *Natural hazards*
- *Fire fighting water supply*
- *Water supply*
- *Stormwater disposal*
- *Sewage treatment and disposal*
- *Energy supply and telecommunications*
- *Open space and recreation*
- *Easements*
- *The nature, scale and adequacy of environmental protection measures associated with earthworks*

*All subdivision activities in the Rural Zone are Discretionary activities.*

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**Point Number** 523.15 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Oppose

**Summary of Submission** Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above

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<b>Point Number</b>	523.16	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		
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<b>Point Number</b>	523.17	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>Rule 27.5.1 as follows:</b> <del>One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del>  <u>An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u>		
<hr/>			
<b>Point Number</b>	523.18	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>Rule 27.5.1 as follows:</b> <i>One hectare</i>		
<hr/>			

<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>	Opus International Consultants Limited Private Bag 1913, Dunedin, New Zealand, 9054		
<hr/>			
<b>Point Number</b>	524.1	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Delete</b> the definition and term: <b>Educational Facility:</b>		

Replace with the following:

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

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

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<b>Point Number</b>	524.2	<b>Provision:</b>	54-2Definitions
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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
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**Modify** definition as follows:

**Community Activity**

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

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<b>Point Number</b>	524.3	<b>Provision:</b>	54-2Definitions
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Remove the term "Community Facility" from the Proposed Plan and replace with the term Community Activity.
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OR Modify as follows:

**Community Facility:**

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

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<b>Point Number</b>	524.4	<b>Provision:</b>	54-2Definitions
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below
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**Summary of Submission**

**Oppose in part**

**Day Care Facility**

Amend definition as follows:

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

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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

<b>Summary of Submission</b>	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 <b><u>Community Activity</u></b> in these objectives and policies.		
<b>Point Number</b>	524.8	<b>Provision:</b>	11-4 Urban Development > 12-4.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain reference to " <b>education facilities</b> "		
<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
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support in part  Seek the following addition:  <b>Policy 4.2.4.2</b> Ensure that development within the Queenstown Urban Growth Boundary Supports the Coordinated planning for transport, public open space, walkways and cycle ways and community <b><u>and education</u></b> facilities		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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**Point Number** 524.12 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5 > 44-4.2.5.2

**Position:** Not Stated

**Summary of Submission** Support in part

**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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**Point Number** 524.14 **Provision:** 138-7 Low Density Residential > 139-7.1 Zone Purpose

**Position:** Not Stated

**Summary of Submission** Support in part  
Retain

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**Point Number** 524.15 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6

**Position:** Support

**Summary of Submission** Retain

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<b>Point Number</b>	524.16	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6 > 159- 7.2.6.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<hr/>			
<b>Point Number</b>	524.17	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6 > 160- 7.2.6.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<hr/>			
<b>Point Number</b>	524.18	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 158-7.2.6 Objective 6 > 161- 7.2.6.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<hr/>			
<b>Point Number</b>	524.19	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 192- 7.4.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Relief sought:  <b>Change the activity status of community activities and facilities to permitted.</b>		
<hr/>			
<b>Point Number</b>	524.20	<b>Provision:</b>	255-8 Medium Density Residential > 256-8.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Relief Sought:  "Community activities <b>and facilities</b> are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone."		

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<b>Point Number</b>	524.21	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	524.22	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 > 296-8.2.8.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	524.23	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 > 297-8.2.8.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		

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<b>Point Number</b>	524.24	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8 > 298-8.2.8.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	524.25	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 343-8.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Relief sought:		



**Change the activity status of community activities and facilities.**

**A change to Permitted activity status is sought**

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<b>Point Number</b>	524.26	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 369-8.4.27
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

Include the term Community Facilities as if this term is retained then it should occur alongside the term Community Activities.

---

<b>Point Number</b>	524.27	<b>Provision:</b>	26-9 High Density Residential > 27-9.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	524.28	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 42-9.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		

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<b>Point Number</b>	524.29	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 42-9.2.4 Objective 4 > 43-9.2.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	524.30	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 77-9.4.15
<b>Position:</b>	Oppose		

**Summary of Submission**

Relief sought:

**Change the activity status of community activities and facilities to Permitted.**

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**Point Number**

524.31

**Provision:**

458-10Arrowtown Residential  
Historic Management Zone >  
460-10.2Objectives and Policies  
> 467-10.2.3Objective 3

**Position:**

Support

**Summary of Submission**

Retain

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**Point Number**

524.32

**Provision:**

458-10Arrowtown Residential  
Historic Management Zone >  
460-10.2Objectives and Policies  
> 467-10.2.3Objective 3 > 468-  
10.2.3.1

**Position:**

Support

**Summary of Submission**

Retain

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**Point Number**

524.33

**Provision:**

458-10Arrowtown Residential  
Historic Management Zone >  
486-10.4Rules - Activities > 497-  
10.4.11

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Delete Rule 10.4.11

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**Point Number**

524.34

**Provision:**

458-10Arrowtown Residential  
Historic Management Zone >  
486-10.4Rules - Activities > 503-  
10.4.17

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Modify Rule 10.4.17:

"Community Activities **and facilities.**

---

**Point Number** 524.35 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** **Relief Sought:**  
Recognise by way of adding objectives, policies and rules for community activities and facilities in the Rural Zone.

---

**Point Number** 524.36 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 524.37 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 809-22.2.2.1

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 524.38 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4

**Position:** Support

**Summary of Submission** retain

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**Point Number** 524.39 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4 > 1090-26.5.4.3

**Position:** Support

<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	524.40	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1092-26.6.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part		
	Relief sought:		
	... This includes minor repair of building materials and includes replacement of minor components such as individual bricks, cut stone, timber sections, roofing and glazing. The replacement items should be of the original or closely matching material, colour, texture, form and design <b><u>where practicable or appropriate.</u></b>		
<b>Point Number</b>	524.41	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Relief Sought		
	Delete Rule 26.6.7		
<b>Point Number</b>	524.42	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	524.43	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1198-27.2.2.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		

<b>Point Number</b>	524.44	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1199-27.2.2.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		
<hr/>			
<b>Point Number</b>	524.45	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1197-27.2.2.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	support in part Relief sought: Modify:  <b>Policy 27.2.2.4</b> Subdivision will have good and integrated connections and accessibility to existing and planned areas of employment, community <b>activities and</b> facilities, services, trails, public transport and adjoining neighbourhoods.		
<hr/>			
<b>Point Number</b>	524.46	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<hr/>			
<b>Point Number</b>	524.47	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<hr/>			
<b>Point Number</b>	524.48	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 18-28.3.3 Objective 3

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 524.49 **Provision:** 26-37Designations

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

**Summary of Submission** Support in part

**D377: Shotover Primary School**

Add the name of the school "Shotover Primary" to the site/legal description column.

**D243: Wanaka Primary School**

Change the purpose from "Education Facilities" to "**Education Purposes**" to be consistent with other MOE designations.

Also add the name of the school "**Wanaka Primary School**" to the site/legal description column.

Suggest the construction related conditions are removed from the designation for this School namely conditions 2, 3 and 7.

**D577: Makarora Primary School**

Update Site/Legal Description and Conditions column for Makarora School as follows:

31 Rata Street Makarora, Pt Section 4688 BLK 4 McKerrow SD. **Section 1 SO 474987.**

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**Point Number** 524.50 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 524.51 **Provision:** 287-41 Jacks Point Zone > 289-

41.2 Objectives and Policies >  
290-41.2.1 Objective 1 > 305-  
41.2.1.15

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 524.52

**Provision:** 287-41 Jacks Point Zone > 289-  
41.2 Objectives and Policies >  
290-41.2.1 Objective 1 > 309-  
41.2.1.19

**Position:** Support

**Summary of Submission** Retain

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**Submitter Number:** 525

**Submitter:** F S Mee Developments Limited

**Contact Name:** Warwick Goldsmith

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

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

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**Point Number** 525.1

**Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15.

---

**Point Number** 525.2

**Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:

*All subdivision activities are ~~discretionary~~ **controlled** activities, except **as** otherwise stated:*

*Council's control is limited to:*

- *Subdivision design*
- *Property access*
- *Esplanade provision*

- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

---

<b>Point Number</b>	525.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in submission point 525.2.		

---

<b>Point Number</b>	525.4	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		

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<b>Submitter Number:</b>	526	<b>Submitter:</b>	Michaela Meehan
<b>Contact Name:</b>	Warwick Goldsmith	<b>Email:</b>	warwick.goldsmith@andersonlloyd.co.nz
<b>Address:</b>	Anderson Lloyd PO Box 201, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	526.1	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Map 29 to relocate the ONL as identified on the map attached to the submission.		





- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

<b>Point Number</b>	527.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in submission point 527.4.		

<b>Point Number</b>	527.6	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		

<b>Point Number</b>	527.7	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone the area of land hatched on the Map attached to this submission from Rural zone to Low Density Residential		



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**Point Number** 528.5 **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.*

---

**Point Number** 528.6 **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...*

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**Point Number** 528.7 **Provision:** 4-Part Three - Urban Environment

**Position:** Oppose

**Summary of Submission** Amend the Queenstown UGB (Chapter 4) as follows:

Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.

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**Point Number** 528.8 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Oppose

**Summary of Submission** Amend Planning Map 30 as follows:

Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.

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**Point Number** 528.9 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Oppose

**Summary of Submission** Amend Planning Map 31a as follows:

Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.

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<b>Point Number</b>	528.10	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>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'</p> <p>The identified land to be rezoned illustrated on the attached Map at <b>Appendix 1</b>. The Map appended shows the extension areas labelled as "Proposed Extension Areas 1f" in green and "Extension 5c" as hatched in red.</p>		
<b>Point Number</b>	528.11	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend Planning Map 30 as follows:  Re-locate the Urban Growth Boundary as drawn so it aligns with the edge of the ONL boundary running along the inside edge of Old School Road.</p>		

<b>Submitter Number:</b>	529	<b>Submitter:</b>	Lakes Edge Development Limited
<b>Contact Name:</b>	Warwick Goldsmith	<b>Email:</b>	warwick.goldsmith@andersonlloyd.co.nz
<b>Address:</b>	Anderson Lloyd PO Box 201, Queenstown, New Zealand, 9348		
<b>Point Number</b>	529.1	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1 > 93-9.5.1.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Add the following to Rule 9.5.1.1:</p> <p><u><i>The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary.</i></u></p>		
<b>Point Number</b>	529.2	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Add the following to Rule 9.5.2</p> <p><u><i>The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at</i></u></p>		

the southern zone boundary.

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**Point Number** 529.3 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3

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

**Summary of Submission** Add the following to Rule 9.5.3

The maximum height for buildings in the High Density Residential Zone located immediately west of the Kawarau Falls Bridge shall be 10 metres and in addition no building shall protrude through a horizontal line drawn due north commencing at 7 metres above any given point along the required boundary setbacks at the southern zone boundary

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**Point Number** 529.4 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15

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**Point Number** 529.5 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:

All subdivision activities are discretionary controlled activities, except as otherwise stated:

Council's control is limited to:

- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the

controlled activity status subdivision described above

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**Point Number** 529.6 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.

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**Submitter Number:** 530 **Submitter:** Byron Ballan

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

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

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**Point Number** 530.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

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

**Summary of Submission** Amend **Objective 22.2.1** as follows:  
*Maintain and enhance ~~the~~ the district's landscape quality, character and visual amenity values are maintained and enhanced while ~~enabling~~ rural living opportunities in areas that can ~~avoid detracting from~~ absorb development within those landscapes are enabled.*

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**Point Number** 530.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 801-22.2.1.1.

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

**Summary of Submission** Amend **Policy 22.2.1.1** as follows:  
Ensure the visual prominence of buildings is avoided, *remedied, or mitigated*, particularly development and associated earthworks on prominent slopes, ridges and skylines.

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**Point Number** 530.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 802-22.2.1.2

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

**Summary of Submission** Amend **Policy 22.2.1.2** as follows:

Set minimum density and building coverage standards so *that adverse effects on the* open space, natural and rural qualities of the District's distinctive landscapes are ~~not reduced~~ mitigated.

---

**Point Number** 530.4

**Provision:**

797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

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

**Summary of Submission** Amend **Objective 22.2.2** as follows

~~Ensure the~~ Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.

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**Point Number** 530.5

**Provision:**

797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Oppose

**Summary of Submission** Delete Policy 22.2.2.2

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**Point Number** 530.6

**Provision:**

797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3

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

**Summary of Submission** Amend **Objective 22.2.3**, as follows:

~~Manage n~~ New development and adequately manages natural hazards risks.

---

**Point Number** 530.7

**Provision:**

797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

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

**Summary of Submission** Amend **Rule 22.5.1 Building Materials and Colours as follows:**

*All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:*

*The Exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or with any applied finish) shall be:*



~~22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;~~

~~22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;~~

~~22.5.1.3 Surface finishes shall have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)~~

These rules do not apply to any material or surface colours used inside any building.

These rules do not apply to solar panels or other renewable energy building materials of this nature.

*Discretion is restricted to all of the following:*

- *Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.*
- *Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.*
- *The size and height of the building where the subject colours would be applied.*

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<b>Point Number</b>	530.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
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**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.3;

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<b>Point Number</b>	530.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1
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**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.1** as follows:  
~~One~~ Two residential Units located within each building platform

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<b>Point Number</b>	530.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2
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**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.2** as follows:  
On sites less than 2ha there may be up to two residential units

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<b>Point Number</b>	530.11	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules -
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**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.3.

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**Point Number** 530.12

**Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.3** as follows:

On sites equal to or greater than 2 hectares there shall be no more than ~~one~~ two residential units per ~~two~~ hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

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**Point Number** 530.13

**Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.

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**Point Number** 530.14

**Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:

*All subdivision activities are ~~discretionary~~ **controlled** activities, except **as** otherwise stated:  
Council's control is limited to:*

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal



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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 > 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 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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<b>Point Number</b>	531.5	<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>	Amend <b>Objective 3.2.5.5</b> as follows; <b>Objective 3.2.5.5</b> Recognise that agricultural land use <u>and other activities that rely on rural resources</u> is <u>are</u> fundamental to the character of our landscapes.		
<b>Point Number</b>	531.6	<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>	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 <u>and other activities that rely on rural resources</u> 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 <u>and other activities that rely on rural resources</u> a and that evolving forms of agricultural <u>and other</u> land <u>uses</u> 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. <u>Maintain and</u> provide access to housing <u>and land supply for housing</u> that is more affordable.		
<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.

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**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.

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**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** Amend **Policy 6.3.2.2** as follows

**Submission** ~~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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**Point Number** 531.15 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

**Position:** Oppose

**Summary of** Amend **6.3.5 Objective** as follows.

**Submission** ~~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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**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** Amend **Policy 6.3.5.1** as follows.

**Submission** 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** 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** Amend **Policy 6.3.5.2** as follows.

**Submission** 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** 531.18 **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** 531.19 **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.~~

---

**Point Number** 531.20 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

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

**Summary of Submission** Amend **Objective 21.2.1** as follows.  
Enable farming, and other activities that exist in rural areas, permitted and established activities while ~~protecting, maintaining and enhancing~~ avoiding, remedying, or mitigating adverse effects on the values of landscape, ecosystem services, nature conservation, rural amenity and recreation.

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**Point Number** 531.21 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

**Position:** Support

**Summary of Submission** Amend policy **21.2.1.1** as follows.  
Enable farming and other activities that exist in rural areas, activities while ~~protecting, maintaining and enhancing the~~ avoiding, remedying, or mitigating, adverse effects on the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.

---

**Point Number** 531.22 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1

**Position:** Oppose

**Summary of Submission** Amend **Policy 21.2.8.1** as follows.  
Assess subdivision and development proposals against the applicable District Wide chapters, ~~in particular, the objectives and policies of the Natural Hazards and Landscape chapters.~~

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**Point Number** 531.23 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1023-21.7.2.4

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

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:  
Delete the following from **Policy 21.7.2.4**;  
~~b. the proposed development is likely to be visually prominent such that it detracts from private views;~~

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**Point Number** 531.24 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5

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

**Summary of Submission** Delete the following from **Policy 21.7.2.5**;  
~~development, including access, is located within the parts of the site where they will be least visible from public and private locations;~~

---

**Point Number** 531.25 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1026-21.7.2.7

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

**Summary of Submission** Delete Policy 21.7.2.7;

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**Point Number** 531.26 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.

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**Point Number** 531.27 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:  
*All subdivision activities are ~~discretionary~~ **controlled** activities, except as otherwise stated:*

**Submission**      Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

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<b>Point Number</b>	531.28	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in submission point 531.27.		

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<b>Point Number</b>	531.29	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.		

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<b>Point Number</b>	531.30	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Map 18 as follows; Relocate the boundary of the ONL/ RLC to be located along the top of the steep escarpment formed by the Clutha river.  The map attached to this submission shows this proposed relocation marked in red.		

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**Point Number** 531.31 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Oppose

**Summary of Submission** Amend Map 18 as follows: Delete SNA (E39A, SNA A Short tussock grassland and cushion field).

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**Point Number** 531.32 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas > 97-33.8.1 Significant Natural Areas

**Position:** Oppose

**Summary of Submission** Amend chapter 33.8.1 Significant Natural Areas as follows: Delete SNA (E39A, SNA A Short tussock grassland and cushion field).

---

**Point Number** 531.33 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Oppose

**Summary of Submission** Amend Map 18 as follows: Rezone the areas identified within the proposed RLC covering the Crosshill Farm as Rural Lifestyle as identified as hatched on the map attached to this submission.

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**Point Number** 531.34 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Rezone the areas identified within the proposed RLC covering the Crosshill Farm as Rural Lifestyle as identified as hatched on the map attached to this submission.

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**Submitter Number:** 532 **Submitter:** Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)

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

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

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**Point Number** 532.1 **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** 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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<b>Point Number</b>	532.5	<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>	Amend Objective 3.2.5.3 as follows: <i>Direct new <u>Encourage</u> subdivision, use or development to occur in those areas which have potential to absorb change without <u>while recognising the importance of</u> detracting from landscape and visual amenity values.</i>		
<b>Point Number</b>	532.6	<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>	Amend Objective 3.2.5.5 as follows: <i>Recognise that agricultural land use <u>and other activities that rely on rural resources is are fundamental to the character of our landscapes.</u></i>		
<b>Point Number</b>	532.7	<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 <u>activity and other activities that rely on rural resources in rural areas except where it conflicts with significant nature conservation values.</u></i>		
<b>Point Number</b>	532.8	<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>	Amend Policy 3.2.5.5.2 as follows: <i>Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of <u>activities that rely on rural resources and farming and that evolving forms of agricultural and other land uses</u> which may change the landscape are anticipated.</i>		
<b>Point Number</b>	532.9	<b>Provision:</b>	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.

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

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**Point Number** 532.10

**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.

**Submission** 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** 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.

**Submission** 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** 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.

**Submission** 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** 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.

**Submission** 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** 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** Amend Policy 6.3.2.2 as follows:

**Submission** 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.

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**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** Amend Objective 6.3.5 as follows:

**Submission** 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** 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** Amend Policy 6.3.5.2 as follows.

**Submission** Avoid, remedy or mitigate any adverse effects from subdivision and development that are...

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**Point Number** 532.17 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1023-21.7.2.4

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

**Summary of** Delete the following from Policy 21.7.2.4;

**Submission** ~~b. the proposed development is likely to be visually prominent such that it detracts from private views;~~

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**Point Number** 532.18 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5

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

**Summary of Submission** Delete the following from Policy 21.7.2.5; development, including access, is located within the parts of the site where they will be least visible from public and private locations;

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**Point Number** 532.19 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1026-21.7.2.7

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

**Summary of Submission** Delete Policy 21.7.2.7;

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**Point Number** 532.20 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

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

**Summary of Submission** Amend Objective 22.2.1 as follows:  
~~Maintain and enhance~~ The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled

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**Point Number** 532.21 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

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

**Summary of Submission** Amend Objective 22.2.2 as follows:  
~~Ensure the~~ Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.

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**Point Number** 532.22 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Oppose

**Summary of Submission** Delete Policy 22.2.2.2

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**Point Number** 532.23 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1



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

**Summary of Submission** Amend Rule 22.5.1 Building Materials and Colours as follows:

*All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:*

*The Exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or with any applied finish) shall be:*

~~22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;~~

~~22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;~~

~~22.5.1.3 Surface finishes shall have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)~~

*These rules do not apply to any material or surface colours used inside any building.*

*Discretion is restricted to all of the following:*

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.*
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.*
- The size and height of the building where the subject colours would be applied.*

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<b>Point Number</b>	532.24	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
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**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.3

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<b>Point Number</b>	532.25	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1
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**Position:** Oppose

**Summary of Submission** Amend Rule 22.5.12.1 as follows:  
~~One~~ Two residential Units located within each building platform

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**Point Number** 532.26 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2

**Position:** Oppose

**Summary of Submission** Amend Rule 22.5.12.2 as follows:  
On sites less than 2ha there may be up to two residential units within one building platform

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**Point Number** 532.27 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.3;

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**Point Number** 532.28 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Amend Rule 22.5.12.3 as follows:  
On sites equal to or greater than 2 hectares there shall be no more than ~~one~~ two residential units per ~~two~~ hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

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**Point Number** 532.29 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards

**Position:** Not Stated

**Summary of Submission** *Insert Table 7 above into the Rural Lifestyle Chapter (subzone Northern Frankton-Ladies Mile Highway) with the following provision:*

Table 7	Rural Lifestyle (Northern Frankton Ladies Mile Highway sub zone)	Non-compliance status
22.5.39	Building restriction area:  Buildings shall be located a distance of 100m from the Frankton-Ladies Mile Highway.	<del>D-C</del>

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**Point** 532.30 **Provision:** 797-22 Rural Residential and Rural

**Number**

Lifestyle &gt; 863-22.5 Rules - Standards

**Position:** Not Stated**Summary of Submission** *Insert Table 7 above into the Rural Lifestyle Chapter (subzone Northern Frankton-Ladies Mile Highway) with the following provision:*

Table 7	Rural Lifestyle (Northern Frankton Ladies Mile Highway sub zone)	Non-compliance status
22.5.39.1	<p>Any application for consent shall be accompanied by a landscaping plan which shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme.</p> <p>The landscape plan shall ensure that:</p> <ul style="list-style-type: none"> <li>• The border of the 100m setback building restriction areas shall be planted to create a visual screen between SH 6 and any residential unit.</li> <li>• Any existing trees within the 100m building restriction area shall be removed to enhance views from SH6</li> </ul>	D-C

**Point Number** 532.31 **Provision:** 1182-27 Subdivision and Development**Position:** Oppose**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.**Point Number** 532.32 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities**Position:** Oppose**Summary of Submission** Delete Rule 27.4.1.

**Point Number** 532.33 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:  
*All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:  
Council's control is limited to:*

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

---

**Point Number** 532.34 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

**Position:** Not Stated

**Summary of Submission** Insert new Rule 27.5.5 Boundary adjustments, as follows:  
Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:

- (i) the building platform is retained.
- (ii) no additional separately saleable lots are created.
- (iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.

---

**Point Number** 532.35 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend Rule 27.5.1 as follows:  
 One hectare providing the average lot size is not less than 2 hectares.



eastern edge of the Subject Land. Ensure that this relocation coincides with the road boundaries so as to not partially capture one title within two landscape classifications

---

**Point Number** 533.2 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Oppose

**Summary of Submission** Amend Map 33 to re-zone the area of land hatched on the map attached to this submission from rural to High Density Residential. the land is generally located between Kingston Road SH6 and Peninsula Road.

---

**Point Number** 533.3 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Not Stated

**Summary of Submission** In the alternative to submission point 533.2, re-zone the area of land hatched on the map attached to this submission as Medium Density Residential.

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**Point Number** 533.4 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Oppose

**Summary of Submission** In the alternative to submission point 533.3, re-zone the area of land hatched on map attached to this submission as Low Density Residential.

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**Point Number** 533.5 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Not Stated

**Summary of Submission** In the alternative to submission point 533.3, re-zone the area of land hatched on the map attached to this submission as Business Mixed Use;

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**Point Number** 533.6 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Oppose

**Summary of Submission** In the alternative to submission point 533.3, re-zone the area of land hatched on the map attached to this submission as any alternative zoning/ sub-zoning, or overlay which will achieve the same outcomes as listed in the reasons column and which would achieve appropriate use and development of this Subject Land.

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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:** Anderson Lloyd 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.*

---

**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,*

---

**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.

---

**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 >

**Position:** Support

**Summary of Submission** Insert following policy 3.2.5.2.2

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

---

**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.

**Submission** ~~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** 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:

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

---

**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:

**Submission** 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.

---

**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:

**Submission** 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.

---

**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.

---

**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 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** 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** 534.13 **Provision:** 81-6 Landscape > 84-6.3 Objectives

**Number** and Policies > 98-6.3.2 Objective 2

**Position:** Oppose

**Summary of Submission** Amend Objective 6.3.2 as follows.

**Submission** *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:

**Submission** *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:

**Submission** *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 > 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.

**Submission** *Avoid, remedy or mitigate any adverse effects from subdivision and development that are...*

---

**Point Number** 534.17 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1023-21.7.2.4

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

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:

**Submission** Delete the following from Policy 21.7.2.4;

~~b. the proposed development is likely to be visually prominent such that it detracts from private views;~~

---

**Point Number** 534.18 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:

Delete the following from Policy 21.7.2.5;

~~development, including access, is located within the parts of the site where they will be least visible from public and private locations~~

---

**Point Number** 534.19 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1026-21.7.2.7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:

Delete Policy 21.7.2.7

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**Point Number** 534.20 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** *Add the following to the Zone purpose:*

*The provision of housing and land supply for housing in these zones recognises the significant growth and development pressures on accommodation in the District. Efficient and effective use of land in these zones for rural living will be encouraged.*

---

**Point Number** 534.21 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The Rural Lifestyle Zone provides for rural living opportunities, having a development density of one residential dwelling platform unit per hectare. ~~With an overall density of one residential unit per two hectares across a subdivision.~~

---

**Point Number** 534.22 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Objective 22.2.1 as follows:

~~Maintain and enhance~~ The district's landscape quality, character and visual amenity values are maintained

---

and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled

---

**Point Number** 534.23 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Objective 22.2.2 as follows:  
~~Ensure the~~ Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.

---

**Point Number** 534.24 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Oppose

**Summary of Submission** Delete Policy 22.2.2.2

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**Point Number** 534.25 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Support

**Summary of Submission** Add the following new policy:  
Encourage the efficient and effective use of land zoned for rural living purposes.

---

**Point Number** 534.26 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5 > 820-22.2.5.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Rule 22.5.1 Building Materials and Colours as follows:  
*All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:*  
The ~~E~~exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or with any applied finish) shall be:  
*22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;*  
*22.5.1.2 ~~Pre-painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;~~*

22.5.1.3 Surface finishes shall have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)

These rules do not apply to any material or surface colours used inside any building.

Discretion is restricted to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.
- The size and height of the building where the subject colours would be applied.

---

<b>Point Number</b>	534.27	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.3		

---

<b>Point Number</b>	534.28	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 22.5.12.1 as follows: One Two residential Units located within each building platform		

---

<b>Point Number</b>	534.29	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 22.5.12.2 as follows: On sites less than 2ha there <u>shall be only one residential building platform.</u>		

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<b>Point Number</b>	534.30	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.12.3;		

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**Point Number** 534.31 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of** Amend Rule 22.5.12.3 as follows:

**Submission** On sites equal to or greater than 2 hectares there shall be no more than one residential building platform per hectare on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

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**Point Number** 534.32 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15.

**Submission**

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**Point Number** 534.33 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of** Amend Rule 27.4.1, as follows:

**Submission** *All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:  
Council's control is limited to:*

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities.

Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.

---

**Point Number** 534.34 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.

---

**Point Number** 534.35 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

**Position:** Not Stated

**Summary of Submission** Insert new Rule 27.5.5 Boundary adjustments, as follows:

Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:

(i) the building platform is retained.

(ii) no additional separately saleable lots are created.

(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.

---

**Point Number** 534.36 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend Rule 27.5.1 as follows:

~~One hectare providing the average lot size is not less than 2 hectares.~~

~~For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.~~

An average lot size of not less than 1 hectare.

For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

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**Point Number** 534.37 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend Rule 27.5.1 as follows:

One hectare

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**Point Number** 534.38 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Oppose

**Summary of Submission** Amend Map 30 to relocate the ONL as identified on the map attached to this submission.

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**Point Number** 534.39 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Oppose

**Summary of Submission** Amend Map 30 to rezone the Site identified on the map attached to this submission (in green) as Rural Lifestyle.

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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:** Anderson Lloyd 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 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** 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.

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**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.

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**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.

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**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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<b>Point Number</b>	535.7	<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 <u>activity and other activities that rely on rural resources</u> in rural areas except where it conflicts with significant nature conservation values.</i>		
<b>Point Number</b>	535.8	<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>	Amend Policy 3.2.5.5.2 as follows: <i>Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of <u>activities that rely on rural resources and farming</u> and that evolving forms of agricultural <u>and other land uses</u> which may change the landscape are anticipated.</i>		
<b>Point Number</b>	535.9	<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 Objective 3.2.6.1 as follows. <i><u>Maintain and</u> provide access to housing <u>and land supply for housing</u> that is more affordable.</i>		
<b>Point Number</b>	535.10	<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>	Amend Policy 6.3.1.4 as follows. <i>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></i>		
<b>Point Number</b>	535.11	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		



**Number** 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...*

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**Point Number** 535.17 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1023-21.7.2.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:  
Delete the following from Policy 21.7.2.4;  
~~b. the proposed development is likely to be visually prominent such that it detracts from private views;~~

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**Point Number** 535.18 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:  
Delete the following from Policy 21.7.2.5;  
~~development, including access, is located within the parts of the site where they will be least visible from public and private locations~~

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**Point Number** 535.19 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1026-21.7.2.7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:  
Delete Policy 21.7.2.7

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**Point Number** 535.20 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary** *Add the following to the Zone purpose:*

<b>of Submission</b>	<i>The provision of housing and land supply for housing in these zones recognises the significant growth and development pressures on accommodation in the District. Efficient and effective use of land in these zones for rural living will be encouraged.</i>		
<b>Point Number</b>	535.21	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The Rural Lifestyle Zone provides for rural living opportunities, having a development density of one residential <u>dwelling platform</u> unit per hectare. <del>With an overall density of one residential unit per two hectares across a subdivision.</del>		
<b>Point Number</b>	535.22	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Objective 22.2.1 as follows: <del>Maintain and enhance</del> <u>The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled</u>		
<b>Point Number</b>	535.23	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Objective 22.2.2 as follows: <del>Ensure the</del> <u>Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.</u>		
<b>Point Number</b>	535.24	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 22.2.2.2		
<b>Point Number</b>	535.25	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Support

**Summary of Submission** Add the following new policy:  
Encourage the efficient and effective use of land zoned for rural living purposes.

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**Point Number** 535.26 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5 > 820-22.2.5.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Rule 22.5.1 Building Materials and Colours as follows:  
*All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:*  
The ~~E~~ exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or with any applied finish) shall be:

~~22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;~~

~~22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;~~

~~22.5.1.3 Surface finishes shall have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)~~

These rules do not apply to any material or surface colours used inside any building.

*Discretion is restricted to all of the following:*

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.*
  - Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.*
  - The size and height of the building where the subject colours would be applied.*
- 

**Point Number** 535.27 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.3

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**Point Number** 535.28 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1

**Position:** Oppose

**Summary of Submission** Amend Rule 22.5.12.1 as follows:  
~~One~~ Two residential Units located within each building platform

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**Point Number** 535.29 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2

**Position:** Oppose

**Summary of Submission** Amend Rule 22.5.12.2 as follows:  
On sites less than 2ha there shall be only one residential building platform.

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**Point Number** 535.30 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.3;

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**Point Number** 535.31 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Amend Rule 22.5.12.3 as follows:  
On sites equal to or greater than 2 hectares there shall be no more than one residential building platform per hectare on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

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**Point Number** 535.32 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15.

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**Point Number** 535.33 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:  
*All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:  
Council's control is limited to:*

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

*All subdivision activities in the Rural Zone are Discretionary activities.*

**Point Number** 535.34 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.

**Point Number** 535.35 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

**Position:** Not Stated

**Summary of Submission** Insert new Rule 27.5.5 Boundary adjustments, as follows:  
Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:

(i) the building platform is retained.

(ii) no additional separately saleable lots are created.

(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.



**Point Number** 535.36 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend Rule 27.5.1 as follows:  
~~One hectare providing the average lot size is not less than 2 hectares.~~  
~~For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.~~  
An average lot size of not less than 1 hectare.  
For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

**Point Number** 535.37 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend Rule 27.5.1 as follows:  
One hectare

**Point Number** 535.38 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Oppose

**Summary of Submission** Amend Map 30 to relocate the ONL as identified on the map attached to this submission.

**Point Number** 535.39 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Oppose

**Summary of Submission** Amend Map 30 to rezone the Site identified on the map attached to this submission (in green) as Rural Lifestyle. The land is generally located on the northern side of Frankton - Ladies Mile Road.

**Point Number** 535.40 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards

**Position:** Not Stated

**Summary of Submission** Insert Table 7 into the Rural Lifestyle Chapter (Ladies Mile Subzone) as follows

<b>Table 7</b>	<b>Rural Lifestyle (Ladies Mile sub zone)</b>	<b>Non-compliance status</b>
22.5.39	Building restriction area:	<del>D</del> -NC

No buildings shall be located within 100m of State Highway 6

**Point Number** 535.41 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards

**Position:** Not Stated

**Summary of Submission** Insert Table 7 into the Rural Lifestyle Chapter (Ladies Mile Subzone) as follows

Table 7	Rural Lifestyle (Ladies Mile sub zone)	Non-compliance status
22.5.39.1	<p>Any application for consent shall be accompanied by a landscaping plan which shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme.</p> <p>The landscape plan shall ensure that:</p> <ul style="list-style-type: none"><li>• The border of the 100m setback building restriction area shall be planted to create a visual screen between SH 6 and any residential unit.</li><li>• Any existing trees within the 100m building restriction area shall be removed to enhance views from SH6</li></ul>	<u>DN-NC</u>

**Submitter Number:** 536 **Submitter:** Wanaka Trust  
**Contact Name:** Vanessa Robb **Email:** vanessa.robbs@andersonlloyd.co.nz  
**Address:** Anderson Lloyd PO Box 201, Queenstown, New Zealand, 9348

**Point Number** 536.1 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** Amend policy 8.2.2.3 as follows:  
~~Street frontages shall not be dominated by~~ Mitigate adverse effects of garaging, parking and accessways on Street frontages.

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**Point Number** 536.2 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7

**Position:** Oppose

**Summary of Submission** Amend objective 8.2.7 as follows:  
~~Ensure Medium density development efficiently utilises existing infrastructure and minimises impacts adverse effects on infrastructure and roading networks.~~

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**Point Number** 536.3 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-8.2.7.3

**Position:** Oppose

**Summary of Submission** Amend policy 8.2.7.3 as follows:  
~~Access and parking is located and designed to optimise efficiency and safety and minimise impacts adverse effects to on-street parking~~

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**Point Number** 536.4 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend rule 8.4.11.2 as follows:

- Bullet Point 1 - The extent to which the location, external appearance, site layout and design of buildings and fences addresses the site context and conditions. and contributes positively to residential character and amenity.
- Bullet Point 2 - The extent to which the development positively addresses the street environment.
- Bullet Point 6 - The extent to which building mass is broken down and articulated in order to reduce visual impacts on neighbouring properties and the public realm.
- Bullet Point 7 - The extent to which parking and access safety, efficiency and impacts to arrangements are considered integrally with the overall site design, are safe, efficient and minimise adverse effects on the continued use of on-street parking and neighbours opportunities and the streetscape environment.

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**Point Number** 536.5 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1



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**Point Number** 536.8 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

**Position:** Oppose

**Summary of Submission** Amend Rule 8.5.6 as follows:  
Non-compliance status: ~~NC~~ RD

Where a proposal exceeds this recession plane, discretion is restricted to the following:  
- The extent to which the recession plane protection has adverse effects on the amenity of neighbouring properties.  
- The extent to which topography or landscape mitigates any visual dominance of buildings.

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**Point Number** 536.9 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7

**Position:** Oppose

**Summary of Submission** Amend Rule 8.5.7 as follows:  
Non-compliance status: ~~NC~~ RD

Where a proposal exceeds this landscaped permeable surface, discretion is restricted to the following:  
- The effects of any reduced landscape provision on the visual appearance or dominance of the site and buildings from adjacent sites and the public realm.

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**Point Number** 536.10 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

**Position:** Oppose

**Summary of Submission** Amend Rule 8.5.8 as follows:  
Non-compliance status: ~~D~~ RD

Where a proposal exceeds this minimum boundary setback, discretion is restricted to the following:  
- The extent to which intrusion towards the boundary is necessary to enable the efficient development of the site including retention of natural features and significant trees.  
- Any adverse effects of the proximity of the building to adjoining sites and streets, in terms of visual dominance, or loss of privacy or sunlight.  
  
- The extent to which topography or landscape mitigates any reduced setback area.

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**Point Number** 536.11 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 8.5.10 as follows: Non-compliance status: <del>D</del> <u>RD</u> <u>Where a proposal breaches the window sill height, discretion is restricted to the following:</u> <u>- The extent to which building elevations and materials, orientation of windows and proposed landscape mitigate any adverse effects of overlooking on streets, parks and adjacent residential properties.</u>		
<b>Point Number</b>	536.12	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.		
<b>Point Number</b>	536.13	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 27.4.1, as follows: All subdivision activities are <del>discretionary controlled</del> <u>activities</u> , except <u>as otherwise stated</u> : <u>Council's control is limited to:</u> <ul style="list-style-type: none"> <li>• <u>Lot sizes, averages and dimensions</u></li> <li>• <u>Subdivision design</u></li> <li>• <u>Property access</u></li> <li>• <u>Esplanade provision</u></li> <li>• <u>Natural hazards</u></li> <li>• <u>Fire fighting water supply</u></li> <li>• <u>Water supply</u></li> <li>• <u>Stormwater disposal</u></li> <li>• <u>Sewage treatment and disposal</u></li> <li>• <u>Energy supply and telecommunications</u></li> </ul> <ul style="list-style-type: none"> <li>• <u>Open space and recreation</u></li> <li>• <u>Easements</u></li> <li>• <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u></li> </ul> <u>All subdivision activities in the Rural Zone are Discretionary activities.</u>		
<b>Point Number</b>	536.14	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.		

<b>Point Number</b>	536.15	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the zoning boundaries as identified in Map 21.		

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<b>Submitter Number:</b>	537	<b>Submitter:</b>	Slopehill Joint Venture
<b>Contact Name:</b>	Vanessa Robb	<b>Email:</b>	vanessa.robbs@andersonlloyd.co.nz
<b>Address:</b>	Anderson Lloyd PO Box 201, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	537.1	<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>	Not Stated		
<b>Summary of Submission</b>	Supports in part. 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>'</i>		

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<b>Point Number</b>	537.2	<b>Provision:</b>	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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>Policy 3.2.5.2.1</b> as follows. Identify the district's Rural Landscape Classification on the district plan maps, and <del>minimise avoid, remedy or mitigate the adverse effects of inappropriate</del> subdivision, use and development on these landscapes.		

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<b>Point Number</b>	537.3	<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</b>	Amend <b>Objective 3.2.5.2</b> as follows.		

**of Submission** 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

**of Submission** 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.

**of Submission** ~~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** 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.

**of Submission** ~~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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**Point Number** 537.9 **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** 537.10 **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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**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~~*

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**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.

**Submission** ~~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.

**Submission** 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.

**Submission** Avoid remedy or mitigate adverse cumulative effects on landscape character and visual amenity values caused by ~~incremental~~ inappropriate subdivision and development

---

**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

**Submission** ~~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.

**Submission** ~~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.

**Submission** 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 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.

**Submission** 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.

**Submission** 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** Amend **Policy 6.3.5.6** as follows.

**Submission** 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.~~

---

**Point Number** 537.23 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of** Amend **Objective 21.2.1** as follows.

**Submission** Enable farming, and other activities that exist in rural areas, permitted and established activities while ~~protecting, maintaining and enhancing~~ avoiding, remedying, or mitigating adverse effects on the values of landscape, ecosystem services, nature conservation, rural amenity and recreation.

---

**Point Number** 537.24 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

**Position:** Support

**Summary of** Amend policy **21.2.1.1** as follows.

**Submission** Enable farming and other activities that exist in rural areas, activities while ~~protecting, maintaining and enhancing the~~ avoiding, remedying, or mitigating, adverse effects on the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.

---

**Point Number** 537.25 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1

**Position:** Oppose

**Summary of** Amend **Policy 21.2.8.1** as follows.

**Submission** Assess subdivision and development proposals against the applicable District Wide chapters, ~~in particular, the objectives and policies of the Natural Hazards and Landscape chapters.~~

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**Point Number** 537.26 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1023-21.7.2.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:

Delete the following from **Policy 21.7.2.4**;

~~b. the proposed development is likely to be visually prominent such that it detracts from private views;~~

---

**Point Number** 537.27

**Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1026-21.7.2.7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:

Delete Policy 21.7.2.7

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**Point Number** 537.28

**Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend **Objective 22.2.1** as follows:

~~Maintain and enhance~~ The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled

---

**Point Number** 537.29

**Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 801-22.2.1.1.

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend **Policy 22.2.1.1** as follows:

Ensure the visual prominence of buildings is avoided, remedied, or mitigated, particularly development and associated earthworks on prominent slopes, ridges and skylines

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**Point Number** 537.30

**Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 802-22.2.1.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend **Policy 22.2.1.2** as follows:

Set minimum density and building coverage standards so that adverse effects on the open space, natural and rural qualities of the District's distinctive landscapes are ~~not reduced~~ mitigated

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**Point Number** 537.31 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend **Objective 22.2.2** as follows  
~~Ensure the~~ *Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.*

---

**Point Number** 537.32 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2

**Position:** Oppose

**Summary of Submission** Delete Policy 22.2.2.2

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**Point Number** 537.33 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend **Rule 22.5.1** Building Materials and Colours **as follows:**

*All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:*

*The ~~E~~exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or with any applied finish) shall be:*

*22.5.1.1 All ~~exterior surfaces shall be coloured~~ in the range of black, browns, greens or greys;*

*22.5.1.2 ~~Pre-painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;~~*

*22.5.1.3 ~~Surface finishes shall have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)~~*

*These rules do not apply to any material or surface colours used inside any building.*

*These rules do not apply to solar panels or other renewable energy building materials of this nature.*

*Discretion is restricted to all of the following:*

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.*
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.*
- The size and height of the building where the subject colours would be applied.*

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**Point Number** 537.34 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.3

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**Point Number** 537.35 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.3

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**Point Number** 537.36 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.3 as follows:**  
On sites equal to or greater than 2 hectares there shall be no more than ~~one~~ two residential units per ~~two~~ hectares on average. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.

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**Point Number** 537.37 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.

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**Point Number** 537.38 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:

**Submission** All subdivision activities are ~~discretionary~~ **controlled** activities, except **as** otherwise stated:  
Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

All subdivision activities in the Rural Zone are Discretionary activities

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<b>Point Number</b>	537.39	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in the previous submission point.		

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<b>Point Number</b>	537.40	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>Rule 27.5.1</b> as follows: <del>One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del> <u>An average lot size of not less than 1 hectare.</u> <u>For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.</u>		

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<b>Point Number</b>	537.41	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
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**Position:** Oppose

**Summary of Submission** Amend **Rule 27.5.1** as follows:  
*One hectare*

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**Point Number** 537.42 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Oppose

**Summary of Submission** Amend Map 30 to rezone the following lot as exclusively in the Rural Lifestyle zone: Slopehill Road (legal description PT LOT 2 DP 26174) as shown in the map attached to this submission as Appendix 1. The land is generally located on the southern side of Slopehill Road.

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**Point Number** 537.43 **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** 537.44 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the assessment matters in 21.7.2 as follows:  
Delete the following from **Policy 21.7.2.5**;  
~~development, including access, is located within the parts of the site where they will be least visible from public and private locations;~~

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<b>Submitter Number:</b>	540	<b>Submitter:</b>	Clive and Sally Geddes
<b>Contact Name:</b>		<b>Organisation:</b>	clivegeddes@xtra.co.nz
<b>Address:</b>	New Zealand, 0		
<hr/>			
<b>Point Number</b>	540.1	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain by amendment to the PDP the existing Jacks Point Resort Zone Objective, Policies, Rules and assessment criteria.		
<hr/>			
<b>Point Number</b>	540.2	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the Residential neighbourhood and Open Space notations in the PDP Structure Plan so that the landscape, amenity value, open space and residential outcomes provided for in the existing Special Resort Zone Part 12 can continue to be achieved in the Jacks Point Activity Area		
<hr/>			
<b>Point Number</b>	540.3	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 316-41.2.1.26
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete proposed Policy 41.2.1.26 and change the proposed zone provisions so that integrated infrastructure provision and servicing can be developed if appropriate and commercially viable.		
<hr/>			
<b>Point Number</b>	540.4	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the proposed Jacks Point zone to replicate in their entirety the objective and associated policies, activity table and development controls and assessment criteria presently found in Part 12 (Jacks Point Resort Zone) save for those provisions which have no further utility or relevance, and create a new Hanley Downs zone utilising the proposed plan provisions applicable to the Hanley Downs land;		
<hr/>			
<b>Point Number</b>	540.5	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	In relation to all the relief sought in this submission, make such further and additional changes to the proposed Plan including (if a new zone is adopted) the necessary changes to the planning maps to give effect to the purpose of this submission.
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<b>Submitter Number:</b>	541	<b>Submitter:</b>	Boundary Trust
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	541.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>That the PDP is amended to rezone 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846 from Rural to Millbrook Resort Zone (and specifically within a Residential Activity Area).</p> <p>OR</p> <p>Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission</p> <p>OR</p> <p>If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.</p>		

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<b>Point Number</b>	541.2	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>That the PDP is amended to rezone 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846 from Rural to Millbrook Resort Zone (and specifically within a Residential Activity Area).</p> <p>OR</p> <p>Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission</p> <p>OR</p> <p>If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.</p>		

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<b>Point Number</b>	541.3	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>That the PDP is amended to rezone 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846 from Rural to Millbrook Resort Zone (and specifically within a Residential Activity Area).</p> <p>OR</p> <p>Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission</p> <p>OR</p> <p>If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.</p>		

<b>Point Number</b>	541.4	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>That the following amendments are made to the Millbrook Resort Zone, and would apply to the 'land' described by the submitter as 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846:</p> <ul style="list-style-type: none"> <li>- The expansion of the Millbrook Resort Zone Structure Plan to include a Residential Activity Area across the land</li> <li>- Provide a reference to the proposed Residential Activity Area (i.e. R19) to distinguish which rules in the Millbrook Resort Zone apply to the land</li> <li>- Include the new Residential Activity Area in Rule 43.4.3 (i.e. controlled activity consent for all residential buildings)</li> <li>- Amend rule 43.5.1 to state that no residential building shall be located within 20m of the Arrowtown-Lake Hayes Rd</li> <li>- Amend Rule 43.5.2 to state that the maximum number of residential units within the Millbrook Resort Zone does not apply to the land</li> <li>- Amend rule 43.5.9 to state that the maximum building coverage of 5% within the Millbrook resort Zone does not apply to the land.</li> </ul> <p>OR</p> <p>Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission</p> <p>OR</p> <p>If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.</p>		

<b>Point Number</b>	541.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>That the following amendment applies to the 'land' described by the submitter as 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846:</p> <p>- amend Rule 27.5.1 to state that the minimum allotment size for the land shall be 1000m2 at the time of subdivision.</p> <p>OR</p> <p>Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission</p> <p>OR</p> <p>If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.</p>		
<b>Point Number</b>	541.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>That subdivision in the Millbrook Resort Zone (including the extended zone across the 'land' described by the submitter as 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846) should continue to be a controlled activity as per the operative Plan provisions.</p> <p>OR</p> <p>Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission</p> <p>OR</p> <p>If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.</p>		

<b>Submitter Number:</b>	542	<b>Submitter:</b>	G H & P J Hensman
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

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**Point Number** 542.1 **Provision:** 3-Part Three - Urban  
Environmant > 3.10-16 Business  
Mixed Use Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Supports the proposal to zone their properties at 2, 4, 6, and 8 Hylton Place Business Mixed Use, subject to the changes requested in further submission points.

OR any consequential amendments to give effect to this submission.

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**Point Number** 542.2 **Provision:** 26-16Business Mixed Use Zone  
> 52-16.4Rules - Activities > 54-  
16.4.2

**Position:** Not Stated

**Summary of Submission** The activity status for buildings should be controlled, rather than restricted discretionary, with the same matters of control listed in rule 16.4.2.

OR any consequential amendments to give effect to this submission.

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**Point Number** 542.3 **Provision:** 26-16Business Mixed Use Zone  
> 52-16.4Rules - Activities > 58-  
16.4.4

**Position:** Not Stated

**Summary of Submission** The activity status for visitor accommodation should be controlled, rather than discretionary, with the same matters of control listed in rule 16.4.4.

OR any consequential amendments to give effect to this submission.

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**Point Number** 542.4 **Provision:** 26-16Business Mixed Use Zone  
> 69-16.5Rules - Standards > 70-  
16.5.1

**Position:** Not Stated

**Summary of Submission** The recession line should be 45 degrees inclined towards the site from points 3m above the nearest residential zone boundary.

OR any consequential amendments to give effect to this submission.

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**Point Number** 542.5 **Provision:** 1182-27 Subdivision and  
Development > 1249-27.4 Rules  
- Subdivision > 1250-27.4.1  
Discretionary activities

**Position:** Not Stated

<b>Summary of Submission</b>	Amend rule to make subdivision a controlled activity. OR any consequential amendments to give effect to this submission.
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<b>Submitter Number:</b>	543	<b>Submitter:</b>	P J & G H Hensman & Southern Lakes Holdings Limited
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	543.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Submitter supports the continued application of the Visitor Accommodation Subzone on their property (described as Lot 13 DP 27397, a 8.1416 hectare piece of land that is located on Queenstown Hill and shown on planning map 35)		

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<b>Point Number</b>	543.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 232-7.5.8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		

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<b>Point Number</b>	543.3	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Include visitor accommodation in the Low Density Residential Zone (Visitor Accommodation Sub-zone) as a controlled activity and amend the objectives, policies and rules for visitor accommodation to reflect the Visitor Accommodation Subzone.		

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<b>Point Number</b>	543.4	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the portion of the submitter's land (described as Lot 13 DP 27397, a 8.1416 hectare piece of land that is located on Queenstown Hill and shown on planning map 35) located outside the Visitor Accommodation Subzone to High Density Residential.		

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<b>Point Number</b>	543.5	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the portion of the submitter's land (described as Lot 13 DP 27397, a 8.1416 hectare piece of land that is located on Queenstown Hill and shown on planning map 35) located outside the Visitor Accommodation Subzone to High Density Residential.		
<b>Point Number</b>	543.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Remove the rules making all subdivision in the Low Density Residential Zone or High Density Residential Zone a Discretionary Activity and the objectives, policies and guidelines are amended accordingly.		

<b>Submitter Number:</b>	544	<b>Submitter:</b>	Good Group Limited
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	544.1	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Expansion of the Town Centre Entertainment Precinct within the QTCZ, with the exception of the Town Centre Transition Sub-Zone.		
<b>Point Number</b>	544.2	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Expansion of the Town Centre Entertainment Precinct within the QTCZ, with the exception of the Town Centre Transition Sub-Zone.		
<b>Point Number</b>	544.3	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Expansion of the Town Centre Entertainment Precinct within the QTCZ, with the exception of the Town Centre Transition Sub-Zone.		



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**Point Number** 544.4 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4 > 513-12.4.4.1

**Position:** Not Stated

**Summary of Submission** Changing the status of Rule 12.4.4.1 to a Controlled Activity, and amending this rule to delete the 12 am restriction on persons dining in a premise.

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**Point Number** 544.5 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11

**Position:** Not Stated

**Summary of Submission** Apply Rules 12.5.11.3(a) and 12.5.11.4(a) throughout the QTCZ, except for within the Town Centre Transition Sub-Zone and support in part the objectives and policies that inform Rules 12.5.11.3(a) and 12.5.11.4(a), subject to these noise rules applying throughout the QTCZ, except for within the Town Centre Transition Sub-Zone.

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**Point Number** 544.6 **Provision:** 464-12 Queenstown Town Centre

**Position:** Not Stated

**Summary of Submission** Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

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**Point Number** 544.7 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Opposes in part the objectives and policies that inform Rules 12.5.11.3(b) and 12.5.11.4(b) in terms of the noise limits proposed within these rules

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**Submitter Number:** 545 **Submitter:** High Peaks Limited

**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown , New Zealand, 9348

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**Point Number** 545.1 **Provision:** 3-Part Three - Urban Environment > 3.10-16 Business

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Supports the proposal to zone their properties at 2, 4, 6, and 8 Hylton Place Business Mixed Use, subject to the changes requested in further submission points.

OR any consequential amendments to give effect to this submission.

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**Point Number** 545.2 **Provision:** 26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2

**Position:** Not Stated

**Summary of Submission** The activity status for buildings should be controlled, rather than restricted discretionary, with the same matters of control listed in rule 16.4.2.

OR any consequential amendments to give effect to this submission.

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**Point Number** 545.3 **Provision:** 26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 58-16.4.4

**Position:** Not Stated

**Summary of Submission** The activity status for visitor accommodation should be controlled, rather than discretionary, with the same matters of control listed in rule 16.4.4.

OR any consequential amendments to give effect to this submission.

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**Point Number** 545.4 **Provision:** 26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 70-16.5.1

**Position:** Not Stated

**Summary of Submission** The recession line should be 45 degrees inclined towards the site from points 3m above the nearest residential zone boundary.

OR any consequential amendments to give effect to this submission.

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**Point Number** 545.5 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Not Stated

**Summary of Submission** Amend rule to make subdivision a controlled activity.

OR any consequential amendments to give effect to this submission.



<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The PDP is modified so that the status of subdivision is a controlled activity within the Rural Lifestyle Zone with a minimum lot size of 1ha.		
<b>Point Number</b>	546.6	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>In respect of the submitter's property described as Lot 1 DP 307454 ("Lot 1") at 59 Fitzpatrick Road and shown on Planning Map 29 the submitter supports its inclusion in the Rural Lifestyle Zone</p> <p>AND requests that the portion of the site that is proposed to be zoned Rural is instead zoned Rural Lifestyle.</p>		

<b>Submitter Number:</b>	547	<b>Submitter:</b>	J M Smith, Bravo Trustee Company Limited & S A Freeman
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	547.1	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That Jacks Point Zone should be split from the Millbrook and Waterfall Park Zones		
<b>Point Number</b>	547.2	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Subject to compliance with the Jacks Point Design Guidelines, the submitter supports removing the need for a resource consent for every stand-alone residential dwelling.		
<b>Point Number</b>	547.3	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Supports a range of housing options being provided in the District, and agrees there is potential that Jacks Point can absorb such provided any further residential intensification at		

Jacks Point is controlled so as to ensure such development is sympathetic to the environment and the existing residential amenity at Jacks Point.

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**Point Number** 547.4 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** Jacks Point, Homestead Bay and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP as a) Jacks Point deserves its own specific zone with associated objectives, policies and methods; b) neither Hanley Downs or Homestead Bay will have covenants or other legislative methods and controls placed upon the development (individual lots, streetscapes, reserves and open space) in these zones to the same degree that have been applied to Jacks Point, and as such the development outcome in these zones will appear vastly different to Jacks Point; c) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development; and d) the unique and special character of Jacks Point should be preserved and enhanced and we do not consider that the PDP creates a framework capable of achieving this.

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**Point Number** 547.5 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

**Position:** Not Stated

**Summary of Submission** With the exception/ incorporation of points raised in support of the proposed District Plan (listed above), re-instate the Operative District Plan objectives and policies.

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**Point Number** 547.6 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

**Position:** Not Stated

**Summary of Submission** With the exception/ incorporation of points raised in this submission in support of the proposed District Plan, re-instate the Operative District Plan rules, noting in particular that no residential or commercial development should be allowed in those 'open space' areas shown on the operative Structure Plan that are owned by the Jacks Point Residents and Owners Association ("JPROA"); and that the increase or reallocation of residential 'density' within Jacks Point without proper regard for the existing amenity values (both landscape and residential) at Jacks Point is opposed.

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**Point Number** 547.7 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Not Stated

**Summary of Submission** With the exception/ incorporation of points raised in this submission in support of the proposed District Plan, re-instate the Operative District Plan rules, noting in particular that no residential or commercial development should be allowed in those 'open space' areas shown on the operative Structure Plan that are owned by the Jacks Point Residents and Owners Association ("JPROA"); and that the increase or reallocation of residential 'density' within Jacks Point without proper regard for the existing amenity values (both landscape and residential) at Jacks Point is opposed.

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**Point Number** 547.8 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

**Position:** Not Stated

**Summary of Submission** With the exception/ incorporation of points raised in the submission in support of the proposed District Plan, re-instate the Operative District Plan structure plan as it relates to the Jacks Point portion of the Jacks Point Special Zone, noting in particular that all 'open space' activities areas currently shown on the Operative Jacks Point Structure Plan that are owned by the Jacks Point Residents and Owners Association ("JPROA") should remain as such.

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**Point Number** 547.9 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

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**Point Number** 547.10 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

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**Submitter Number:** 548 **Submitter:** Maximum Mojo Holdings Limited

**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 548.1 **Provision:** 464-12 Queenstown Town Centre

**Position:** Not Stated

**Summary of Submission** Incorporate Plan Change 50 into the Proposed District Plan. Also see submission points 548.8 to the HDR zone and 548.3 and 548.4 to the maps

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**Point Number** 548.2 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Not Stated

<b>Summary of Submission</b>	Incorporate Plan Change 50 into the Proposed District Plan.		
<b>Point Number</b>	548.3	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Incorporate Plan Change 50 into the Proposed District Plan.		
<b>Point Number</b>	548.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That the building height limit for 10 Man Street is the same as the height limit for Height Precinct 7 (Man Street).		
<b>Point Number</b>	548.5	<b>Provision:</b>	3-Part Three - Urban Environment > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That the building height limit for 10 Man Street is the same as the height limit for Height Precinct 7 (Man Street).		
<b>Point Number</b>	548.6	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		
<b>Point Number</b>	548.7	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Incorporate Plan Change 50 into the Proposed District Plan. Also refer to submission 548.2 to the Queenstown Town Centre , and submissions 548.3 and 548.3 to maps 35 and 36		

<b>Submitter Number:</b>	549	<b>Submitter:</b>	Watertight Investments T/A
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REPUBLIC HOSPITALITY  
GROUP (RHG) Operating  
WINNIES, BALLARAT TRADING  
COMPANY, ZEPHYR, BARUP,  
HABANA, BELOW ZERO AND  
BUFALLO CLUB.

**Contact Name:** Mike Burgess **Email:** mike@winnies.co.nz

**Address:** PO Box 655 , Queenstown, New Zealand, 9348

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**Point Number** 549.1 **Provision:** 464-12 Queenstown Town Centre

**Position:** Not Stated

**Summary of Submission** Supports the introduction of an entertainment precinct but the area should be increased to include both sides of Searle Lane within the Entertainment Zone. This is important to ensure the ongoing development of what is Queenstown busiest, most vibrant, diverse and most logical area within Queenstown CBD for an entertainment precinct. See uploaded submission

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**Point Number** 549.2 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Not Stated

**Summary of Submission** Supports the introduction of an entertainment precinct but the area should be increased to include both sides of Searle Lane within the Entertainment Zone. This is important to ensure the ongoing development of what is Queenstown busiest, most vibrant, diverse and most logical area within Queenstown CBD for an entertainment precinct. See uploaded submission

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**Point Number** 549.3 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**Position:** Not Stated

**Summary of Submission** Supports the introduction of an entertainment precinct but the area should be increased to include both sides of Searle Lane within the Entertainment Zone. This is important to ensure the ongoing development of what is Queenstown busiest, most vibrant, diverse and most logical area within Queenstown CBD for an entertainment precinct.

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**Submitter Number:** 550 **Submitter:** Ngai Tahu Property Limited

**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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<b>Point Number</b>	550.1	<b>Provision:</b>	3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports the proposal to zone their properties at 2, 4, 6, and 8 Hylton Place Business Mixed Use, subject to the changes requested in further submission points.  OR any consequential amendments to give effect to this submission.		
<b>Point Number</b>	550.2	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The activity status for buildings should be controlled, rather than restricted discretionary, with the same matters of control listed in rule 16.4.2.  OR any consequential amendments to give effect to this submission.		
<b>Point Number</b>	550.3	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 58-16.4.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The activity status for visitor accommodation should be controlled, rather than discretionary, with the same matters of control listed in rule 16.4.4.  OR any consequential amendments to give effect to this submission.		
<b>Point Number</b>	550.4	<b>Provision:</b>	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 70-16.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The recession line should be 45 degrees inclined towards the site from points 3m above the nearest residential zone boundary.  OR any consequential amendments to give effect to this submission.		
<b>Point Number</b>	550.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule to make subdivision a controlled activity.		









<b>Point Number</b>	556.1	<b>Provision:</b>	3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the submission.		
<b>Point Number</b>	556.2	<b>Provision:</b>	7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the submission. Also refer Submission 634.2		
<b>Point Number</b>	556.3	<b>Provision:</b>	26-16Business Mixed Use Zone > 27-16.1Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Agrees with the overarching purpose of the BMUZ, as this zoning structure will allow the regeneration of the commercial area along Gorge Road with an appropriate mix of compatible commercial and residential activities.		
<b>Point Number</b>	556.4	<b>Provision:</b>	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support in part the stated goals within Objectives 16.2.1 and 16.2.2 (and supporting policies) in terms of providing a compatible mix of activities and a high quality design outcomes for the BMUZ		
<b>Point Number</b>	556.5	<b>Provision:</b>	26-16Business Mixed Use Zone > 69-16.5Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support in part Rule 16.5.1.2 (setbacks), Rule 16.5.4 (building coverage of 75%), Rule 16.5.7.1(a) (12m height limit), and Rule 16.5.7.2(b) (height between 12m and 20m as a Restricted Discretionary activity).		
<b>Point Number</b>	556.6	<b>Provision:</b>	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support in part Rules 16.6.2 and 16.6.3 regarding public notification		
<b>Point Number</b>	556.7	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Buildings should be classified as Controlled Activities (with the same matters of control listed in Rule 16.4.2).		
<b>Point Number</b>	556.8	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 58-16.4.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Visitor accommodation should be classified as a Controlled Activity (with the same matters of control listed in Rule 16.4.4).		
<b>Point Number</b>	556.9	<b>Provision:</b>	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 70-16.5.1 > 71-16.5.1.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The recession line should be 45° inclined towards the site from points 3 m above the nearest residential zone boundary.		
<b>Point Number</b>	556.10	<b>Provision:</b>	3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Any consequential amendments to give effect to the points made in the submission in relation to the BMUZ		
<b>Point Number</b>	556.11	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	All subdivision should be amended to a Controlled Activity consistent with the Operative District Plan and any consequential amendments to give effect to this point. A discretionary activity regime will impose significant uncertainty, cost and time delays on simple subdivisions		





**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 558.1 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** The PDP is amended so that the land is contained in an expanded Millbrook Resort Zone (and specifically within a Residential Activity Area).

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**Point Number** 558.2 **Provision:** 26-43 Millbrook Resort Zone

**Position:** Not Stated

**Summary of Submission** That the amendments to the Millbrook Resort Zone in the PDP are amended as requested in Point 4.17.

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**Point Number** 558.3 **Provision:** 26-43 Millbrook Resort Zone

**Position:** Not Stated

**Summary of Submission** That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.

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**Point Number** 558.4 **Provision:** 26-43 Millbrook Resort Zone

**Position:** Not Stated

**Summary of Submission** If the aforementioned relief sought by the submitter in this submission is not granted, the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.

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**Submitter Number:** 559 **Submitter:** Spruce Grove Trust

**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 559.1 **Provision:** 771-21Rural Zone

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The PDP is amended so that the land is contained in an expanded Millbrook Resort Zone (and specifically within a Residential Activity Area).		
<b>Point Number</b>	559.2	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That the amendments to the Millbrook Resort Zone in the PDP are amended as requested in Point 4.17.		
<b>Point Number</b>	559.3	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.		
<b>Point Number</b>	559.4	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	If the aforementioned relief sought by the submitter in this submission is not granted, the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.		

<b>Submitter Number:</b>	560	<b>Submitter:</b>	Spruce Grove Trust
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	560.1	<b>Provision:</b>	3-Part Three - Urban Environment > 3.8-14 Arrowtown Town Centre
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The PDP is amended so that the properties located to the south of Arrow Lane, specifically the land bound by Berkshire Street, Arrow Lane and Wiltshire Street, are contained in the new Arrow Lane ATCTO.		

<b>Point Number</b>	560.2	<b>Provision:</b>	682-32 Protected Trees
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That the Hawthorne hedge located on the road boundaries of the properties situated at 16 and 18 Wiltshire Street is not protected under the PDP.		
<b>Point Number</b>	560.3	<b>Provision:</b>	14-10 Arrowtown Residential Historic Management Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That 'complying' subdivision within the Arrowtown Residential Historic Management Zone provisions are processed as a controlled activity consent, as per the Operative District Plan provisions.		

<b>Submitter Number:</b>	561	<b>Submitter:</b>	Three Beaches Limited
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	561.1	<b>Provision:</b>	4-Part Three - Urban Environment
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	5.1 The PDP as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those activities are enabled (as outlined in Points 4.1 and 4.2). This outcome will: - Promote or give effect to Part 2 of the Act; - Meet the Section 32 requirements of the Act, and - Is the most appropriate method for achieving the objectives of the PDP having regard to its efficiency and effectiveness, and taking into account the costs and benefits. 5.2 The PDP is modified as per the points addressed in Point 4.3 above.		

<b>Submitter Number:</b>	562	<b>Submitter:</b>	Jim Ledgerwood
<b>Contact Name:</b>		<b>Email:</b>	dapne.j2010@hotmail.com
<b>Address:</b>	3 Orchard Road, RD2, Wanaka, New Zealand, 9382		
<b>Point Number</b>	562.1	<b>Provision:</b>	685-15 Local Shopping Centres

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.		
<b>Point Number</b>	562.2	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land located on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.		
<b>Point Number</b>	562.3	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land located on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.		

<b>Submitter Number:</b>	563	<b>Submitter:</b>	Garth Hogan
<b>Contact Name:</b>		<b>Email:</b>	garthhogan@clear.net.nz
<b>Address:</b>	PO Box 731, Wanaka, New Zealand, 9343		
<b>Point Number</b>	563.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 877-21.4.24
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Attempt to recognise and provide permitted activity status for informal airports is supported however the limitation of 3 flights is overly conservative. Noise determination is more appropriate.</p> <p>Reduce the setback from 500m to 150m.</p>		



<b>Point Number</b>	565.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The PDP is modified to delete the requirement for an average density and/or lot size of 2 hectares within the Rural Lifestyle Zone.		

<b>Submitter Number:</b>	566	<b>Submitter:</b>	Airways Corporation of New Zealand
<b>Contact Name:</b>	Julie McMinn	<b>Email:</b>	julie.mcminn@opus.co.nz
<b>Address:</b>	Opus International Consultants Private Bag 1913, Dunedin, New Zealand, 9054		

<b>Point Number</b>	566.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the definition of 'Airport Activities' to specifically provide for air traffic control facilities, flight information services, navigation and safety aids.		

<b>Point Number</b>	566.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Add the following new definitions:</p> <p><u>'Radio Communication Facility: Means any transmitting/receiving devices such as aerials, dishes, antennas, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings, and as defined in the Radio Communications Act 1989 and its amendments.'</u></p> <p><u>'Navigational Facility: Means any permanent or temporary device or structure constructed and operated for the purpose of facilitating navigation by aircraft or shipping.'</u></p>		

<b>Submitter Number:</b>	567	<b>Submitter:</b>	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz

<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	567.1	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the continued exclusion of the Lodge Activity Areas from being located within an Outstanding Natural Landscape as illustrated on Planning Map 13.		
<b>Point Number</b>	567.2	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the continued provision of the Lodge Activity Areas within the JPRZ.		
<b>Point Number</b>	567.3	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 353-41.4.9.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support the continued provision of the Lodge Activity Areas within the JPRZ but oppose in part Rule 41.4.9.6 in that a) residential activities should also be allowed in the Lodge Activity Area, in combination with visitor accommodation activities, restaurants and conference facilities, and b), this rule should also be amended to incorporate 'meeting facilities' as per Rule 12.2.5.1(i)(g) in the Operative District Plan.		
<b>Point Number</b>	567.4	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support replacing the existing JPRZ objective (12.1.4.3) with the proposed JPRZ objective 41.2.1.		
<b>Point Number</b>	567.5	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support replacing the existing JPRZ policies with the proposed JPRZ policies that are relevant to the Lodge Activity Areas		

<b>Point Number</b>	567.6	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 329-41.4.3 > 330-41.4.3.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the controlled activity status for buildings (including the addition, alteration or construction of buildings) pursuant to Rule 41.4.3.1 within the Lodge Activity Areas.		
<hr/>			
<b>Point Number</b>	567.7	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 335-41.4.4 > 336-41.4.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the controlled activity status for any tennis court located in the smaller Lodge Activity Area pursuant to Rule 41.4.4.1.		
<hr/>			
<b>Point Number</b>	567.8	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Rule 41.5.12.1 that provides for building height between 5m and 7.5m as a restricted discretionary activity in the Lodge Activity Areas and Rule 41.5.12.2(h) that provides for a maximum building height of 7.5m in the Lodge Activity Areas.		
<hr/>			
<b>Point Number</b>	567.9	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Expand the Lodge Activity Area across Lot 3 and Lot 1 DP 447241 (as illustrated in Appendix A and B of the submission) and incorporate a Lodge Parking Activity Area ("LP") in the extreme eastern area of Lot 2.		
<hr/>			
<b>Point Number</b>	567.10	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Expand the Lodge Activity Area across Lot 3 and Lot 1 DP 447241 (as illustrated in Appendix A and B of the submission) and incorporate a Lodge Parking Activity Area ("LP") in the extreme eastern area of Lot 2.		
<hr/>			
<b>Point Number</b>	567.11	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 346-41.4.8



**Position:** Oppose

**Summary of Submission** Opposes in part the restricted discretionary status for the sale of liquor pursuant to Rule 41.4.8 in the Lodge Activity Area, requesting that, in the Lodge Activity Areas, the sale of liquor should be classified as a controlled activity.

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**Point Number** 567.12 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 395-41.5.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Delete the earthworks rules 41.5.4.1 and 41.5.4.2 as such relate to the Lodge Activity Area, with the replacement of these rules with the operative earthworks rule 12.2.3.3.

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**Point Number** 567.13 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Oppose

**Summary of Submission** Oppose the PDP objectives and policies that inform and support Rule 27.4.1 making all subdivision activities discretionary.

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**Point Number** 567.14 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose the PDP rules that inform and support Rule 27.4.1 making all subdivision activities discretionary.

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**Point Number** 567.15 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose the PDP rules that informs and support Rule 27.4.1 making all subdivision activities discretionary.

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**Point Number** 567.16 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1186-27.2.1.1

**Position:** Other - Please clearly indicate your position in your submission below

<b>Summary of Submission</b>	Oppose the 'QLDC Land Development and Subdivision Code of Practice' and the 'QLDC Subdivision Design Guidelines' that inform and support Rule 27.4.1 making all subdivision activities discretionary.		
<b>Point Number</b>	567.17	<b>Provision:</b>	1182-27 Subdivision and Development > 1183-27.1 Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose the 'QLDC Land Development and Subdivision Code of Practice' and the 'QLDC Subdivision Design Guidelines' that inform and support Rule 27.4.1 making all subdivision activities discretionary.		
<b>Point Number</b>	567.18	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the PDP so that the status of subdivision is a controlled activity within the JPRZ (with no minimum allotment size).		
<b>Point Number</b>	567.19	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		
<b>Point Number</b>	567.20	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		

<b>Submitter Number:</b>	568	<b>Submitter:</b>	Grant Laurie Bissett
<b>Contact Name:</b>	Sean Dent	<b>Email:</b>	sean@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

<b>Point Number</b>	568.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>The Objectives, Policies and provisions relating to development in the RLC are amended to provide opportunity to remedy and mitigate adverse visual effects as opposed to avoiding them completely and reducing the threshold of visibility of development to be more consistent with the existing VAL assessment criteria;</p>		
<b>Point Number</b>	568.2	<b>Provision:</b>	771-21Rural Zone
<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 proposed provisions for informal airports are maintained as drafted in the PDP;</p>		
<b>Point Number</b>	568.3	<b>Provision:</b>	771-21Rural Zone
<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 assessment of noise from helicopters is assessed in accordance with NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas as drafted in the PDP;</p>		
<b>Point Number</b>	568.4	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>The activity of heli skiing is added as a Permitted Activity;</p>		
<b>Point Number</b>	568.5	<b>Provision:</b>	4-Part Three - Urban Environment
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>That visitor accommodation is recognised as vital to the Queenstown Lakes Districts economy and that its provision in the Low Density Residential Zone and Medium Density Residential Zone and High Density Residential Zone in particular is encouraged.</p>		

<b>Point Number</b>	568.6	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.		
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<b>Point Number</b>	568.7	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.		
<hr/>			
<b>Point Number</b>	568.8	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.  That the residential flat definition is maintained as currently proposed along with the Permitted Activity status in the Rural Landscape Classification.		
<hr/>			
<b>Point Number</b>	568.9	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.  That the residential flat definition is maintained as currently proposed along with the Permitted Activity status in the Rural Landscape Classification.		
<hr/>			

<b>Submitter Number:</b>	569	<b>Submitter:</b>	Russell Heckler
<b>Contact Name:</b>		<b>Email:</b>	hecklerdenise@hotmail.com
<b>Address:</b>	3 Jenkins Place, Arrowtown, New Zealand, 9302		
<hr/>			
<b>Point Number</b>	569.1	<b>Provision:</b>	255-8 Medium Density Residential

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That there will not be Medium Density within the present Arrowtown Boundary		
<b>Point Number</b>	569.2	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That there will not be Medium Density within the present Arrowtown Boundary.		

<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>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	570.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the ONL landscape line is amended such that the part of the submitter's site above the natural terrace in its northern part is zoned RLC under the PDP and Planning Map 29;		
<b>Point Number</b>	570.2	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the ONL landscape line is amended such that the part of the submitter's site above the natural terrace in its northern part is zoned RLC under the PDP and Planning Map 29;		
<b>Point Number</b>	570.3	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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;		

<b>Point Number</b>	570.4	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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;		
<hr/>			
<b>Point Number</b>	570.5	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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;		
<hr/>			

<b>Submitter Number:</b>	571	<b>Submitter:</b>	Totally Tourism Limited
<b>Contact Name:</b>	Sean Dent	<b>Email:</b>	sean@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown , New Zealand, 9348		
<hr/>			
<b>Point Number</b>	571.1	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Objective 21.2.11, Policy 21.2.11.1, and Policy 21.2.11.2, which support and inform rules 21.5.2.5, 21.5.26, and 36.5.13; and such further or consequential or alternative amendments necessary to give effect to this submission (in its entirety).		
<hr/>			
<b>Point Number</b>	571.2	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Rule 21.5.2.5 (Table 6) re informal airports on conservation land and crown pastoral land.		
<hr/>			
<b>Point Number</b>	571.3	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Support Rule 21.5.26 re informal airports on other rural zoned land.		
<b>Point Number</b>	571.4	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules-Standards > 273-36.5.13
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Rule 36.5.13 re helicopters and such further or consequential or alternative amendments necessary to give effect to this submission. See uploaded submission para 4.9		
<b>Point Number</b>	571.5	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 869-21.4.16
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 21.4.16 (Table 1 of Chapter 21 Rural Areas) to include Heli Skiing as a Permitted Activity.		
<b>Point Number</b>	571.6	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the relevant Goals, Objectives and Policies of the Strategic Direction chapter that relate to Visitor Accommodation		
<b>Point Number</b>	571.7	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 141-7.2.1 Objective 1. > 144-7.2.1.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Policy 7.2.1.3 as it relates to visitor accommodation.		
<b>Point Number</b>	571.8	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 166-7.2.8 Objective 8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Objective 7.2.8 and associated Policies 7.2.8.1 and 7.2.8.2 as they relate to visitor accommodation.		
<b>Point Number</b>	571.9	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 213-7.4.21

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Rule 7.4.21.		
<b>Point Number</b>	571.10	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 214-7.4.22
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Rule 7.4.22.		
<b>Point Number</b>	571.11	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 185-7.4.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Rule 7.4.1. unlisted activities being non complying		
<b>Point Number</b>	571.12	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Any further or consequential or alternative amendments necessary to give effect to this submission.		
<b>Point Number</b>	571.13	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 335-8.4.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the Non-Complying Activity status for VA within the proposed Medium Density Residential Zones in both Queenstown and Wanaka.		
<b>Point Number</b>	571.14	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Objective 8.21 and Policy 8.2.1.1 are contradictory to the Rules, which provide for anything other than registered home stays or holiday homes let for up to 180 nights per year to be a Non-Complying Activity.		



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**Point Number** 571.15 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose Objective 8.2.9, and policies 8.2.9.1, 8.2.9.2, and 8.2.9.3, which support and inform Rules 8.4.1, 8.4.22, and 8.4.23

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**Point Number** 571.16 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Opposes all the PDP objectives, policies, and other provisions that inform and support Rule 9.4.10, which makes all VA activities (not otherwise specified) a Restricted Discretionary activity.

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**Point Number** 571.17 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities > 72-9.4.10

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose all Visitor Accommodation in the High Density Residential Zone being a Restricted Discretionary Activity pursuant to Rule 9.4.10 and submit that the it should remain a Controlled Activity as per the operative district plan

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**Point Number** 571.18 **Provision:** 26-9 High Density Residential

**Position:** Not Stated

**Summary of Submission** Seek such further or consequential or alternative amendments necessary to give effect to this submission

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**Point Number** 571.19 **Provision:** 255-8 Medium Density Residential

**Position:** Not Stated

**Summary of Submission** Any further or consequential or alternative amendments necessary to give effect to this submission.

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**Point Number** 571.20 **Provision:** 26-16 Business Mixed Use Zone > 52-16.4 Rules - Activities > 58-16.4.4

<b>Position:</b>	Other - Please clearly indicate your position in your submission below
<b>Summary of Submission</b>	Subject to compliance with all Business Mixed Use Zone provisions, Visitor accommodation should be classified as a Controlled Activity (with the same matters of control as are currently listed in proposed Rule 16.4.4); and such further or consequential or alternative amendments necessary to give effect to this submission.

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<b>Submitter Number:</b>	572	<b>Submitter:</b>	NZSki Limited
<b>Contact Name:</b>	Sean Dent	<b>Email:</b>	sean@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	572.1	<b>Provision:</b>	7-Part Seven - Maps > 7.11-Map 10 - Skippers, Macetown, Cardrona
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The Ski Area Sub-Zone as notified in the PDP is expanded to cover the additional areas identified in the submission text and Attachments A and B to this submission.		

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<b>Point Number</b>	572.2	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Ski Area Sub-Zone as notified in the PDP is expanded to cover the additional areas identified in the submission text and Attachments A and B to this submission.		

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<b>Point Number</b>	572.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The Ski Area Sub Zone is expanded at Remarkables Ski Area.</p> <p>The Ski Area Sub Zone is expanded at Coronet Peak Ski Area.</p> <p>An additional Ski Area subzone is added to the District Plan. including a suite of rules located near the Remarkables Ski Area.</p> <p>Introducing visitor accommodation within the Ski Area Sub-zones between 1 June and 31 October as a controlled activity.</p> <p>That the amendments to Chapter 21 of the PDP in relation to the Ski Area Sub-Zone, Ski Area Sub-Zone B and indigenous vegetation clearance are adopted as drafted in Attachments C to this submission.</p>		

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**Point Number** 572.4 **Provision:** 26-33 Indigenous Vegetation and Biodiversity

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** That the amendments to Chapter 33 of the PDP in relation to the Ski Area Sub-Zone, Ski Area Sub-Zone B and indigenous vegetation clearance are adopted as drafted in Attachments D to this submission.

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**Point Number** 572.5 **Provision:** 7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)

**Position:** Not Stated

**Summary of Submission** That the proposed Ski Area Sub-Zone B is added to the District Plan as illustrated on the plan contained within Attachment A to this submission.

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**Submitter Number:** 573 **Submitter:** Phillip Middleton Rive

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 573.1 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 877-21.4.24

**Position:** Oppose

**Summary of Submission** Opposes the level of control. Informal airports rules are amended as follows:

- provision is made to recognise existing uses.
  - For new informal airports, the restriction on movements be amended to 10 in any calendar week.
  - the setback be reduced from 500m to 100m.
- 

**Submitter Number:** 574 **Submitter:** Skyline Enterprises Limited

**Contact Name:** Sean Dent **Email:** sean@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 574.1 **Provision:** 8-General DP Review Comments

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** That a new Commercial Tourism and Recreation Sub-Zone and associated provisions as outlined in this submission and attachments to this submission are adopted into the PDP. the land is generally located on and around the Skyline Gondola at Queenstown.

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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.

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**Point Number** 574.3 **Provision:** 245-36 Noise

**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 Noise Chapter as outlined within the body of this submission and the attachments.

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**Point Number** 574.4 **Provision:** 464-12 Queenstown Town Centre

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** That the Queenstown Town Centre Zone provisions be amended as outlined in this submission.

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**Point Number** 574.5 **Provision:** 7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** That a new Commercial Tourism and Recreation Sub-Zone and associated provisions as outlined in this submission and attachments to this submission are adopted into the PDP.

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**Submitter Number:** 575 **Submitter:** Antony & Ruth Stokes

**Contact Name:** **Email:**

**Address:** 37 Suburb Street, Queenstown, New Zealand, 9300

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**Point Number** 575.1 **Provision:** 26-9 High Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

The Proposed District Plan as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those activities are enabled, subject to the amendments outlined in this submission.

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**Point Number** 575.2 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so that Rule 9.4.8 and 9.4.9 is increased to two (2) residential units or flats.

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**Point Number** 575.3 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4 > 99-9.5.4.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so that the building coverage specified under Rule 9.5.4.2 is increased to 75% building coverage.

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**Submitter Number:** 576 **Submitter:** Neville Andrews

**Contact Name:** **Email:** neandrews1@gmail.com

**Address:** PO Box 2316, Wakatipu, New Zealand, 9349

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**Point Number** 576.1 **Provision:** 287-41 Jacks Point Zone

**Position:** Oppose

**Summary of Submission** Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same

strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

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**Point Number** 576.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

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**Point Number** 576.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

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**Point Number** 576.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

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**Point Number** 576.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

---

**Point Number** 576.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

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**Point Number** 576.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

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**Point Number** 576.8 **Provision:** 287-41 Jacks Point Zone

**Position:** Oppose

**Summary of Submission** Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

---

**Point Number** 576.9 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

**Position:** Support

**Summary of Submission** Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

---

**Point Number** 576.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

**Position:** Support

**Summary of Submission** Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.

---

**Point Number** 576.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

---

**Point Number** 576.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

**Position:** Not Stated

**Summary of Submission** Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

---

**Point Number** 576.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

**Position:** Not Stated

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

---

**Point Number** 576.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Not Stated

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 576.15 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

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**Point Number** 576.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Other - Please clearly indicate your position in your submission below



**Summary of Submission**

With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

---

**Submitter Number:** 577 **Submitter:** Murray and Narelle Garrick  
**Contact Name:** Ian Greaves **Email:** ian@southernplanning.co.nz  
**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 577.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 811-22.2.2.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Oppose in part.

Policy 22.2.2.3 is deleted and replaced with the following wording (or similar)

'To ensure the nature and scale and hours of operation of non-residential activities do not compromise the amenity, quality and character of the Rural Residential Zone and Rural Lifestyle zone and the vitality of the District's commercial zones are not undermined'.

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**Point Number** 577.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 851-22.4.6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Oppose in part.

Rule 22.4.16 is changed from a non-complying activity status to discretionary activity status.

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**Submitter Number:** 578 **Submitter:** Keith Milne  
**Contact Name:** **Email:** kashmilne@gmail.com  
**Address:** 79 Essex Avenue, Arrowtown, New Zealand, 9302

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**Point Number** 578.1 **Provision:** 255-8 Medium Density

**Position:** Oppose

**Summary of Submission** Reject medium density zone in Arrowtown. Keep the urban growth boundary where it is at present. Retain the existing rules for recession planes and boundary setbacks. Make infill development a notify-able activity. to consider each case taking neighbours concerns into account.

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**Submitter Number:** 579 **Submitter:** Gem Lake Limited

**Contact Name:** Ian Greaves **Email:** ian@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 579.1 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of Protected Trees District Wide

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.  
The Proposed District Plan is modified so that the Eucalyptus Globulus identified as protected tree by Chapter 32 under reference 573 is removed from the District Plan.

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**Point Number** 579.2 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities > 72-9.4.10

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Opposes in part.  
The Proposed District Plan is modified so that Rule 9.4.10 relating to visitor accommodation activities within the High Density Residential Zone are a controlled activity.

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**Point Number** 579.3 **Provision:** 26-9 High Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
The Proposed High Density Residential Zone is confirmed subject to the modifications requested in this submission as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those activities are enabled.



<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend planning maps 8a, 11a, 17, 18, 18a and 24 to remove landscape classifications from the Hydro Generation Zone.		
<b>Point Number</b>	580.6	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Insert a new policy under Objective 6.3.6 as follows:</p> <p>'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'.</p>		
<b>Point Number</b>	580.7	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 37-30.2.3 Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports objective 30.2.3 and policy 30.2.3.5.		
<b>Point Number</b>	580.8	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 87-30.4.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The rule, or the restricted discretionary activity status should not apply to the Hydro Generation Zone.		
<b>Point Number</b>	580.9	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 88-30.4.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the discretionary activity status.		
<b>Point Number</b>	580.10	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 95-30.4.12
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rule as proposed.		

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**Point Number** 580.11 **Provision:** 1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules > 1246-27.3.3 Zones exempt > 1248-27.3.3.2

**Position:** Support

**Summary of Submission** Retain this rule because it excludes the Hydro Generation zone from stage 1 of the District Plan Review.

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**Point Number** 580.12 **Provision:** 1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules > 1246-27.3.3 Zones exempt

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the heading of section 27.3.3 to delete the word 'and'.

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**Point Number** 580.13 **Provision:** 245-36 Noise > 260-36.5 Rules-Standards > 275-36.5.15

**Position:** Support

**Summary of Submission** Retain the rules for construction noise.

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**Point Number** 580.14 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8

**Position:** Support

**Summary of Submission** Retain policy 33.2.1.8 which provides the option of compensation or biodiversity offsets.

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**Submitter Number:** 581 **Submitter:** Lesley and Jerry Burdon

**Contact Name:** Katia Fraser **Email:** kfraser@berryco.co.nz

**Address:** Lesley and Jerry Burdon PO Box 179, DX ZP 95002, Queenstown, New Zealand, 9300

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<b>Point Number</b>	581.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone Lot 1 DP 396356, being 38 hectares of land generally located on the eastern side of Lake Hawea from Rural to Rural Lifestyle, with the inclusion of a building restriction area. The submitter seeks amendments to Chapter 6 (Landscape), Chapter 21 (Rural Lifestyle) and planning map 8 (Wanaka Rural).		
<hr/>			
<b>Point Number</b>	581.2	<b>Provision:</b>	7-Part Seven - Maps > 7.9-Map 8 - Wanaka Rural, Hawea Rural, John's Creek (Inset)
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone Lot 1 DP 396356, being 38 hectares of land generally located on the eastern side of Lake Hawea from Rural to Rural Lifestyle, with the inclusion of a building restriction area.		
<hr/>			
<b>Point Number</b>	581.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Add the following objective and policy:</p> <p><b>Objective – The Dene Rural Lifestyle Zone.</b> <i>To enable rural living development in a way that protects and maintains the outstanding natural landscape and visual amenity values as experienced from Makarora – Lake Hawea Road, the Lake Hawea Township and Lake Hawea.</i></p> <p><i>Policies</i></p> <p><i>(a) The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are inconspicuous when viewed from Makarora – Lake Hawea Road, the Lake Hawea Township and Lake Hawea. Measures to achieve this include:</i></p> <ul style="list-style-type: none"> <li>• <i>Prohibiting development over the sensitive areas of the zone via building restriction areas;</i></li> <li>• <i>Appropriately locating building platforms within the zone so they are minor components within the landscape vistas of the Zone, including restrictions on future building bulk and recessive colour tones;</i></li> <li>• <i>The identification of residential curtilage areas;</i></li> <li>• <i>Using native vegetation to assist visual screening of development;</i></li> </ul> <p><i>(b) To maintain and enhance indigenous vegetation and ecosystems within building restriction area. This shall include appropriate on-going controls to manage and remove pest and weed species.</i></p>		
<hr/>			
<b>Point Number</b>	581.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Add the following rules:

1. The maximum number of residential building platforms permitted within 'The Dene' Rural Lifestyle Zone is five (including one building platform encompassing the existing residential dwelling). Noncompliance with this rule to be a non-complying activity.
2. The maximum height of all buildings within 'The Dene' Rural Lifestyle Zone shall be 5m. Noncompliance with this rule to be a non-complying activity.

**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.

**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 future capacity for residential activity in rural areas if the qualities of our~~ Provide for an appropriate future capacity for residential activity in rural areas while recognising the importance of natural landscapes are to be maintained.

**Point Number** 581.7 **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 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.~~

**Point Number** 581.8 **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: 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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**Point Number** 581.9 **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 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.

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**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.

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**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.

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**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

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**Submitter Number:** 582 **Submitter:** Tony & Bev Moran

**Contact Name:** **Email:** tonyandbev@xtra.co.nz

**Address:** 139 Mabers Road, Kaiapoi RD2, New Zealand, 7692

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<b>Point Number</b>	582.1	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.		
<b>Point Number</b>	582.2	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.		
<b>Point Number</b>	582.3	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.		
<b>Point Number</b>	582.4	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Specifically retain the following rule: <i>"(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities"</i> and that there be no residential and/ or commercial subdivision and development in this area.		
<b>Point Number</b>	582.5	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space</i> " and that there be no residential and/ or commercial subdivision and development in this area.		
<b>Point Number</b>	582.6	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.		
<b>Point Number</b>	582.7	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		
<b>Point Number</b>	582.8	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		
<b>Point Number</b>	582.9	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		
<b>Point Number</b>	582.10	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it		

services at an appropriate scale and design.

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**Point Number** 582.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

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**Point Number** 582.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

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**Point Number** 582.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 582.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 582.15 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

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**Point Number** 582.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

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**Submitter Number:** 583 **Submitter:** Glendhu Bay Trustees Limited

**Contact Name:** Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz

**Address:** C/- Boffa Miskell Ltd PO Box 110, Christchurch, New Zealand, 8140

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**Point Number** 583.1 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:

Council's control is limited to:

- Lot sizes, averages and dimensions
  - Subdivision design
  - Property access
  - Esplanade provision
  - Natural hazards
  - Fire fighting water supply
  - Water supply
  - Stormwater disposal
  - Sewage treatment and disposal
  - Energy supply and telecommunications
  - Open space and recreation
  - Easements
  - The nature, scale and adequacy of environmental protection measures associated with earthworks
- 

**Point Number** 583.2 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Rule 27.4.2 a, as follows:  
Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a discretionary activity.

- Jacks Point Zone  
?
- Glendhu Station Zone

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**Point Number** 583.3 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Insert the following to minimum lot size table:  
Zone: Glendhu Station

Minimum Lot Area: No minimum

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**Point Number** 583.4 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Insert a new location specific objective, policy and provisions for the Glendhu Station Zone as follows:

27.7.21 Objective – Glendhu Station Zone – Subdivision shall have regard to the identified location specific opportunities and constraints.

Policy 27.7.21.1 Ensure subdivision and development achieves the objectives and policies of the Glendhu Station Zone (Chapter 44).

Matters of Discretion

27.7.21.2 Council's discretion for subdivision activities is discretion to: Consistency with the Glendhu Station Structure Plan identified in 44.8

- Lot sizes, averages and dimensions.
- Subdivision design.
- Property access.
- Esplanade provision.
- Natural hazards.
- Fire fighting water supply
  
- Water supply.
- Stormwater disposal.
- Sewage treatment and disposal.
- Energy supply and telecommunications.



<b>Submitter Number:</b>	584	<b>Submitter:</b>	Air new Zealand Limited (ANZL)
<b>Contact Name:</b>	Eric Morgan	<b>Email:</b>	eric.morgan@airnz.co.nz
<b>Address:</b>	Ground Floor, Zone 4, Air new Zealand Limited, Private Bag 92007, Auckland , New Zealand, 1142		
<hr/>			
<b>Point Number</b>	584.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The proposed Air Noise Contours be approved		
<hr/>			
<b>Point Number</b>	584.2	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The proposed provisions with respect to land use controls be approved consistent with Council's PC19 and PC35 (as settled to date) Decisions		
<hr/>			
<b>Point Number</b>	584.3	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	the definition of ASAN's be amended consistent with the Council's decision with respect to PC19		
<hr/>			

<b>Submitter Number:</b>	585	<b>Submitter:</b>	Heather Pennycock
<b>Contact Name:</b>		<b>Email:</b>	Heather@mikegreerhomes.co.nz
<b>Address:</b>	PO Box 10, Makarora, New Zealand, 9346		
<hr/>			
<b>Point Number</b>	585.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Rural Lifestyle Zone, continued from the operative District Plan, at Makarora be rezoned Rural and made an outstanding natural landscape.		

That if the area remains as Rural Lifestyle zone, the average Lot size is increased to 45Ha and a requirement added for Resource Consent for all subdivisions to protect those areas of landscape that cannot absorb any development (which is a large part of the Valley and which remains unprotected at present).

Alternatively – create a Special Zone.

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<b>Point Number</b>	585.2	<b>Provision:</b>	7-Part Seven - Maps > 7.2-Map 2 -Makarora (Part),Mount Aspiring National Park
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**Position:** Oppose

**Summary of Submission** The Rural Lifestyle Zone, continued from the operative District Plan, at Makarora be rezoned Rural and made an outstanding natural landscape.

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<b>Point Number</b>	585.3	<b>Provision:</b>	7-Part Seven - Maps > 7.6-Map 5 - Hunter River, Lake Hawea, Lake Wanaka
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**Position:** Oppose

**Summary of Submission** The Rural Lifestyle Zone, continued from the operative District Plan, at Makarora be rezoned Rural and made an outstanding natural landscape.

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<b>Point Number</b>	585.4	<b>Provision:</b>	7-Part Seven - Maps > 7.17-Map 16 -Makarora,Makarora Township and Makarora West
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**Position:** Oppose

**Summary of Submission** The Rural Lifestyle Zone, continued from the operative District Plan, at Makarora be rezoned Rural and made an outstanding natural landscape.

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<b>Point Number</b>	585.5	<b>Provision:</b>	771-21Rural Zone
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**Position:** Oppose

**Summary of Submission** Impose a minimum hectare limit for the sale of rural general land.

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<b>Submitter Number:</b>	586	<b>Submitter:</b>	J D Familton and Sons Trust
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<b>Contact Name:</b>	Herb Familton	<b>Email:</b>	herb@familton.com
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<b>Address:</b>	68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051		
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**Point Number** 586.1 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Support

**Summary of Submission** Retain Objectives 27.2.1 - 27.2.8

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**Point Number** 586.2 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Support

**Summary of Submission** Retain Policies 27.2.8.1 - 27.2.8.2

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**Point Number** 586.3 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Support

**Summary of Submission** Retain 250 m2 minimum lot size

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**Point Number** 586.4 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Alter 27.4.1 to: All subdivision activities shall be controlled activities, except where otherwise stated

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**Point Number** 586.5 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1256-27.5.1.2

**Position:** Support

**Summary of Submission** Retain minimum dimensions of 12m X 12 for medium density housing

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**Point Number** 586.6 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1257-27.5.1.3

**Position:** Support

**Summary of Submission** Retain Rules 27.5.1.3- 7 Historical and Reserves, access, roads and utilities.

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**Point Number** 586.7 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development > 1263-27.5.2.1

**Position:** Support

**Summary of Submission** Retain 27.5.2.1

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**Point Number** 586.8 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure > 1267-27.5.4.1

**Position:** Support

**Summary of Submission** Retain Rules 27.5.4.1 - 27.5.4.3

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**Point Number** 586.9 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies

**Position:** Support

**Summary of Submission** Retain Objectives 8.2.1-8.2.5 8.2.7-8.2.10

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**Point Number** 586.10 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies

**Position:** Support

<b>Summary of Submission</b>	Retain Policies 8.2.1.1- 8.2.2.2. and 8.2.2.4- 8.2.7.5		
<b>Point Number</b>	586.11	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 8.2.2.3		
<b>Point Number</b>	586.12	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Activity rule 8.4.10.2		
<b>Point Number</b>	586.13	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Activity rule 8.4.11.2		
<b>Point Number</b>	586.14	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete in full Activity Rule 8.4.23		
<b>Point Number</b>	586.15	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Building Coverage 8.5.4		

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**Point Number** 586.16 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

**Position:** Support

**Summary of Submission** Retain Density Rule 8.5.5

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**Point Number** 586.17 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

**Position:** Support

**Summary of Submission** Retain Recession Plan rules 8.5.6.1- 8.5.6.5

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**Point Number** 586.18 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7

**Position:** Support

**Summary of Submission** Retain Landscape Permeable Surface Rule 8.5.7

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**Point Number** 586.19 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

**Position:** Support

**Summary of Submission** Retain Minimum Boundary Setback Rules 8.5.8.1 and 8.5.8.2

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**Point Number** 586.20 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9

**Position:** Support

**Summary of Submission** Retain Continuous Building Length Rule 8.5.9

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**Point Number** 586.21 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10

**Position:** Support

**Summary of Submission** Retain Window Sill Heights Rule 8.5.10

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**Point Number** 586.22 **Provision:** 255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications

**Position:** Support

**Summary of Submission** Retain Non- Notification Rules 8.6.1 and 8.6.2, including 8.6.2.1 and 8.6.2.2

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**Point Number** 586.23 **Provision:** 4-Part Three - Urban Environment

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.  
Visitor Accommodation Zone.  
  
Include the following performance standards for the Visitor Accommodation zone by Yewlett St and Lake Avenue: "1 Maximum height for building 7 metres 2. No building or any part of a building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m Otago Datum)."

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**Point Number** 586.24 **Provision:** 7-Part Seven - Maps

**Position:** Support

**Summary of Submission** Proposed Zoning Maps: Medium Density Residential - Retain medium density zoning over 17 Stewart St, Frankton

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**Point Number** 586.25 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part. See relief sought on Visitor Accommodation Zoning in Frankton by Yewlett St and Lake Avenue See relief sought on Visitor Accommodation Zoning

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**Submitter Number:** 587 **Submitter:** Simple Simon Suck Fizzle Soup and Gourmet Pie Company Trading as The Atlas Beer Cafe

**Contact Name:** Amy Freedman **Email:**

**Address:** PO Box 1873, Queenstown, New Zealand, 9348

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**Point Number** 587.1 **Provision:** 464-12 Queenstown Town Centre > 465-12.1 Zone Purpose

**Position:** Not Stated

**Summary of Submission** Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site.

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**Point Number** 587.2 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Not Stated

**Summary of Submission** Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)

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**Point Number** 587.3 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**Position:** Not Stated

**Summary of Submission** Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)

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**Point Number** 587.4 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Support the inclusion of specific policy that supports and facilitates late night bar and restaurant activities as being integral to enhancing and promoting a vibrant town centre and in particular, supports the intent of policies 12.2.1.3, 12.2.1.4, 12.2.3.1, 12.2.3.3 and 12.2.3.4.

---

**Point Number** 587.5 **Provision:** 464-12 Queenstown Town Centre

**Position:** Not Stated

<b>Summary of Submission</b>	In relation to the entertainment precinct and the inclusion of the Steamer Wharf complex in any such Precinct. request 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.		
<b>Point Number</b>	587.6	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	A number of amendments to the Proposed Plan are required, including the rules being amended to allow for outdoor dining and drinking at Steamer Wharf as a permitted activity until 1 am.		

<b>Submitter Number:</b>	588	<b>Submitter:</b>	Bernie Sugrue
<b>Contact Name:</b>	Ian Greaves	<b>Email:</b>	ian@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	588.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone Lot 5 DP 15016 from Rural to Rural Residential, being the 5.8 hectare site located on the corner of Wanaka - Luggate Highway (SH6) and Albert Town - Lake Hawea Road (SH 84).		
<b>Point Number</b>	588.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone Lot 5 DP 15016 from Rural to Rural Residential, being the 5.8 hectare site located on the corner of Wanaka - Luggate Highway (SH6) and Albert Town - Lake Hawea Road (SH 84).		

<b>Submitter Number:</b>	589	<b>Submitter:</b>	Goose Cherry Cod Catering Company Limited Trading as Ivy and Lolas
<b>Contact Name:</b>	Amy Freedman	<b>Email:</b>	

**Address:** PO Box 1873, Queenstown, New Zealand, 9348

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**Point Number** 589.1 **Provision:** 464-12 Queenstown Town Centre > 465-12.1 Zone Purpose

**Position:** Not Stated

**Summary of Submission** Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site.

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**Point Number** 589.2 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Not Stated

**Summary of Submission** Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)

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**Point Number** 589.3 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**Position:** Not Stated

**Summary of Submission** Include the Steamer Wharf complex as an Entertainment Precinct (map provided in the submission). Note: If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Steamer Wharf Entertainment Precinct is given primacy over the others on the basis of it being the most appropriately located site. Copied from Point 587.1 (Queenstown Town Centre Zone)

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**Point Number** 589.4 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Support the inclusion of specific policy that supports and facilitates late night bar and restaurant activities as being integral to enhancing and promoting a vibrant town centre and in particular, supports the intent of policies 12.2.1.3, 12.2.1.4, 12.2.3.1, 12.2.3.3 and 12.2.3.4.

---

**Point Number** 589.5 **Provision:** 464-12 Queenstown Town Centre

**Position:** Not Stated



<b>Summary of Submission</b>	In relation to the entertainment precinct and the inclusion of the Steamer Wharf complex in any such Precinct. request 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.		
<b>Point Number</b>	589.6	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	A number of amendments to the Proposed Plan are required, including the rules being amended to allow for outdoor dining and drinking at Steamer Wharf as a permitted activity until 1 am.		

<b>Submitter Number:</b>	590	<b>Submitter:</b>	Sam Kane
<b>Contact Name:</b>		<b>Email:</b>	samuelkane@gmail.com
<b>Address:</b>	Glenfoyle, RD 3, Cromwell, New Zealand, 9383		
<b>Point Number</b>	590.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 99-3.2.4.4Objective 4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	590.2	<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>	Review these lines and adjust so as not to include intensively farmed land and its farm improvements		
<b>Point Number</b>	590.3	<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>	Support		

<b>Summary of Submission</b>	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.		
<b>Point Number</b>	590.4	<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>	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.		
<b>Point Number</b>	590.5	<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>	Policy 6.3.4.2 is adopted as proposed		
<b>Point Number</b>	590.6	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3 > 788-21.2.3.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Policy 21.2.3.1 is deleted		
<b>Point Number</b>	590.7	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Policy 33.2.1.1 is removed		
<b>Point Number</b>	590.8	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas > 97-33.8.1 Significant Natural Areas
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	These three identifiers should be removed from the list of SNA's		

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**Point Number** 590.9 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4

**Position:** Oppose

**Summary of Submission** Policy 33.2.3.4 is amended to specify it applies only to the Urban zone.

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**Point Number** 590.10 **Provision:** 5-Part Five - District Wide Matters > 5.6-33 Indigenous Vegetation and Biodiversity > 5.6.9-33.9 Threatened Environment Classification Maps

**Position:** Oppose

**Summary of Submission** All areas within the rural zones are removed from 33.9 Threatened Environment Classification Maps,

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**Submitter Number:** 591 **Submitter:** Varina Propriety Limited

**Contact Name:** Ian Greaves **Email:** ian@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 591.1 **Provision:** 3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 591.2 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** The Wanaka Town Centre Transition Overlay Zone is deleted and replaced with the Wanaka Town Centre Zone.

Should some or all of the Wanaka Town Centre Transition Overlay be approved, the Submitters seek the following particular outcomes and otherwise reserve their position: The objectives, policies and rules of the Medium Density Residential Zone are modified to allow non-residential built forms within the Wanaka Town Centre Transition Overlay more enabling

built form bulk and location controls.

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**Point Number** 591.3 **Provision:** 138-7 Low Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Rezone the land located between Brownston and Upton Streets, on the western side of McDougall Street to medium density zone and Visitor Accommodation Sub-Zone, located on planning map 21.

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**Point Number** 591.4 **Provision:** 7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Rezone the land located between Brownston and Upton Streets, on the western side of McDougall Street to medium density zone and Visitor Accommodation Sub-Zone, located on planning map 21.

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**Point Number** 591.5 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Objective 8.2.2 and Objective 8.2.5 and their associated policies are modified so the specified urban design outcomes apply only to multiunit residential or visitor accommodation developments rather than all development.

Objective 8.2.9 and associated policies and the relevant rule framework are modified to allow for a wider group of visitor accommodation activities.

Amend the objectives, policies and rules to provide for and enable visitor accommodation activities in the Visitor Accommodation Sub-Zones.

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**Point Number** 591.6 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Sloping sites (as defined by the PDP) are excluded from the recession plane requirements specified in Rule 8.5.6.

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**Point Number** 591.7 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Other - Please clearly indicate your position in your submission below

<b>Summary of Submission</b>	The provisions are modified so that subdivision within the Urban Zones are a controlled activity provided it meets the minimum lot sizes as identified in the PDP.		
<b>Point Number</b>	591.8	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend the definition of visitor accommodation as follows:</p> <p>Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and</p> <p>i. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, homestays, and the commercial letting of a residential unit; and</p> <p>ii. May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with the visitor accommodation activity (<u>for the avoidance of doubt such facilities shall be treated as associated with the visitor accommodation activity whether or not the persons using the facilities are staying guests</u>).</p>		

<b>Submitter Number:</b>	592	<b>Submitter:</b>	Wanaka Kiwi Holiday Park & Motels Ltd
<b>Contact Name:</b>	Ian Greaves	<b>Email:</b>	ian@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	592.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The relief sought relate entirely to visitor accommodation. These provisions have been withdrawn.		

<b>Submitter Number:</b>	594	<b>Submitter:</b>	Alexander Kenneth & Robert Barry Robins & Robins Farm Limited
<b>Contact Name:</b>	Tim Williams	<b>Email:</b>	tim@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

<b>Point Number</b>	594.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<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 Proposed District Plan as notified is confirmed as it relates to the zoning of Part Section 28 Block IX Shotover Survey District and the surrounding area Rural Lifestyle and Lot 5 DP 468905 Rural Residential.</p>		
<hr/>			
<b>Point Number</b>	594.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<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 Proposed District Plan as notified is confirmed as it relates to providing objectives, policies and rules that provided for residential activity within the Rural Lifestyle Zone as a permitted activity.</p>		
<hr/>			
<b>Point Number</b>	594.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>The Proposed District Plan is modified to provide for the identification of building platforms and new residential development on a lot within the Rural Lifestyle zone (compliant with the density control) as permitted or controlled activity.</p>		
<hr/>			
<b>Point Number</b>	594.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>The Proposed District Plan is modified to delete the requirement for an average density and/or lot size of 2ha within the Rural Lifestyle zone.</p>		
<hr/>			
<b>Point Number</b>	594.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>The ONL line as it relates to Lot 5 DP 468905 is moved to the southern boundary of the lot</p>		

such that the lot is not located within the ONL.

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**Point Number** 594.6 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part. The Proposed District Plan as notified is confirmed as it relates to the zoning of Part Section 28 Block IX Shotover Survey District and the surrounding area Rural Lifestyle and Lot 5 DP 468905 Rural Residential.

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**Point Number** 594.7 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.  
The ONL line as it relates to Lot 5 DP 468905 is moved to the southern boundary of the lot such that the lot is not located within the ONL.

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**Point Number** 594.8 **Provision:** 1182-27 Subdivision and Development

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.  
The Proposed District Plan is modified so that the status of subdivision is a controlled activity within the Rural Lifestyle Zone with an average lot size of 1ha or alternatively a minimum of 1ha.

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**Submitter Number:** 595 **Submitter:** Matakauri Lodge Limited

**Contact Name:** Tim Williams **Email:** tim@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 595.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
The Visitor Accommodation sub-zoning for the MLL site is confirmed,

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**Point Number** 595.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

The Objectives, Policies and Rules of the Rural Lifestyle Zone that provide for visitor accommodation activity and buildings as a controlled activity within the Visitor Accommodation Sub-zone are confirmed.

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**Submitter Number:** 596 **Submitter:** Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited

**Contact Name:** Tim Williams **Email:** tim@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 596.1 **Provision:** 464-12 Queenstown Town Centre

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

- The zoning of NTPL & NTJHL land Town Centre, • The removal of controls over site coverage.
- 

**Point Number** 596.2 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so:

- Protected Feature No.38 is identified on Proposed Planning Map 36,
  - The Queenstown Court House Historic Heritage Precinct excludes the Pig 'n' Whistle building • The Town Centre Entertainment Precinct is extended to include the Pig 'n' Whistle and Historic Courthouse buildings.
- 

**Point Number** 596.3 **Provision:** 1059-26 Historic Heritage



**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so:

- Protected Feature No.38 is identified on Proposed Planning Map 36,
- The Queenstown Court House Historic Heritage Precinct excludes the Pig 'n' Whistle building

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**Point Number** 596.4 **Provision:** 464-12 Queenstown Town Centre

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so:

- The Town Centre Entertainment Precinct is extended to include the Pig 'n' Whistle and Historic Courthouse buildings.
- 

**Point Number** 596.5 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so:

- Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary,
- 

**Submitter Number:** 597 **Submitter:** John Duncan Lindsay

**Contact Name:** **Email:** jd1f2b@gmail.com

**Address:** 2 B Centennial Avenue, Arrowtown, New Zealand, 9302

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**Point Number** 597.1 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

<b>Summary of Submission</b>	Reject the medium density zone at Arrowtown.		
	Maintain the height restrictions on buildings to the present level.		
<b>Point Number</b>	597.2	<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>	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.		

<b>Submitter Number:</b>	598	<b>Submitter:</b>	Straterra
<b>Contact Name:</b>	Bernie Napp	<b>Email:</b>	bernie@straterra.co.nz
<b>Address:</b>	PO Box 10-668, Wellington, New Zealand, 6143		
<b>Point Number</b>	598.1	<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>	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:		
	<ul style="list-style-type: none"> <li>• Dramatic alpine landscapes free of inappropriate development</li> <li>• Clean air and pristine water • Vibrant and compact town centres</li> <li>• Compact and connected settlements that encourage public transport, biking and walking</li> <li>• Diverse, resilient, inclusive and connected communities</li> <li>• A district providing a variety of lifestyle choices</li> <li>• An innovative and diversifying economy based around a strong visitor industry</li> <li>• A unique and distinctive heritage</li> <li>• Distinctive Ngai Tahu values, rights and interests.</li> </ul>		

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**Point Number** 598.2 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.

**Position:** Support

**Summary of Submission** Support Goal 3.2.1. No changes specified

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**Point Number** 598.3 **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** Support Objective 3.2.1.3. No changes specified

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**Point Number** 598.4 **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:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support Policy 3.2.1.3.2 with amendments as follows:

Policy 3.2.1.3.2

Encourage economic activity to adapt to ~~and recognise opportunities and risks associated with climate change, and energy and fuel pressures.~~

---

**Point Number** 598.5 **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 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-

**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 ~~is~~ as a mechanism for managing residual effects ~~an alternative~~.

---

**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.

---

**Point Number** 598.9 **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** 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.

---

**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 eClimate eChange.

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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.

---

**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 ~~minimise~~ 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 ~~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.

---

**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.

---

**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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**Point Number** 598.22 **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** Policy 3.2.5.5.2 is supported with the following amendments:

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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**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.

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**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.~~

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**Point Number** 598.26 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL > 1013-21.7.1.1

**Position:** Oppose

**Summary of Submission** Provision 21.7.1.1 is opposed and should be deleted:  
  
~~revision 21.7.1.1~~  
The assessment matters are to be stringently applied to the effect that successful applications will be ~~exceptional cases.~~

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**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



<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Policy 6.3.1.4 is supported subject to the reasons specified in the full submission.		
<hr/>			
<b>Point Number</b>	598.28	<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>	Objective 6.3.2 is supported subject to the following amendments:  Objective 6.3.2 Avoid, <u>remedy and mitigate</u> adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.		
<hr/>			
<b>Point Number</b>	598.29	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 103-6.3.2.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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 <u>to a significant degree</u> 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.		
<hr/>			
<b>Point Number</b>	598.30	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3 > 106-6.3.3.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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 <u>to a significant degree</u> the landscape quality, character and visual amenity of Outstanding Natural Features.		
<hr/>			
<b>Point Number</b>	598.31	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.

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**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).

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**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

**Summary of Submission** Policy 6.3.7.1 is supported with no changes specified.

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**Point Number** 598.38 **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** Policy 6.3.7.2 is supported subject to the following amendments:  
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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**Point Number** 598.39 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Policy 21.2.4.2 is supported subject to the following amendments:  
Policy 21.2.4.2  
Manage~~Control~~ the location and type of non-farming activities in the Rural Zone, to manage~~minimise or avoid~~ conflict with activities that may or may not be compatible with permitted or established activities.

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**Point Number** 598.40 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5



**Summary of Submission** Policy 21.2.5.4 is supported subject to the following amendments:

Policy 21.2.5.4  
Ensure potential adverse effects of large-scale extractive activities (including mineral exploration where applicable) are avoided, ~~or~~ remedied or mitigated, particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.

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**Point Number** 598.45 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Objective 21.2.10 is supported for the reasons contained in the full submission

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**Point Number** 598.46 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 817-21.2.10.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Policy 21.2.10.1 is supported for the reasons specified in the full submission

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**Point Number** 598.47 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 818-21.2.10.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Policy 21.2.10.2 is supported for the reasons specified in the full submission

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**Point Number** 598.48 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Objective 26.5.1 is supported subject to the following amendments:

Objective 26.5.1  
To recognise and protect, maintain and enhance historic heritage features in the District when managing~~from~~ the adverse effects of land use, subdivision and development.

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<b>Point Number</b>	598.49	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1077-26.5.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Policy 26.5.1.2 is supported subject to the following amendments:</p> <p>Policy 26.5.1.2 Protect, <u>maintain and enhance</u> historic heritage features <u>when managing against</u> adverse effects of land use and development, including cumulative effects, proportionate to their level of significance.</p>		
<b>Point Number</b>	598.50	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1078-26.5.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Policy 26.5.1.3 is supported subject to the following amendments:</p> <p>Policy 26.5.1.3 Require the <u>remedying and</u> mitigation of development affecting historic heritage, where it cannot be reasonably avoided, to <u>be proportionate to the level of significance of the feature</u> <u>meet the requirements of authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</u></p>		
<b>Point Number</b>	598.51	<b>Provision:</b>	1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1154-26.12.3 Key Features to be protected > 1157-26.12.3.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>26.12.3.3 is supported subject to the following amendments:</p> <p>26.12.1 Skippers Heritage Landscape 26.12.3 Key Features to be protected 26.12.3.3 <u>Representative examples of other</u> <del>All other</del> known archaeological sites, including sluiced terraces.</p>		
<b>Point Number</b>	598.52	<b>Provision:</b>	1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1159-26.12.4 Moke Lake and Sefferton Heritage Landscape
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Provision 26.12.4 is supported subject to amendments specified in full submission		

<b>Point Number</b>	598.53	<b>Provision:</b>	1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1168-26.12.7 Glenorchy
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Provision 26.12.7 is supported subject to amendments specified in full submission		
<hr/>			
<b>Point Number</b>	598.54	<b>Provision:</b>	1059-26 Historic Heritage > 1151-26.12 Heritage Landscapes > 1174-26.12.10 Macetown
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Provision 26.12.10 is supported subject to the provisions outlined In the full submission		
<hr/>			

<b>Submitter Number:</b>	599	<b>Submitter:</b>	and others
<b>Contact Name:</b>	Peter Fleming	<b>Email:</b>	
<b>Address:</b>	PO Box 498, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	599.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Abandon the medium density zone in Park Street area.		
<hr/>			
<b>Point Number</b>	599.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Oppose Rule 12.5.11 as unworkable. Retain the existing Town Centre noise boundaries and standards and oppose the entertainment precinct.		
<hr/>			
<b>Point Number</b>	599.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 510-12.4.2
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Oppose the rule relating to visitor accommodation and ensure that any existing use rights regarding visitor accommodation as enabled by the existign plan are not diminished		
<b>Point Number</b>	599.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Oppose Rule 12.4.4 and specifically oppose the extended use of public areas for the consumption of liquor and hours of operation. There is no liquor policy. We both support and oppose other verations (sic).		
<b>Point Number</b>	599.5	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Having a map showing clearly the boundaries of all areas within the Town Centre		
<b>Point Number</b>	599.6	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Having a map showing clearly the boundaries of all areas within the Town Centre See scanned submission 599 (point 4)		
<b>Point Number</b>	599.7	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	What makes council think that diminishing standards will increase vibrancy		
<b>Point Number</b>	599.8	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Precinct 1 as it effects the village square proposal and the waterfront		
<b>Point Number</b>	599.9	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules -



**Position:** Oppose

**Summary of Submission** Oppose Precinct 1 as it effects the village square proposal and the waterfront.

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**Point Number** 599.10 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 555-12.5.8

**Position:** Oppose

**Summary of Submission** Oppose the pedestrian link map. The map is incorrect - as may be legal description.

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**Point Number** 599.11 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 509-12.4.1

**Position:** Oppose

**Summary of Submission** Oppose 12.4.1 regarding permitted uses.

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**Point Number** 599.12 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.

**Position:** Not Stated

**Summary of Submission** Oppose the introduction of an Entertainment Precinct as it is discriminatory, unworkable, and does not take into account cumulative effects.

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**Point Number** 599.13 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Not Stated

**Summary of Submission** Oppose the introduction of an Entertainment Precinct as it is discriminatory, unworkable, and does not take into account cumulative effects. Refer Point 12 of submissions on Town centre

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**Point Number** 599.14 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**Position:** Oppose

**Summary of Submission** Oppose the introduction of an Entertainment Precinct as it is discriminatory, unworkable, and does not take into account cumulative effects. Refer Point 12 of submissions on Town centr

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<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		

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<b>Point Number</b>	600.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Council review the use of the words 'avoid', 'prevent' or 'require' within the RPS in light of King Salmon and the implications for the region's resource use.		

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<b>Point Number</b>	600.2	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Adopt the plan with specific changes sought in our submission		

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<b>Point Number</b>	600.3	<b>Provision:</b>	9-1 Introduction > 11-1.2 Legal Framework > 15-1.2.4 :
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	1.2.4 is re-written as (or words to similar effect): Existing use rights do not apply if: <ul style="list-style-type: none"><li>• The use of land has been discontinued for a continuous period of more than 12 months <u>after the rule in the district plan took legal effect</u>, unless the Council has granted an extension by way of application; or</li><li>• Reconstruction, alteration or extension of any building that contravenes a rule in the District Plan increases its degree of non-compliance.</li></ul>		

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<b>Point Number</b>	600.4	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Definition of building:  The definition is amended to specifically exclude irrigation and associated infrastructure from the definition of 'building'.		

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<b>Point Number</b>	600.5	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Definition of 'Clearance of Vegetation':</p> <p>The definition is rewritten to exclude the application of water, as below:</p> <p><i>“Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, spraying with herbicide or burning.</i></p> <p><del><i>Clearance of vegetation includes, the deliberate application of water where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.”</i></del></p>		
<b>Point Number</b>	600.6	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Adopt the following definitions as proposed:</p> <ul style="list-style-type: none"> <li>• Factory Framing</li> <li>• Farming Activity</li> <li>• Flood Protection Work</li> <li>• Holding</li> <li>• informal Airport</li> <li>• Minor Upgrading</li> <li>• National Grid Corridor</li> <li>• National Grid Sensitive Activities</li> <li>• National Grid Yard</li> <li>• Nature Conservation Values</li> <li>• Registered Homestay</li> <li>• Rural Selling Place</li> <li>• Sensitive Activities-Transmission Corridor</li> <li>• Utility</li> <li>• Visitor Accommodation</li> <li>• Waste Management Facility</li> </ul>		
<b>Point Number</b>	600.7	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The definition of Farm Building is amended as follows (or words to similar effect):</p> <p><i>Means a building (as defined) <del>necessary for the exercise</del> used for the purpose of farming activities (as defined) and:</i></p> <p><i>(a) Excludes buildings for the purposes of residential activities, home occupations, factory farming and forestry activities.</i></p> <p><i>(b) Excludes visitor accommodation and temporary accommodation.</i></p>		
<b>Point Number</b>	600.8	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The definition of Forestry is amended as follows (or words to similar effect):  
*Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of ~~0.5ha~~ 1 hectare in area.*

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**Point Number** 600.9 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The definition of Formed Road is amended to distinguish between publicly and privately owned roads.

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**Point Number** 600.10 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The definition of Indigenous Vegetation is amended as follows (or words to similar effect):  
*Means plant communities dominated by species vegetation that occurs naturally in New Zealand, or arrived in New Zealand without human assistance. This may include a minor element of exotic vegetation but does not include regrowth in pasture.*

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**Point Number** 600.11 **Provision:** 57-3Strategic Direction > 58-3.1Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** 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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**Point Number** 600.12 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.

**Position:** Support

**Summary of Submission** The goal is adopted as proposed.

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**Point Number** 600.13 **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** 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.~~

---

**Point Number** 600.18 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 94-

**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 > 105-3.2.4.7Objective 7 > 106-3.2.4.7.1

**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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**Point Number** 600.32 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-



**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Objective 3.2.5.3 is reworded as follows (or words to similar effect):  
Direct new subdivision, and urban use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

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**Point Number** 600.33 **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** The objective is adopted as proposed.

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**Point Number** 600.34 **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** The policy is adopted as proposed.

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**Point Number** 600.35 **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 objective is adopted as proposed.

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**Point Number** 600.36 **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 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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The policy is adopted as proposed.		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The goal is adopted as proposed.		
<b>Point Number</b>	600.39	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 35-4.2.3.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The policy is adopted as proposed.		
<b>Point Number</b>	600.40	<b>Provision:</b>	48-4 "Heading 5,5" 5 Tangata Whenua > 49-5.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The purpose is adopted as proposed.		
<b>Point Number</b>	600.41	<b>Provision:</b>	48-4 "Heading 5,5" 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.		
<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		
<b>Summary of Submission</b>	Policy 6.3.1.10 is re-written as follows (or words to similar effect): Recognise that low-intensity pastoral farming <del>on large landholdings</del> contributes to the District's landscape character.		
<b>Point Number</b>	600.45	<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>	Policy 6.3.1.11 is re-written as follows (or words to similar effect): Recognise the importance of <del>protecting the</del> landscape character and visual amenity values, particularly as viewed from public places, <u>while providing for low-intensity pastoral farming in the rural zone.</u>		
<b>Point Number</b>	600.46	<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>	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 <u>inappropriate</u> development.		
<b>Point Number</b>	600.47	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.

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**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.

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**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.

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**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

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**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.

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**Point Number** 600.55 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

**Position:** Support

**Summary of Submission** The Zone Purpose is adopted as proposed.

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**Point Number** 600.56 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:** Support

**Summary of Submission** The Objective is adopted as proposed.

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**Point Number** 600.57 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

**Position:** Support

**Summary of Submission** The Policy is adopted as proposed.

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**Point Number** 600.58 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2



<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 21.2.2.1 is adopted as proposed.		
<b>Point Number</b>	600.64	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 785-21.2.2.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 21.2.2.2 is adopted as proposed.		
<b>Point Number</b>	600.65	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 786-21.2.2.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Policy 21.2.2.3 is reworded as follows (or words to similar effect):</p> <p>Protect the soil resource by controlling activities including earthworks, <u>and appropriately managing the effects of</u> indigenous vegetation clearance and <del>prohibit</del> the planting and establishment of recognised wilding exotic trees with the potential to spread and naturalise.</p>		
<b>Point Number</b>	600.66	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Objective 21.2.3 is adopted as proposed, but the subsequent policies retain clear role definitions between Queenstown Lakes District Council and Otago Regional Council.		
<b>Point Number</b>	600.67	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3 > 788-21.2.3.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Policy 21.2.3.1 is reworded as follows (or words to similar effect):</p> <p>Policy 21.2.3.1 In conjunction with the Otago Regional Council, regional plans and strategies:</p> <ul style="list-style-type: none"> <li>• Encourage activities that use water efficiently, thereby conserving water <del>quality and</del> quantity;</li> <li>• Discourage activities that adversely affect the potable quality <del>and life supporting capacity</del> of water and associated ecosystems.</li> </ul>		

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**Point Number** 600.68 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4

**Position:** Support

**Summary of Submission** Objective 21.2.4 is adopted as proposed.

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**Point Number** 600.69 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1

**Position:** Support

**Summary of Submission** Policy 21.2.4.1 is adopted as proposed.

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**Point Number** 600.70 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2

**Position:** Support

**Summary of Submission** Policy 21.2.4.2 is adopted as proposed.

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**Point Number** 600.71 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9

**Position:** Support

**Summary of Submission** Objective 21.2.9 is adopted as proposed.

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**Point Number** 600.72 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 814-21.2.9.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Policy 21.2.9.5 is reworded as follows (or words to similar effect):

Limit exotic forestry to species that do not have any potential to spread and naturalise.

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<b>Point Number</b>	600.73	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 817-21.2.10.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 21.2.10.1 is adopted as proposed		
<hr/>			
<b>Point Number</b>	600.74	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Objective 21.2.10 is adopted as proposed		
<hr/>			
<b>Point Number</b>	600.75	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 819-21.2.10.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 21.2.10.3 is adopted as proposed		
<hr/>			
<b>Point Number</b>	600.76	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 21.2.11.1 is adopted as proposed		
<hr/>			
<b>Point Number</b>	600.77	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Objective 21.2.13 is adopted as proposed		
<hr/>			
<b>Point Number</b>	600.78	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 855-21.4.2

**Position:** Support

**Summary of Submission** Activity 21.4.2 is adopted as proposed

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**Point Number** 600.79 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 891-21.5.1

**Position:** Support

**Summary of Submission** General Standard 21.5.1 is adopted as proposed

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**Point Number** 600.80 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 892-21.5.2

**Position:** Support

**Summary of Submission** General Standard 21.5.2 is adopted as proposed

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**Point Number** 600.81 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 894-21.5.4

**Position:** Support

**Summary of Submission** General Standard 21.5.4 is adopted as proposed

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**Point Number** 600.82 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 895-21.5.5

**Position:** Support

**Summary of Submission** General Standard 21.5.5 is adopted as proposed

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**Point Number** 600.83 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 896-21.5.6

**Position:** Support

**Summary of Submission** General Standard 21.5.6 is adopted as proposed

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<b>Point Number</b>	600.84	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	General Standard 21.5.7 is deleted		
<hr/>			
<b>Point Number</b>	600.85	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 911-21.5.14
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Standard 21.5.14 is adopted as proposed		
<hr/>			
<b>Point Number</b>	600.86	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Standard 21.5.15 is adopted as proposed		
<hr/>			
<b>Point Number</b>	600.87	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 918-21.5.16
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Standard 21.5.16 is adopted as proposed		
<hr/>			
<b>Point Number</b>	600.88	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 919-21.5.17
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Standard 21.5.17 is adopted as proposed		
<hr/>			
<b>Point Number</b>	600.89	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

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**Summary of Submission** Standard 21.5.18 is adopted, however Council revisit and refine the restricted discretionary activity criteria, specifically through the removal of Rural Amenity values as a consideration under the criteria.

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**Point Number** 600.90 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 928-21.5.19

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Standard 21.5.19 is adopted, however Council revisit and refine the restricted discretionary activity criteria, specifically through the removal of Visual amenity values as a consideration under the criteria.

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**Point Number** 600.91 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 932-21.5.20

**Position:** Support

**Summary of Submission** Standard 21.5.20 is adopted as proposed

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**Point Number** 600.92 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**Position:** Support

**Summary of Submission** Standard 21.5.25 is adopted as proposed

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**Point Number** 600.93 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Support

**Summary of Submission** Standard 21.5.26 is adopted as proposed

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**Point Number** 600.94 **Provision:** 771-21Rural Zone > 1007-21.6Non-Notification of Applications > 1008-21.6.1

**Position:** Support

**Summary of Submission** 21.6.1 Non-Notification of Applications is adopted as proposed.

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<b>Point Number</b>	600.95	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Objective 22.2.2 is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.96	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 809-22.2.2.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 22.2.2.1 is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.97	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Objective 22.2.5 is adopted as proposed.		
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<b>Point Number</b>	600.98	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5 > 820-22.2.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 22.2.5.1 is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.99	<b>Provision:</b>	1059-26 Historic Heritage > 1060-26.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Purpose is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.100	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Objective 26.5.2 is adopted as proposed.		
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<b>Point Number</b>	600.101	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1112-26.6.21
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Activity 26.6.21 is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.102	<b>Provision:</b>	1182-27 Subdivision and Development > 1183-27.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Purpose is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.103	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Objective 27.2.6 is adopted as proposed.		
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<b>Point Number</b>	600.104	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Standards for Subdivision Activities in the Rural zones is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.105	<b>Provision:</b>	1182-27 Subdivision and Development > 1361-27.12 Financial Contributions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Policy is adopted as proposed.		

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**Point Number** 600.106 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1

**Position:** Support

**Summary of Submission** Objective 28.3.1 is adopted as proposed.

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**Point Number** 600.107 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2

**Position:** Support

**Summary of Submission** Objective 28.3.2 is adopted as proposed.

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**Point Number** 600.108 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Adopt the Objective as proposed, but address the potential adverse effects of generation or transmission infrastructure upgrades through the supporting policies.

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**Point Number** 600.109 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 61-30.2.6.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Policy 30.2.6.2 is amended as follows (or words to similar effect)  
Consider long term options, ~~and economic costs~~ and strategic needs, and economic costs including those imposed on adversely impacted activities when considering alternative locations, sites or methods for the establishment or alteration of a utility.

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**Point Number** 600.110 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 63-30.2.6.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Policy 30.2.6.4 is amended as follows (or words to similar effect):  
30.2.6.4 Provide for the sustainable, secure and efficient use and development of the ~~electricity transmission network~~ National Grid, including within the National Grid corridor, and

to protect activities from the adverse effects of the National Grid, including by:

- Controlling the proximity of buildings, structures and vegetation to existing National Grid corridors
- Discouraging sensitive activities from locating within or near to the ~~electricity transmission~~ National Grid Yard to minimise potential reverse sensitivity effects on the transmission network
- Managing subdivision within or near to ~~electricity transmission corridors~~ the National Grid Corridor to achieve the outcomes of this policy to facilitate good amenity and urban design outcomes
- Not compromising the operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade associated with the National Grid.

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<b>Point Number</b>	600.111	<b>Provision:</b>	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 75-30.3.2.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	'30.3.2.3 New Zealand Electrical Code of Practice for Electrical Safe Distances' is retained as proposed.		

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<b>Point Number</b>	600.112	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 152-30.5.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	30.5.10 Buildings and Structures within the National Grid Yard is adopted as proposed.		

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<b>Point Number</b>	600.113	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 158-30.5.11
<b>Position:</b>	Support		
<b>Summary of Submission</b>	30.5.11 Earthworks within the National Grid Yard is adopted as proposed.		

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<b>Point Number</b>	600.114	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<i>Activities involving the efficient use of land including ski-field development within identified Ski Area Sub Zones, farming, fence, road and track construction can be reasonably expected to be undertaken providing such activities maintain or enhance the District's indigenous biodiversity values.</i>		



This section is retained within the Purpose and reflected throughout the subsequent objectives, rules and policies.

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**Point Number** 600.115 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Objective 33.2.1 is rewritten as follows - Protect, maintain ~~and~~ or enhance the stock of indigenous biodiversity.

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**Point Number** 600.116 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1

**Position:** Support

**Summary of Submission** Policy 33.2.1.1 is adopted as proposed.

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**Point Number** 600.117 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 31-33.2.1.2

**Position:** Support

**Summary of Submission** Policy 33.2.1.2 is adopted as proposed.

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**Point Number** 600.118 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 32-33.2.1.3

**Position:** Support

**Summary of Submission** Policy 33.2.1.3 is adopted as proposed.

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**Point Number** 600.119 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5

**Position:** Support

**Summary of Submission** Policy 33.2.1.5 is adopted as proposed.

## Submission

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**Point Number** 600.120 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Policy 33.2.1.6 is adopted as proposed but consideration is given to the benefits of 'active management' of species, including grazing, where this is demonstrably of benefit to the species under protection.

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**Point Number** 600.121 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7

**Position:** Support

**Summary of Submission** Policy 33.2.1.7 is adopted as proposed.

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**Point Number** 600.122 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8

**Position:** Support

**Summary of Submission** Policy 33.2.1.8 is adopted as proposed.

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**Point Number** 600.123 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Policy 33.2.2.1 is amended as follows (or words to similar effect):  
Avoid the clearance of indigenous vegetation within Significant Natural Areas that would reduce indigenous biodiversity values overall.

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**Point Number** 600.124 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2

**Position:** Other - Please clearly indicate your position in your submission below

<b>Summary of Submission</b>	Policy 33.2.2.2 is amended as follows (or words to similar effect):  Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances <del>and</del> <u>or</u> in circumstances where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance.		
<b>Point Number</b>	600.125	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 33.2.2.3 is adopted as proposed.		
<b>Point Number</b>	600.126	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 45-33.2.3.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 33.2.3.2 is adopted as proposed.		
<b>Point Number</b>	600.127	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 33.2.3.3 is adopted as proposed.		
<b>Point Number</b>	600.128	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Policy 33.2.3.4 is amended to specify it applies only to the Urban zone.		
<b>Point Number</b>	600.129	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Policy 33.2.3.4 is amended to specify it applies only to the Urban zone.		
<hr/>			
<b>Point Number</b>	600.130	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 50-33.2.3.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 33.2.3.7 is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.131	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules
<b>Position:</b>	Support		
<b>Summary of Submission</b>	33.3.3 Application of the indigenous vegetation rules is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.132	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	33.3.4.2is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.133	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 77-33.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	33.4.1is adopted as proposed.		
<hr/>			
<b>Point Number</b>	600.134	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 78-33.4.2

<b>Position:</b>	Support		
<b>Summary of Submission</b>	33.4.2 is adopted as proposed.		
<b>Point Number</b>	600.135	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 79-33.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	33.4.3 is adopted as proposed.		
<b>Point Number</b>	600.136	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 83-33.5.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Rule 33.5.3. is deleted from Table 2</p> <p>Adopt the remainder of Table 2: Setting out permitted activity standards associated with clearance of indigenous vegetation not located within a Significant Natural Area or within Alpine Environments is adopted as proposed.</p>		
<b>Point Number</b>	600.137	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 91-33.5.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Rule 33.5.9 is amended to specify a degree of scale or size of the proposed area of planting.</p> <p>The remainder of table 3: Activities within Significant Natural Areas identified in Schedule 33.8 and on the District Plan maps is adopted as proposed.</p>		
<b>Point Number</b>	600.138	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	All areas within the rural zones are removed from 33.9 Threatened Environment Classification Maps, with subsequent changes to the relevant provisions.		
<b>Point Number</b>	600.139	<b>Provision:</b>	174-34 Wilding Exotic Trees > 175-34.1 Purpose

**Position:** Oppose

**Summary of Submission** That 34.1 Purpose is re-written to acknowledge that reasonable use of some exotic trees can provide benefit to the District, particularly in the rural context, provided these are appropriately controlled and do not pose a significant pest plant threat.

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**Point Number** 600.140 **Provision:** 174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy > 177-34.2.1 Objective.

**Position:** Support

**Summary of Submission** Objective 34.2.1 is retained as proposed.

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**Point Number** 600.141 **Provision:** 174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy > 177-34.2.1 Objective. > 178-34.2.1.1.

**Position:** Oppose

**Summary of Submission** Policy 34.2.1.1 is re-considered to assess the viability of developing a new rule along the following lines:

1. Permitted activity criteria for plantings under a certain area (a small geographical area), in low risk conditions (with low risk conditions including a setback from property boundaries to ensure seedlings are likely to be grazed, rather than spread over property boundaries), and;
2. The ability to apply for a consent setting out the management obligations of the consent holder in relation to the pest plant attributes and risk associated with the planting, for small to medium sized plantings, again with appropriate setbacks from property boundaries.

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**Point Number** 600.142 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1

**Position:** Support

**Summary of Submission** Policy 35.2.5.1 is adopted as proposed.

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**Point Number** 600.143 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies

**Position:** Support

**Summary of Submission** Policy 35.2.5.2 is adopted as proposed.

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<b>Point Number</b>	600.144	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 224-35.4.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Policy 35.2.5.2 is adopted as proposed.		

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<b>Submitter Number:</b>	601	<b>Submitter:</b>	Tim & Paula Williams
<b>Contact Name:</b>		<b>Email:</b>	tim@southernplanning.co.nz
<b>Address:</b>	31 Avalon Crescent, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	601.1	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support the rules relating to residential dwellings within Jacks Point <u>not</u> requiring dwellings to obtain resource consent for design review purposes.		

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<b>Point Number</b>	601.2	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Reinstate the operative District Plan Objective and policies as they relate to Jacks Point. Alternatively, make alterations to the proposed provisions to ensure the design, amenity, character, open space, and landscape qualities that exist within Jacks Point and are provided for by the operative District Plan are provided for in Chapter 41.		

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<b>Point Number</b>	601.3	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Reinstate the operative District Plan rules (with the exemption of the controlled activity requirement for residential dwellings) as they relate to Jacks Point. Alternatively, make alterations to the proposed provisions to ensure the design, amenity, character, open space, and landscape qualities that exist within Jacks Point and are provided for by the operative District Plan are provided for in Chapter 41.		

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**Point Number** 601.4 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Reinstate the operative District Plan rules (with the exemption of the controlled activity requirement for residential dwellings) as they relate to Jacks Point. Alternatively, make alterations to the proposed provisions to ensure the design, amenity, character, open space, and landscape qualities that exist within Jacks Point and are provided for by the operative District Plan are provided for in Chapter 41.

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**Point Number** 601.5 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Reinstate the operative District Plan structure plan as it relates to Jacks Point. Alternatively, make alterations to the proposed provisions to ensure the design, amenity, character, open space, and landscape qualities that exist within Jacks Point and are provided for by the operative District Plan are provided for in Chapter 41.

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**Point Number** 601.6 **Provision:** 287-41 Jacks Point Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Make any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

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**Submitter Number:** 602 **Submitter:** N & B Teat Family Trust

**Contact Name:** N & B Teat **Email:** nbteat@xtra.co.nz

**Address:** PO Box 320, Wanaka, New Zealand, 9305

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**Point Number** 602.1 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities

**Position:** Support



<b>Summary of Submission</b>	Supports the proposal of the Wanaka Town Centre Transition Area.		
<b>Point Number</b>	602.2	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the proposed Wanaka Town Centre Zone.		

<b>Submitter Number:</b>	603	<b>Submitter:</b>	Alpine Trust
<b>Contact Name:</b>	Justine & Tom Bamber	<b>Email:</b>	
<b>Address:</b>	PO Box 2160, Queenstown, New Zealand, 9349		
<b>Point Number</b>	603.1	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>The submitter seeks that, with the exception/incorporation of the points noted in the submission in support of the PDP as it relates to Jacks Point, the Operative objectives, policies, rules and structure plan as it relates to the Jacks Point portion of the Jacks Point Special Zone is re-instated.</p> <p>OR</p> <p>Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in the submission.</p>		
<b>Point Number</b>	603.2	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Add a rule to the Jacks Point Special Zone that requires assessment of effects on neighbouring properties/neighbourhoods for resource consent applications, plan changes etc</p> <p>OR</p> <p>Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in the submission.</p>		



<b>Summary of Submission</b>	Amend:  There is no indication as to what the 'Council's criteria' are or where these might be accessed. Council should include their criteria or provide a reference as to where this might be accessed.		
<b>Point Number</b>	604.6	<b>Provision:</b>	1059-26 Historic Heritage > 1066-26.3 Information Requirements
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	604.7	<b>Provision:</b>	1059-26 Historic Heritage > 1066-26.3 Information Requirements
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Early consultation is supported.		
<b>Point Number</b>	604.8	<b>Provision:</b>	1059-26 Historic Heritage > 1066-26.3 Information Requirements > 1067-26.3.1 Archaeology Alert Layer
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	604.9	<b>Provision:</b>	1059-26 Historic Heritage > 1068-26.4 Other Relevant Provisions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	604.10	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Amend:  Insert new clause as contained in submission.		
<b>Point Number</b>	604.11	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	604.12	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1082-26.5.3 Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	General support.		
<b>Point Number</b>	604.13	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1082-26.5.3 Objective 3 > 1084-26.5.3.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Consultation with Tangata Whenua should be carried out and a full list and map prepared showing these sites. If this is Map 40 this is insufficient.		
<b>Point Number</b>	604.14	<b>Provision:</b>	7-Part Seven - Maps > 7.43-Map 40 - Areas of Cultural Significance
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Consultation with Tangata Whenua should be carried out and a full list and map prepared showing these sites. If this is Map 40 this is insufficient.		
<b>Point Number</b>	604.15	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Amend:  See proposed amendments to clauses 26.2 and 26.3. (re How is 'permanently adversely affected' assessed?)		
<b>Point Number</b>	604.16	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4 > 1090-26.5.4.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend:  Include financial incentives for earthquake strengthening and / or reductions in activity standards on a case by case basis.		
<b>Point Number</b>	604.17	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The format of these rules (Tables 1 – 6) is very clear. Supported.		
<b>Point Number</b>	604.18	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend;  Note 2 - should relate to Table 3, not Table 1. Move Note 2 to Table 3.		
<b>Point Number</b>	604.19	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1095-26.6.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	New clause relating specifically to relocation is particularly useful and is supported since this is absent from the Operative Plan. Supported		
<b>Point Number</b>	604.20	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1095-26.6.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Cat 3 buildings should also be NC.		

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**Point Number** 604.21 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1096-26.6.5

**Position:** Oppose

**Summary of Submission** See proposed amendments to clauses 26.2 and 26.3.

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**Point Number** 604.22 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1098-26.6.7

**Position:** Support

**Summary of Submission** New clause relating to "Setting" is supported.

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**Point Number** 604.23 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1098-26.6.7

**Position:** Oppose

**Summary of Submission** Omit "curtilage and ..." from heading.

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**Point Number** 604.24 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1098-26.6.7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend, by adding the following;  
  
"Works affecting the historic setting of the site should be avoided.  
The heritage value of the setting should be identified on a case by case basis and any works that adversely affect that setting should be avoided. Works may include earthworks, signage, ..... structures."

---

**Point Number** 604.25 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1098-26.6.7

**Position:** Support

**Summary of Submission** Activity status for each category (1/2/3) supported (D/RD/RD)

---

**Point Number** 604.26 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1099-26.6.8

**Position:** Oppose

<b>Summary of Submission</b>	All activity status ratings should relate to the individual ratings of the buildings concerned. (26.6.8.-14)		
<b>Point Number</b>	604.27	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1099-26.6.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete reference to other contributor( buildings that are not individually listed.( 26.6.8 & 14)		
<b>Point Number</b>	604.28	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1101-26.6.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Not supported (see above 26.6.4)		
<b>Point Number</b>	604.29	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1102-26.6.11
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Consultation with Tangata Whenua should be carried out and a full list and map prepared showing these sites.		
<b>Point Number</b>	604.30	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1107-26.6.16
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Consultation with Tangata Whenua should be carried out and a full list and map prepared showing these sites.		
<b>Point Number</b>	604.31	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1108-26.6.17
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reword all clauses in Table 5 to clarify what is affected under the District Plan. and what is being referred to in this section. A definition of an archaeological site and an outline of the requirements of the Act should be included.		
<b>Point Number</b>	604.32	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1112-26.6.21
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Supported.		
<b>Point Number</b>	604.33	<b>Provision:</b>	1059-26 Historic Heritage > 1113-26.7 Non-notification
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supported.		
<b>Point Number</b>	604.34	<b>Provision:</b>	1059-26 Historic Heritage > 1114-26.8 Precincts
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supported.		
<b>Point Number</b>	604.35	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Clarification that the protection applies to the historic part of a building and not recent additions would be helpful in many cases. This might either be stated at the beginning of the schedule or added individually as required.		
<b>Point Number</b>	604.36	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	18 Transit of Venus site - currently Cat 2 - recommend Cat 3. The site should be rated at a similar level to Items 20 and 21 as they have similar characteristics and heritage values. Cat 2 downgrade to Cat 3		
<b>Point Number</b>	604.37	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	32 Frankton Mill site - this is an archaeological site and is more appropriately covered by the HNZPT Act 2014. There are no built features remaining. AA Possibly delete from schedule.		



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<b>Point Number</b>	604.38	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	37 TSS Earnslaw - the description should clearly state it is the ship that is protected. The current description with 'berthing located at .....		

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<b>Point Number</b>	604.39	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	44 and 47 Stone Cemetery walls (Queenstown & Frankton) - should have the same rating, both 3. 44 – Cat 3 47 – Cat 3 (down from 2)		

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<b>Point Number</b>	604.40	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	49 Brunswick Flour Mill – this reads as though it includes the Mill as well which no longer exists. OMIT the comma between Mill and Turbine.		

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<b>Point Number</b>	604.41	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	56 Hulbert House - this should be upgraded to Cat 2. This rating more closely ascribes its high heritage values. This would a Cat 1 but for the recent modifications. AA Cat 3 upgrade to Cat 2		

---

<b>Point Number</b>	604.42	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	58 Stone building, 17, Brisbane Street.		

Cat 2 downgrade to Cat 3

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**Point Number** 604.43 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 59  
McNeill cottage - this should be downgraded to Cat 3 since only the external walls and roof remain of the original cottage.  
Cat 2 downgrade to Cat 3

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**Point Number** 604.44 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 63  
28 Park Street - this should be upgraded to a Cat 2 due to its high heritage significance and unmodified character of the original cottage.  
AA  
Cat 3 upgrade to Cat 2

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**Point Number** 604.45 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 65  
Q Bowling Club - this should be down graded to a Cat 3.  
CP  
Cat 2 downgrade to Cat 3

---

**Point Number** 604.46 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 68  
Glenarm Cottage, 50, Camp Street.  
(Increasing rarity as cottage in town centre, unmodified internally and externally.)  
Cat 2 upgrade to Cat 1

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**Point Number** 604.47 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>70  Threeewood.  This listing should be split into 2 separate entries to reflect different characteristics of each building.  CP  Amend description to allow for different gradings of house and woolshed.  70a) Threeewood timber villa - Cat 2  70b) Threeewood stone woolshed -Cat 3</p>		
<b>Point Number</b>	604.48	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>80  Tomes cottage - this should be upgraded to Cat 2 (it is a rare remaining example of a mud brick cottage from the gold mining era.)  Cat 3 upgrade to Cat 2.</p>		
<b>Point Number</b>	604.49	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>81  Arcadia - this should be upgraded to a Cat 1.  It is a rare and unmodified grand house of considerable historical and architectural significance. There are no others of its calibre in the District.  If compared to Items 63 or 56 for example, its significance is much greater.  Further research is required.  Cat 2 upgrade to Cat 1.</p>		
<b>Point Number</b>	604.50	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>84  172 Arthurs Point - this has been demolished (Arthurs Point Tavern).  Delete from schedule.</p>		
<b>Point Number</b>	604.51	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>85  Boyne Building, 11 Ballarat Street</p>		

Delete "Queenstown Supermarket"

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**Point Number** 604.52 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 87  
?  
Missing from schedule?

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**Point Number** 604.53 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 89  
5, Brisbane Street  
Delete "NZ Forest Service Building".

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**Point Number** 604.54 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 91  
Kinross - this should be amended to read 'Kinross STONE buildings, not store. The small  
timber framed miner's cottage should also be added to the description.  
CP  
Amend wording from "store" to "stone" and add "amd small timber miner's cottage".

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**Point Number** 604.55 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 97  
Former Glacier Hotel  
Clarify listing - 3 or 2?

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**Point Number** 604.56 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

<b>Summary of Submission</b>	100 St Peters Parish Hall Delete "5 Earl Street" Add "? Camp Street" Amend map 36		
<b>Point Number</b>	604.57	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	100 St Peters Parish Hall Delete "5 Earl Street" Add "? Camp Street" Amend map 36		
<b>Point Number</b>	604.58	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	101 St Peter's Parish Centre - this should be upgraded to Cat 2. It has high historical, spiritual, social and technological significance. CP Cat 3 upgrade to Cat 2.		
<b>Point Number</b>	604.59	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	107 Courthouse Interior now much modified. Cat 1 downgrade to Cat 2		
<b>Point Number</b>	604.60	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	109 Glenorchy Old School Building - this has been relocated to Paradise. AA Amend map 25 and address.		
<b>Point Number</b>	604.61	<b>Provision:</b>	1059-26 Historic Heritage >

**Position:** Oppose

**Summary of Submission** 111  
Ayrburn - the listing for the homestead and the stone farm buildings should be separated as shown.  
111a) Ayrburn Homestead, timber villa and stone garage (original cottage) - Cat 2.  
111b) Ayrburn stone stables/woolshed - Cat 2.  
111c) Ayrburn stone cart shed - Cat 1 (very rare extant example of its type).  
111d) Ayrburn stone dairy building - Cat 3.

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**Point Number** 604.62 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

**Position:** Oppose

**Summary of Submission** 115  
Crown Lodge -  
add address.

---

**Point Number** 604.63 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

**Position:** Oppose

**Summary of Submission** 131  
Thurlby Domain - this should be upgraded to a Cat 1 due to its rarity in the district and its high historical, architectural, social, group, setting and technological significance.  
Cat 2 upgrade to Cat 1.

---

**Point Number** 604.64 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

**Position:** Oppose

**Summary of Submission** 133  
Eureka House, 17 Ballarat Street.  
Façade and building, (compare 86, 5 Ballarat Street.)  
Add "building" to description,  
Delete "façade"

---

**Point Number** 604.65 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

**Position:** Oppose

**Summary of Submission** 226  
Paradise House -

CP  
Add Cat 1 Historic Place on the HNZPT List (ref 7766)

---

**Point Number** 604.66 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 227  
Cottage, Coll Street, Glenorchy - Does this cottage still exist?

---

**Point Number** 604.67 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 242  
Threepwood Stables  
This should be upgraded to a Cat 1 due to its high heritage significance and unmodified state.  
CP  
Cat 2 upgrade to Cat 1.

---

**Point Number** 604.68 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Oppose

**Summary of Submission** 253  
253, Centennial Avenue, Arrowtown  
Assessment carried out 2015  
Should be Cat 2

---

**Point Number** 604.69 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures  
and features

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Include the following:  
  
Butchery, Tuohy's Gully  
  
Millbrook Stables and Blacksmiths shop.  
  
Gratuiti Cottage, 9 Gorge Road, Queenstown Cat 3  
  
13, 15 Stanley Street, Queenstown. Cat 3  
  
32 Park Street, Queenstown Cat 3

Queenstown Gardens Gates. Cat 2

Queenstown Campground Cabins Cat 3 / Precinct / Character Area

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**Point Number** 604.70 **Provision:** 1059-26 Historic Heritage

**Position:** Oppose

**Summary of Submission** Insert additional and modified clauses to sections 26.2 and 26.3 (See full submission for text)

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**Submitter Number:** 605 **Submitter:** Margaret Joans Williams

**Contact Name:** **Email:**

**Address:** 79H Kelmarna Avenue, Herne Bay, Auckland, New Zealand, 1011

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**Point Number** 605.1 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** Use or replicate the operative Jacks Point Resort Zone objectives, policies, rules or assessment criteria and amend the Jacks Point Residential neighbourhood and Open Space notations on the proposed structure plan in order that the landscape and amenity values and the planned residential and open space development outcomes provided for in the existing Jacks Point zone can continue to be achieved.

OR

Amend the proposed Jacks Point zone as requested above and shift the provisions relating to Hanley Downs land into a new Hanley Downs Zone, utilising the proposed Plan provisions applicable to Hanley Downs.

OR

Make any further or additional changes needed to give effect to this submission.

---

**Point Number** 605.2 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** In the Jacks Point Open Space areas remove provision for commercial farming activities while allowing for seasonal haymaking (for use outside the zone), and for occasional low intensity grazing by sheep only.

OR

Make any further or additional changes needed to give effect to this submission.



<b>Point Number</b>	605.3	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 316-41.2.1.26
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete proposed policy 41.2.1.26 and otherwise amend the proposed zone provisions so that provision of integrated infrastructure (including roading) and servicing can be developed if appropriate, agreed and commercially viable.		
	OR		
	Make any further or additional changes needed to give effect to this submission.		

<b>Submitter Number:</b>	606	<b>Submitter:</b>	Skyline Investments Limited & O'Connells Pavilion Limited
<b>Contact Name:</b>	Tim Williams	<b>Email:</b>	tim@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

<b>Point Number</b>	606.1	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.		
	The Proposed District Plan as notified is confirmed as it relates to:		
	<ul style="list-style-type: none"> <li>• The zoning of SIL's &amp; OPL's land Town Centre,</li> <li>• The removal of controls over site coverage,</li> <li>• The removal of parapet height and recession plane controls applicable to Dairy Corner,</li> <li>• The removal of parapet height controls from the Marine Parade Site and removal of the recession plane control applicable to the Marine Parade frontage of the Marine Parade Site,</li> <li>• The removal of parapet height controls and relaxation of the height recession plane controls for the O'Connells site, and</li> <li>• The location of AVA Backpackers within Precinct 1 and Rules 12.5.9.1 &amp; 12.5.10.1 enabling a height limit of 15m.</li> </ul>		

<b>Point Number</b>	606.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 559-12.5.9.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.		
	The Proposed District Plan as notified is confirmed as it relates to:		

- The location of AVA Backpackers within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 15m.
- 

**Point Number** 606.3 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

- The location of AVA Backpackers within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 15m.
- 

**Point Number** 606.4 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so:

- Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary.
- 

**Point Number** 606.5 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 538-12.5.2 > 539-12.5.2.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so:

- Rule 12.5.2.1 Building Setback is deleted,
- 

**Point Number** 606.6 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so:

- Rule 12.5.14.4 External Building Materials is deleted.

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<b>Point Number</b>	606.7	<b>Provision:</b>	3-Part Three - Urban Environment > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so:

- The portion of the Marine Parade Site that is currently not shown within a Height Precinct is identified within Height Precinct 4 and the Height Precinct Map is amended accordingly.

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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>	John Edmonds + Associates Ltd PO Box 95 , Queensown, New Zealand, 9348		
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<b>Point Number</b>	607.1	<b>Provision:</b>	10-Entire Plan
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**Position:** Not Stated

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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<b>Point Number</b>	607.2	<b>Provision:</b>	10-Entire Plan
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**Position:** Not Stated

**Summary of Submission** That all provisions not amended in response to this submission be retained as notified unless it duplicates another provision in which case it should be deleted.

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<b>Point Number</b>	607.3	<b>Provision:</b>	10-Entire Plan
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**Position:** Not Stated

**Summary of Submission** Delete provisions where they duplicate or repeat other provisions.

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**Point Number** 607.4 **Provision:** 10-Entire Plan

**Position:** Not Stated

**Summary of Submission** Delete all provisions which require “a report from an appropriately qualified and experienced”, or amend provisions to clarify precisely what “appropriately qualified and experienced” entails.

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**Point Number** 607.5 **Provision:** 54-2Definitions

**Position:** Not Stated

**Summary of Submission** Insert new definition for “Tourism Activity”. Suggested wording is as follows:  
Tourism Activity:  
Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, transport activities, and administration activities.

---

**Point Number** 607.6 **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.

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**Point Number** 607.7 **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.

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**Point Number** 607.8 **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

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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>	607.9	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rules as required to ensure: (i) Tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted, controlled, or restricted discretionary activity status; (ii) Tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted discretionary or discretionary activity; (iii) Tourism activities are not classified as a non-complying or prohibited activity.		

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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 within the Queenstown and Wanaka central business areas.</u>		

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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.

---

**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

<b>Summary of Submission</b>	Amend policy as follows: Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and <del>protect them from</del> <u>manage</u> the adverse effects of subdivision and development.		
<b>Point Number</b>	607.18	<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>	Amend objective as follows: <del>Minimise</del> <u>Manage</u> the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.		
<b>Point Number</b>	607.19	<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>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows: Recognise that <del>the retention</del> of the character of rural areas is often dependent on the <del>ongoing</del> viability of <u>land use farming</u> and that evolving forms of <del>agricultural</del> land use, which may change the landscape <u>character</u> , are anticipated.		
<b>Point Number</b>	607.20	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 137-3.2.7.1Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective as follows: Protect Ngai Tahu values, rights and interests <u>from inappropriate subdivision, use and development</u> , including taonga species and habitats, and wahi tupuna.		
<b>Point Number</b>	607.21	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 138-3.2.7.2Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective as follows: Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu in <u>significant</u> resource management decision making and <u>plan</u> implementation.		
<b>Point Number</b>	607.22	<b>Provision:</b>	7-Part Seven - Maps

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the "Rural General" zoned land (including land described as Pt. Sect 19 BLK III MID WAKATIPU SD, recreation reserve, Section 1 SO 10828, and marginal strip adjoining this land and adjoining the land owned by Te Anau Developments Ltd) to "Rural Visitor Walter Peak".		
<b>Point Number</b>	607.23	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the "Rural General" zoned land identified in the image below (including land described as Pt. Sect 19 BLK III MID WAKATIPU SD, recreation reserve, Section 1 SO 10828, and marginal strip adjoining this land and adjoining the land owned by Te Anau Developments Ltd) to "Rural Visitor Walter Peak".		
<b>Point Number</b>	607.24	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Consider rezoning all Rural Visitor Zones just Visitor Zones (i.e. remove them from the rural chapter provisions).		
<b>Point Number</b>	607.25	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Consider rezoning all Rural Visitor Zones just Visitor Zones (i.e. remove them from the rural chapter provisions).		
<b>Point Number</b>	607.26	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Extract provisions relating to the protection, use and development of the surface of lakes and rivers and their margins, and insert them into a specific chapter that focuses on development and activities carried out on the surface of water and within the margins of waterways		
<b>Point Number</b>	607.27	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Extract provisions relating to the protection, use and development of the surface of lakes and rivers and their margins, and insert them into a specific chapter that focuses on development and activities carried out on the surface of water and within the margins of waterways		



<b>Point Number</b>	607.28	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective 12.2.5 and supporting policies to ensure tourism activities, including the transport of passengers and supporting buildings, infrastructure, and structures, are specifically provided for.		
<b>Point Number</b>	607.29	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective 21.2.12 and supporting policies to ensure tourism activities, including the transport of passengers and supporting buildings, infrastructure, and structures, are specifically provided for.		
<b>Point Number</b>	607.30	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new policy to avoid surface water activities that conflict with adjoining land uses or key tourism activities: <u>Avoid activities on the surface or bed of lakes and rivers that conflict with:</u> <u>i. adjoining land use or</u> <u>ii. visitor attraction activities or</u> <u>iii. water transport activities</u>		
<b>Point Number</b>	607.31	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new policy to protect established key tourism activities: <u>Protect key tourism and transport activities by ensuring the following principles are applied when considering proposals that will occupy water space:</u> <u>i. activities that promote the districts heritage and contribute public benefit should be encouraged;</u> <u>ii. activities that result in adverse effects on established activities should be discouraged;</u> <u>iii. long term occupation of water space should be avoided unless it has been strategically planned and is integrated with adjoining land and water use;</u> <u>iv. occupation of water space shall not interfere with key navigational routes and manoeuvring areas;</u> <u>v. adverse effects on the continued operation, safety and navigation of the "TSS Earnslaw".</u> <u>vi. activities that adversely effect the operation, safety, navigation, and ability to maintain or upgrade the "TSS Earnslaw" and her supporting slipway facilities, are to be avoided.</u>		
<b>Point Number</b>	607.32	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.8-32.8 Schedule of

**Position:** Not Stated

**Summary of Submission** Delete trees 189 (Douglas Fir) and 193 (Sycamore) from the list of protected trees.

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**Point Number** 607.33 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Not Stated

**Summary of Submission** Amend Objective as follows:  
~~Manage the location, scale and intensity of New informal airports are provided for and existing informal airports are protected from surrounding incompatible land use activities.~~

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**Point Number** 607.34 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1

**Position:** Not Stated

**Summary of Submission** Amend Policy as follows:  
 Recognise that informal airports are an appropriate activity within the rural environment, provided the informal airport is located, operated and managed so as to ~~minimise avoid, remedy, or mitigate~~ adverse effects on the surrounding existing rural amenity values.

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**Point Number** 607.35 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2

**Position:** Not Stated

**Summary of Submission** Amend Policy as follows:  
~~Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from informal airports.~~  
Protect existing informal airports from incompatible land use activities.

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**Point Number** 607.36 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 882-21.4.29

**Position:** Not Stated

**Summary of Submission** Amend rule as follows:  
 21.4.29 Activities, excluding tourism activities, within the Outer Control Boundary - Queenstown Airport  
 On any site located within the Outer Control Boundary, which includes the Air Noise Boundary, as indicated on the District Plan Maps, any new Activity Sensitive to Aircraft Noise.

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<b>Point Number</b>	607.37	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new rule (perhaps 21.4.29A) to protect existing airstrips from reverse sensitivity effects. Suggested wording is as follows: <u>Construction of dwellings or noise sensitive activities within 500m of an existing airstrip shall be a restricted discretionary activity. Council's discretion shall be restricted to the protection of the operation of the existing airport in terms of reverse sensitivity effects.</u>		

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<b>Point Number</b>	607.38	<b>Provision:</b>	26-30 Energy and Utilities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend provisions to exclude tourism activities within rural visitor zones. If relief is not accepted then the submitter requests that all provisions in chapter 30 be amended as required to ensure the development, operation, maintenance and upgrading of energy, utilities, and infrastructure related to tourism activities are specifically enabled or provided for.		

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<b>Point Number</b>	607.39	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 115-30.4.17
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend permitted activity rule as follows: Flood Protection Works for the maintenance, reinstatement, repair or replacement of existing flood protection works. for the purpose of: • maintaining the flood carrying capacity of water courses and/or maintaining the integrity of existing river protection works • fill works undertaken within Activity Area 1f of the Shotover Country Special Zone		

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<b>Point Number</b>	607.40	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 101-30.4.13 > 105-30.4.13.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule to increase the permitted diameter of circular dishes (telecommunications) to a minimum of 2m.		

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<b>Point Number</b>	607.41	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 101-30.4.13 > 105-30.4.13.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule to exclude earthworks and trenching associated with the installation of any telecommunication and radio communication facility, navigation or meteorological		

communication facility.

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**Point Number** 607.42 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 190-35.2.1.2

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:  
Permit weddings, temporary functions and small and medium-scale events during daytime hours, subject to controls on event duration, frequency and hours of operation.

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**Point Number** 607.43 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 195-35.2.1.7

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:  
Recognise that noise is an anticipated component of temporary events and filming, while protecting residential activities in residential zones ~~residential amenity~~ from undue noise during night-time hours.

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**Point Number** 607.44 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Insert definition for “temporary storage”

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**Point Number** 607.45 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5

**Position:** Not Stated

**Summary of Submission** Amend Objective as follows  
Temporary Storage is provided for in rural areas, visitor and resort zones.

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**Point Number** 607.46 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1

**Position:** Not Stated

<b>Summary of Submission</b>	Amend policy as follows: Permit temporary storage related to farming, transport, tourism and visitor accommodation activities y.		
<b>Point Number</b>	607.47	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows: Ensure temporary storage not required for farming, transport, tourism and visitor accommodation activities purposes is of short duration and size to protect the visual amenity values of the area in which it is located.		
<b>Point Number</b>	607.48	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new rule to permit temporary activities (including storage) carried out within the Cardrona Ski Activity Area and the Walter Peak Rural Visitor Zone		
<b>Point Number</b>	607.49	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend rule to exclude activities carried out with the Cardrona Ski Activity Area, Walter Peak Rural Visitor Zone. Suggested wording is as follows: Any other Temporary Events, provided that:</p> <ul style="list-style-type: none"> <li>• The number of persons (including staff) participating does not exceed 500 persons at any one time</li> <li>• The duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down)</li> <li>• The event does not operate outside of the hours of 0800 to 2000. Set up and pack down outside of these hours is permitted</li> <li>• No site shall be used for any temporary event more than 12 times in any calendar 12 month period</li> <li>• All structures and equipment are removed from the site within 3 working days of the completion of the event</li> <li>• For the purpose of this rule the relevant noise standards of the Zone shall not apply.</li> </ul> <p><u>This rule does not apply to temporary activities undertaken within the Cardrona Ski Activity Area or the Rural Visitor Zone Walter Peak.</u></p>		
<b>Point Number</b>	607.50	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Insert new rule to permit any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions. Suggested wording is as follows: <u>Temporary food/beverage retail activity</u> <u>Any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions is a permitted activity.</u>		
<b>Point Number</b>	607.51	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 232-35.4.12
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule as follows: Temporary Construction-Related Activities Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and activities that are: (i) <ul style="list-style-type: none"> <li>• Ancillary to a building or construction project and located on the same site</li> <li>• Are limited to the duration of an active construction project</li> <li>• Are removed from the site upon completion of the active construction project.</li> </ul> (ii) <ul style="list-style-type: none"> <li>• <u>Associated with the construction (including reconstruction, repair, maintenance, upgrading) of vessel survey work undertaken in relation to the "TSS Earnslaw" and associated buildings and structures including slipway at Kelvin Peninsula;</u></li> <li>• <u>Associated with the construction (including reconstruction, repair, maintenance, upgrading) of buildings, structures and infrastructure with the Rural Visitor Zone Walter Peak and Cardrona Ski Activity Area.</u></li> </ul>		
<b>Point Number</b>	607.52	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 233-35.4.13
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule as follows: Temporary Related Activities Any temporary food/beverage retail activity, for the direct purpose of serving <u>people at temporary events and functions</u> or workers of an active building or construction project.		
<b>Point Number</b>	607.53	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 236-35.4.16
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule as follows: Temporary Storage Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for longer than 3 months and does not exceed 50m <sup>2</sup> in gross floor area. Note: Any temporary storage which fails to meet this permitted activity rule is subject to the rules of the relevant Zone. <u>This rule does not apply to the Rural Visitor Zone Walter Peak or Cardrona Ski Activity Area.</u>		

<b>Point Number</b>	607.54	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards > 238-35.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule as follows: Relocated Buildings A shipping container has had any signage removed and is painted out where used on a site for a period exceeding <del>two</del> <u>three</u> months.		
<b>Point Number</b>	607.55	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new rule to permit glare from lighting used for health and safety. Suggested wording is as follows: <u>Glare from lighting used for the purposes of health and safety is a permitted activity.</u>		
<b>Point Number</b>	607.56	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards > 239-35.5.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule to exclude glare from lighting used for health and safety. Suggested wording is as follows:  Glare All fixed exterior lighting shall be directed away from adjacent sites and roads. Discretion is restricted to the following: • the effect of lighting on the amenity of adjoining properties. <u>This rule shall not apply to glare from lighting used for health and safety purposes.</u>		
<b>Point Number</b>	607.57	<b>Provision:</b>	245-36 Noise > 252-36.4 Rules - Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend table to include noise from vessels as a permitted activity (the permitted activity standards should not just be limited to noise from vehicles using roads)		
<b>Point Number</b>	607.58	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules- Standards > 273-36.5.13
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-conformance is a discretionary activity, not a non-complying activity.		

<b>Point Number</b>	607.59	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules- Standards > 274-36.5.14
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-conformance is a discretionary activity, not a non-complying activity.		

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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>	Boffa Miskell Ltd 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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<b>Point Number</b>	608.4	<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>	Retain Objective 3.2.1.2		

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<b>Point Number</b>	608.5	<b>Provision:</b>	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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 3.2.1.2.1		

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<b>Point Number</b>	608.6	<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>	Retain Objective 3.2.1.3		

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<b>Point Number</b>	608.7	<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>	Support		
<b>Summary of Submission</b>	Retain Policy 3.2.1.3.1		

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<b>Point Number</b>	608.8	<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**

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

**Point Number**

608.9

**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**

Support in part

Amend Objective 3.2.2.1, as follows:

Objective 3.2.2.1 ~~Ensure~~ 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

**Point Number**

608.10

**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**

Amend Policy 3.2.2.1.1, as follows:

~~Apply~~ Urban Growth Boundaries (UGBs) is concentrated around the urban areas in the Wakatipu Basin (including Jack's Point), Arrowtown and Wanaka.

**Point Number**

608.11

**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**

Delete Policy 3.2.2.1.2

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**Point Number** 608.12 **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 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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<b>Point Number</b>	608.16	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Policy 3.2.4.4.1, as follows:</p> <p><u>Avoid</u> <del>That</del> the planting of exotic vegetation with the potential to spread and naturalise is <del>banned</del></p>		
<b>Point Number</b>	608.17	<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		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Objective 3.2.5.2, as follows:</p> <p><u>Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.</u><del>Recognise the landscape and amenity values of the Rural Landscapes and manage the adverse effects of subdivision, use and development on those values.</del></p>		
<b>Point Number</b>	608.18	<b>Provision:</b>	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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Policy 3.2.5.2.1, as follows:</p> <p>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.</p>		
<b>Point Number</b>	608.19	<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>	<p>Support in part</p> <p>1. To amend Objective 3.2.5.3, as follows:</p> <p><del>Direct</del> <u>Encourage</u> new subdivision, use or development to occur in those areas which</p>		

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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<b>Point Number</b>	608.20	<b>Provision:</b>	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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 3.2.5.3.1		

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<b>Point Number</b>	608.21	<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>	Delete Objective 3.2.5.5		

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<b>Point Number</b>	608.22	<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>	Oppose		
<b>Summary of Submission</b>	Delete Policy 3.2.5.5.1		

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<b>Point Number</b>	608.23	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6 > 126-3.2.6.2Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part Amend Objective 3.2.6.2, as follows: <del>Ensure a mix of housing opportunities</del> <u>Urban areas provide a mix of housing densities and typologies</u>		

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<b>Point Number</b>	608.24	<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** 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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<b>Point Number</b>	608.29	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 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>Amend 4.2.3 Objective, as follows:</p> <p>Within <u>Urban areas Growth Boundaries</u>, provide for a compact and integrated urban form that limits the lateral spread of <del>urban areas</del>, and maximises the efficiency of infrastructure operation and provision.</p>		
<b>Point Number</b>	608.30	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 35-4.2.3.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Policy 4.2.3.7, as follows:</p> <p><u>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</u></p> <p><u>(a) reverse sensitive effects, including from noise, odour and dust; and</u></p> <p><u>(b) impacts on rural character and amenity values.</u></p>		
<b>Point Number</b>	608.31	<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>	<p>Support in part</p> <p>1. Amend Objective 4.2.4, as follows:</p> <p>Manage the scale and location of urban growth in the Queenstown <u>urban area Urban Growth Boundary</u>.</p> <p>2. Delete the diagram identifying the urban growth boundary for Queenstown</p>		
<b>Point Number</b>	608.32	<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		

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
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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
- 

**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>	608.37	<b>Provision:</b>	81-6 Landscape > 83-6.2 Values
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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
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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.

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<b>Point Number</b>	608.38	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Delete Objective 6.3.1 and replace with the following:
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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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<b>Point Number</b>	608.39	<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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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend Policy 6.3.1.4 as follows.
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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.

<b>Point Number</b>	608.40	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Policy 6.3.1.6 as follows.</p> <p><u>Enable rural living through rural living zones in areas where the landscape can absorb change and through carefully considered development proposals. <del>lifestyle and residential living through applying Rural Lifestyle Zones and Rural Residential Zones plan changes in areas where the landscape can accommodate change.</del></u></p>		
<b>Point Number</b>	608.41	<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>	<p>Support in part</p> <p>Amend Policy 6.3.1.11 as follows.</p> <p>Recognise the importance of <u>protecting</u> <del>avoiding, remedying, or mitigating</del> adverse effects on landscape character and visual amenity values, particularly as viewed from public places.</p>		
<b>Point Number</b>	608.42	<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>	<p>Support in part</p> <p>Amend Objective 6.3.2 as follows.</p> <p>Avoid <u>remedy or mitigate</u> adverse cumulative effects on landscape character and <u>visual amenity values</u> caused by <del>incremental</del> <u>inappropriate</u> subdivision and development.</p>		
<b>Point Number</b>	608.43	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Policy 6.3.2.2 as follows</p> <p><del>Allow</del> Provide for residential subdivision and development <u>only in locations where the which has regard to</u> the District's landscape character and visual amenity <u>values would not be degraded.</u></p>		

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**Point Number** 608.44 **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** 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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**Point Number** 608.45 **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** 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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**Point Number** 608.46 **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 ~~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** 608.47 **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** 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.

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<b>Point Number</b>	608.48	<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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**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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<b>Point Number</b>	608.49	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4
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**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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<b>Point Number</b>	608.50	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7 Objective 7
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**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>Point Number</b>	608.55	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan -Chapter 15.		

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<b>Point Number</b>	608.56	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Rule 27.4.1, as follows:</p> <p>All subdivision activities are <del>discretionary</del> <b>controlled</b> activities, except <b>as</b> otherwise stated:</p> <p><u>Council's control is limited to:</u></p> <p>? <u>Lot sizes, averages and dimensions</u></p> <p>? <u>Subdivision design</u></p> <p>? <u>Property access</u></p> <p>? <u>Esplanade provision</u></p> <p>? <u>Natural hazards</u></p> <p>? <u>Fire fighting water supply</u></p> <p>? <u>Water supply</u></p> <p>? <u>Stormwater disposal</u></p> <p>? <u>Sewage treatment and disposal</u></p> <p>? <u>Energy supply and telecommunications</u></p> <p>? <u>Open space and recreation</u></p> <p>? <u>Easements</u></p> <p>? <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u></p> <p><u>All subdivision activities in the Rural Zone are Discretionary activities.</u></p>		

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<b>Point Number</b>	608.57	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Objective 21.2.1 as follows:</p> <p><del>Enable farming, permitted, and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</del></p> <p><u>Land uses which maintain or enhance the landscape, natural, cultural, and amenity values of rural areas are enabled.</u></p>		

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<b>Point Number</b>	608.58	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Policy 21.2.1.1 as follows:</p> <p>Enable farming activities or other activities appropriate to the rural environment while <del>protecting</del>, maintaining, and enhancing the indigenous biodiversity, ecosystem services, recreational values, the landscape, and surface of lakes and rivers and their margins.</p>		
<b>Point Number</b>	608.59	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Policy 21.2.1.2 as follows:</p> <p>Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings <del>will not adversely affect</del> <u>maintains</u> landscape values.</p>		
<b>Point Number</b>	608.60	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 817-21.2.10.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Policy 21.2.10.1 as follows:</p> <p><del>Encourage</del> <u>Enable revenue producing activities, including complementary commercial recreation, residential, tourism, and visitor accommodation that diversifies and can support the long term sustainability of farms in the district, particularly where landowners take a comprehensive approach to maintaining and enhancing the natural and physical resources and amenity or other values of the rural area.</u></p>		
<b>Point Number</b>	608.61	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 818-21.2.10.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Policy 21.2.10.2 as follows:</p> <p><u>Ensure that revenue producing activities, including commercial recreation, residential, tourism, and visitor accommodation utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and natural values.</u></p>		



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**Point Number** 608.62 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 819-21.2.10.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Policy 21.2.10.3 as follows:

Recognise that the establishment of complementary activities such as commercial recreation, recreation, tourism or visitor accommodation located within farms may enable landscape values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.

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**Point Number** 608.63 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 855-21.4.2

**Position:** Support

**Summary of Submission** Retain Rule 21.4.2 unchanged.

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**Point Number** 608.64 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 856-21.4.3

**Position:** Support

**Summary of Submission** Retain Rule 21.4.3 unchanged.

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**Point Number** 608.65 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Rule 21.4.6 as follows:

One residential unit within any building platform approved by resource consent (activity only, the specific rules for the construction of buildings apply). P

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**Point Number** 608.66 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 860-21.4.7

**Position:** Support

**Summary of Submission** Retain Rule 21.4.7 unchanged.

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**Point Number** 608.67 **Provision:** 771-21Rural Zone > 853-21.4Rules  
- Activities > 861-21.4.8

**Position:** Support

**Summary of Submission** Retain Rule 21.4.8 unchanged.

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**Point Number** 608.68 **Provision:** 771-21Rural Zone > 853-21.4Rules  
- Activities > 865-21.4.12

**Position:** Support

**Summary of Submission** Retain Rule 21.4.12 unchanged.

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**Point Number** 608.69 **Provision:** 771-21Rural Zone > 853-21.4Rules  
- Activities > 878-21.4.25

**Position:** Support

**Summary of Submission** Retain Rule 21.4.25

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**Point Number** 608.70 **Provision:** 771-21Rural Zone > 890-21.5Rules  
- Standards > 914-21.5.15

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Rule 21.5.15 Buildings, as follows:

Any building, including any structure larger than 5m<sup>2</sup>, that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following:

~~All e~~Exterior materials shall be:

~~21.5.15.1 surfaces shall be coloured in the range of browns, greens or greys (except soffits), including;~~

~~21.5.15.42 Pre-painted steel and all~~ For roofs shall have a reflectance value not greater than 20%; and,

~~21.5.15.23 All other surface finishes shall~~ For all other external surfaces have a reflectance value of not greater than 30%. Except that this rule shall not apply to any locally sourced stone (e.g. schist)

21.5.15.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period.

Discretion is restricted to all of the following:

- External appearance.
- Visual prominence from both public places and private locations.
- Landscape character.
- Visual amenity.

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<b>Point Number</b>	608.71	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 928-21.5.19
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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 Rule 21.5.19 as follows:

Exterior colours of buildings

Exterior materials shall be:

21.5.19.1 ~~All exterior surfaces shall be coloured~~ in the range of browns, greens or greys (except soffits).

21.5.19.2 ~~Pre-painted steel, and all~~ For roofs shall have a reflectance value not greater than 20%.

21.5.19.3 ~~Surface finishes shall~~ For all other external surfaces have a reflectance value of not greater than 30%. Except that this rule shall not apply to any locally sourced stone (e.g. schist)  
Discretion is restricted to all of the following:

- External appearance.
- Visual prominence from both public places and private locations.
- Landscape character.
- Visual amenity.

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<b>Point Number</b>	608.72	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL
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<b>Position:</b>	Not Stated
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**Summary of Submission**

Amend Assessment Matter 21.7.1 as follows:

These assessment matters shall be considered with regard to the following principles ~~because, in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations within the zone:~~

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<b>Point Number</b>	608.73	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend Assessment Matters 21.7.2 as follows:</p> <p>These assessment matters shall be considered with regard to the following principles <del>because in the Rural Landscapes the applicable activities are inappropriate in many locations:</del></p>		
<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>	<p>Amend Objective 4.2.1, as follows:</p> <p>Urban development is coordinated with infrastructure and services <del>and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features</del></p>		

<b>Submitter Number:</b>	609	<b>Submitter:</b>	Skyline Properties Limited & Accommodation and Booking Agents Queenstown Limited
<b>Contact Name:</b>	Tim Williams	<b>Email:</b>	tim@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<b>Point Number</b>	609.1	<b>Provision:</b>	464-12 Queenstown Town Centre
<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 Proposed District Plan as notified is confirmed as it relates to:</p> <ul style="list-style-type: none"> <li>• The zoning of SPL's &amp; ABAQL's land Town Centre,</li> <li>• The removal of controls over site coverage,</li> <li>• The removal of parapet height and recession plane controls applicable to the Town Pier site and Part Section 16 and Lot 1 of the Eichardts site (Height Precinct 3), and</li> <li>• The location of the Chester Building within Precinct 1 and Rules 12.5.9.1 &amp; 12.5.10.1 enabling a height limit of 14m.</li> </ul>		
<b>Point Number</b>	609.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 559-12.5.9.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

- The location of the Chester Building within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m.

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**Point Number** 609.3 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

- The location of the Chester Building within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m.

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**Point Number** 609.4 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so:

- Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary

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**Point Number** 609.5 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4

**Position:** Oppose

**Summary of Submission** The Proposed District Plan is modified so:

- Rule 12.5.14.4 External Building Materials is deleted.

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**Submitter Number:** 610 **Submitter:** Soho Ski Area Limited and

<b>Contact Name:</b>	Chris Ferguson	<b>Email:</b>	Chris.Ferguson@boffamiskell.co.nz
<b>Address:</b>	Boffa Miskell Ltd PO Box 110, Christchurch, New Zealand, 8140		
<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.		
<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.		
<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:  <u>Manage the adverse effects of</u> <del>Recognise that</del> 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>		
<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.		
<b>Point Number</b>	610.5	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Support in part.

Amend 21.1 Zone Purpose, as follows:

Ski Area sub zones are located within the Rural Zone. These sub zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the Ski Area sub zones is to enable the continued development of Ski Area Activities as year round destinations within the identified sub zones where the effects of the development would be cumulatively minor.

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**Point Number** 610.6 **Provision:** 771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 849-21.3.3.8

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

Amend Provisions 21.3.3.8, as follows:

The Ski Area and Rural Industrial Sub Zones, being Sub Zones of the Rural Zone, require that all rules applicable to the Rural Zone apply unless stated to the contrary. In the event of a conflict between the rules contained within Table 7 (Standards for Ski Area Activities) with any other rule within Chapter 21, the rules in Table 7 shall prevail.

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**Point Number** 610.7 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.

**Position:** Support

**Summary of Submission** Retain.

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**Point Number** 610.8 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6. > 798-21.2.6.1

**Position:** Support

**Summary of Submission** Retain.

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**Point Number** 610.9 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6. > 799-21.2.6.2

**Position:** Support

**Summary of Submission** Retain.

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<b>Point Number</b>	610.10	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Insert a new policy 21.2.6.4 (below Objective 21.2.6), as follows:  <u>Enable commercial, visitor and residential accommodation activities within Ski Area Sub Zones, which are complementary to outdoor recreation activities, can realise landscape and conservation benefits and that avoid, remedy or mitigate adverse effects on the environment.</u></p>		
<b>Point Number</b>	610.11	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Insert New Policy 21.2.6.5, as follows:  <u>To recognise and provide for the functional dependency of ski area activities to transportation infrastructure, such as vehicle access and passenger lift based or other systems, linking on-mountain facilities to the District's road and transportation network.</u></p>		
<b>Point Number</b>	610.12	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 871-21.4.18
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part.  Move Rule 21.4.18 into Table 7 Standards for Ski Area Activities within the Ski Area Sub Zones.</p>		
<b>Point Number</b>	610.13	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 879-21.4.26
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part.  Amend Rule 21.4.25, as follows:  Informal Airports Located on other Rural Zoned Land  Informal Airports that comply with the following standards shall be permitted activities:  21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 3 flights* per week, <u>except within any Ski Area Sub-Zone;</u>  <u>21.5.26.2 Informal airports within a Ski Area Sub Zone are associated with Ski Area Activities;</u>  21.5.26.23 Informal airports for emergency landings, rescues, firefighting and activities ancillary to farming activities;  21.5.26.34 In relation to point (21.5.26.1), the informal airport shall be located a minimum</p>		



distance of 500 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site.

\* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure.

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<b>Point Number</b>	610.14	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 954-21.5.32
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Insert a new Rule 21.5.32 (Table 7), as follows:
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Residential and Visitor Accommodation Activities (all excluding buildings) in the Ski Area Sub-Zones

Information Requirements:

Any applications for resource consent under this rule shall include a Landscape and Ecological Management Plan in respect of the particular ski area (noting this may not relate to the whole of the Ski Area Sub-Zone).

Matters of Discretion:

The Council's discretion is restricted to:

i. The identification and protection of prominent rock outcrops, ridgelines and areas of particular landscape sensitivity;

ii. Opportunities to remedy visually adverse landscape effects related to past ski area activities;

iii. The identification of streams, wetland, bogs and any habitats of any significant flora and fauna

iv. Measure to enhance degraded habitats and protect any other significant ecological habitats

v. Effects on landscape and amenity values through the location of sites for all building development

vi. Subdivision layout (if relevant)

vii. The protection of areas of open space

viii. In respect to visitor accommodation activities, the matters listed above as well as:

a) Traffic generation, vehicle access and car parking

b) Scale of the activity

c) Noise

d) Hours of operation

e) Infrastructure services

Where the status of the activities subject to this rule are restricted discretionary.

Insert a new Rule 21.5.33 (Table 7), as follows:

The use or development of land within any Ski Area Sub Zone for Visitor or Residential Accommodation purposes in the absence of resource consent granted under Rule 21.5.32

Where the status of non-compliance with this rule is Discretionary.

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<b>Point Number</b>	610.15	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend Rule 21.5.15 Buildings, as follows:
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Any building, including any structure larger than 5m<sup>2</sup>, that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following:

All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including;

21.5.15.1 Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and,

21.5.15.2 All other surface finishes shall have a reflectance value of not greater than 30%.

21.5.15.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period.

Except that building within the Ski Area Sub Zones, shall be exempt from these rules.

Discretion is restricted to all of the following:

- External appearance.
- Visual prominence from both public places and private locations.
- Landscape character.
- Visual amenity.

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<b>Point Number</b>	610.16	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 918-21.5.16
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend Rule 21.5.16, as follows:
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The maximum ground floor area of any building shall be 500 m<sup>2</sup>.

Except this rule shall not apply to building located within any Ski Area Sub Zone.

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<b>Point Number</b>	610.17	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
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**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:

All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:

Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

Or

Insert new Rule 27.4.4, as follows:

The following shall be Controlled activities:

a. Subdivision within the Ski Area Sub Zones.

Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply

- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

**Point Number** 610.18 **Provision:** 1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications > 1353-27.9.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Amend 27.9.1, as follows:  
Except where as specified in RULE 27.9.2, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified;  
a Boundary adjustments.  
b All restricted discretionary and discretionary activities, except within the Rural Zone.  
c Subdivision within the Ski Area Sub-Zones.

**Point Number** 610.19 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Insert a new exception, as Rule 33.3.4.4, as follows:  
Indigenous vegetation clearance undertaken on land managed under the Conservation Act in accordance with a Conservation Management Strategy or Concession; Under the Land Act, in accordance with a Recreation Permit; or the Reserve Act in accordance with a Reserve Management Strategy.

**Point Number** 610.20 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part.

1. To amend the definition of building, as follows:

'Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:

- Fences and walls not exceeding 2m in height.
- Retaining walls that support no more than 2 vertical metres of earthworks.
- Structures less than 5m<sup>2</sup> in area and in addition less than 2m in height above ground level.
- Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level.
- Uncovered terraces or decks that are no greater than 1m above ground level.
- The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race.
- Flagpoles not exceeding 7m in height.
- Building profile poles, required as part of the notification of Resource Consent applications.
- Public outdoor art installations sited on Council-owned land.
- Pergolas less than 2.5 metres in height either attached or detached to a building.
- All components associated with passenger lift or other systems, including lift towers, cross arms, pulleys, cables, chairs, cabins, and top or bottom stations.

Notwithstanding the definition set out in the Building Act 2004, a building shall include:

- Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.

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**Point Number**

610.21

**Provision:**

7-Part Seven - Maps > 7.11-Map 10 - Skippers, Macetown, Cardrona

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part.

Amend Planning Map 10 to extend the Cardrona Ski Area Sub Zone as shown on the plan attached within Appendix 1; or

In the alternate:

(a) Introduce a new rule to the rural areas enabling the establishment, operation and maintenance of transportation links, including passenger lift or other systems or vehicle access to a ski area sub zone as a controlled activity; and

(b) Exempt passenger lift or other systems and vehicle access from Rule 21.4.19 Ski Area Activities not located within a Ski Area Sub Zone.

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**Point Number**

610.22

**Provision:**

54-2Definitions > 56-2.2Definitions

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part.

Amend the definition of ski area activities, as follows:

Means the use of natural and physical resources for the purposes of providing for establishing, operating and maintaining the following activities and structures :

- (a) recreational activities either commercial or non commercial
- (b) chairlifts, t-bars, ~~and~~ rope tows or any passenger lift or other systems to facilitate commercial recreational activities.
- (c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities.
- (d) activities ancillary to commercial recreational activities.
- (e) in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.
- (f) Visitor and residential accommodation associated with ski area activities
- (g) Commercial activities associated with ski area activities or recreation activities
- (h) Guest facilities including ticketing, offices, restaurants, cafes, ski hire and retailing associated with any commercial recreation activity
- (i) Ski area operations, including avalanche control and ski patrol
- (j) Installation and operation of snow making infrastructure, including reservoirs, pumps, snow makers and associated elements.
- (k) The formation of trails and other terrain modification necessary to operate the ski area.
- (l) The provision of vehicle and passenger lift or other system access and parking
- (m) The provisions of servicing infrastructure, including water supply, wastewater disposal, telecommunications and electricity

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<b>Submitter Number:</b>	611	<b>Submitter:</b>	Andrew Spencer
<b>Contact Name:</b>		<b>Email:</b>	andrew.spencer@spencers.co.nz
<b>Address:</b>	PO Box 91840, Victoria Street West, Auckland, New Zealand, 1142		

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<b>Point Number</b>	611.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support more Low Density Residential land as per the proposed district plan map 22 - Wanaka. (See 611.3)		

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<b>Point Number</b>	611.2	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support more Low Density Residential land as per the proposed district plan map 22 - Wanaka. (See 611.2)		

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<b>Submitter Number:</b>	612	<b>Submitter:</b>	Skyline Enterprises Limited
<b>Contact Name:</b>	Tim Williams	<b>Email:</b>	tim@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	612.1	<b>Provision:</b>	26-9 High Density Residential
<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 PDP as notified is confirmed as it relates to providing objectives, policies and rules that support intensive residential and visitor accommodation activities and provide a development framework where those activities are enabled (as outlined in Point 4.2).</p>		

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<b>Point Number</b>	612.2	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>The PDP is modified as per the points addressed in Point 4.3.</p>		

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<b>Point Number</b>	612.3	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 68-9.4.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm this provision.		

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<b>Point Number</b>	612.4	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 73-9.4.11
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm this provision.		
<hr/>			
<b>Point Number</b>	612.5	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm this provision.		
<hr/>			
<b>Point Number</b>	612.6	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 107-9.5.8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm this provision.		
<hr/>			
<b>Point Number</b>	612.7	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 108-9.5.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm this provision.		
<hr/>			
<b>Point Number</b>	612.8	<b>Provision:</b>	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 121-9.6.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Confirm this provision.		
<hr/>			
<b>Point Number</b>	612.9	<b>Provision:</b>	26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3
<b>Position:</b>	Not Stated		



<b>Summary of Submission</b>	Confirm this provision.		
<b>Point Number</b>	612.10	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 72-9.4.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject this provision.		
<b>Point Number</b>	612.11	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 74-9.4.12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject this provision.		
<b>Point Number</b>	612.12	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reject this provision.		

<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>	Boffa Miskell PO Box 110, Christchurch, New Zealand, 8140		
<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		

<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		
<hr/>			
<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:  <u>Manage the effects of</u> <del>Recognise that</del> 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> <i>landscape quality, character and visual amenity values.</i>		
<hr/>			
<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		
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<b>Point Number</b>	613.5	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.  Amend 21.1 Zone Purpose, as follows:  SASZ are located within the Rural Zone. These sub zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the SASZ is to enable the continued development of Ski Area Activities <u>as year round destinations</u> within the identified sub zones where the effects of the development would be cumulatively minor.		
<hr/>			
<b>Point Number</b>	613.6	<b>Provision:</b>	771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 849-21.3.3.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Support in part.

Amend Provisions 21.3.3.8, as follows:

The SASZ and Rural Industrial Sub Zones, being Sub Zones of the Rural Zone, require that all rules applicable to the Rural Zone apply unless stated to the contrary. In the event of a conflict between the rules contained within Table 7 (Standards for Ski Area Activities) with any other rule within Chapter 21, the rules in Table 7 shall prevail.

**Point Number** 613.7 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.

**Position:** Support

**Summary of Submission** Retain Objective 21.2.6

**Point Number** 613.8 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6. > 798-21.2.6.1

**Position:** Support

**Summary of Submission** Retain Policy 21.2.6.1

**Point Number** 613.9 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6. > 799-21.2.6.2

**Position:** Support

**Summary of Submission** Retain Policy 21.2.6.2

**Point Number** 613.10 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.

**Position:** Not Stated

**Summary of Submission** Insert a new policy 21.2.6.4(below Objective 21.2.6), as follows:

Enable commercial, visitor and residential accommodation activities associated with ski area activities within SASZ, which are complementary to outdoor recreation activities, can realise landscape and conservation benefits and that avoid, remedy or mitigate adverse effects on the environment.

**Point Number** 613.11 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.

**Position:** Not Stated

**Summary of Submission** Insert New Policy 21.2.6.5, as follows:  
To recognise and provide for the functional dependency of ski area activities to transportation infrastructure, such as land access and passenger lift based or other systems, linking on-mountain facilities to the District's road and transportation network.

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**Point Number** 613.12 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 871-21.4.18

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Move Rule 21.4.18 into Table 7 Standards for Ski Area Activities within the SASZ.

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**Point Number** 613.13 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 879-21.4.26

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Amend Rule 21.4.25, as follows:  
Informal Airports Located on other Rural Zoned Land Informal Airports that comply with the following standards shall be permitted activities:  
21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 3 flights\* per week, except within any SASZ  
21.5.26.2 Informal airports within a SASZ are associated with Ski Area Activities;  
21.5.26.23 Informal airports for emergency landings, rescues, firefighting and activities ancillary to farming activities;  
21.5.26.34 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of 500 metres from any formed legal road or the notional boundary of any residential unit of building platform not located on the same site.  
\* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure.

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**Point Number** 613.14 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 954-21.5.32

**Position:** Not Stated

**Summary of Submission** Insert a new Rule 21.5.32 (Table 7), as follows:  
Residential and Visitor Accommodation Activities (all excluding buildings) in the SASZ

Information Requirements:

Any applications for resource consent under this rule shall include a Landscape and Ecological Management Plan in respect of the particular part of the SASZ (noting this may not relate to the whole of the SASZ).

Matters of Discretion:

The Council's discretion is restricted to:

i. The identification and protection of prominent rock outcrops, ridgelines and areas of particular landscape sensitivity;

ii. Opportunities to remedy visually adverse landscape effects related to past ski area activities;

iii. The identification of streams, wetland, bogs and any habitats of any significant flora and fauna

iv. Measures to enhance degraded habitats and protect any other significant ecological habitats

v. Effects on landscape and amenity values through the location of sites for all building development

vi. Subdivision layout (if relevant)

vii. The protection of areas of open space

Where the status of the activities subject to this rule are restricted discretionary.

Insert a new Rule 21.5.33 (Table 7), as follows:

The use or development of land within any SASZ for Visitor or Residential Accommodation purposes in the absence of resource consent granted under Rule

21.5.32

Where the status of non-compliance with this rule is Discretionary.

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<b>Point Number</b>	613.15	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 21.5.15 Buildings, as follows:  Any building, including any structure larger than 5m <sup>2</sup> , that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following:  All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including;  21.5.15.1 Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and,  21.5.15.2 All other surface finishes shall have a reflectance value of not greater than 30%.		

21.5.15.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period.

Except that buildings within the SASZ, shall be exempt from these rules.

Discretion is restricted to all of the following:

- External appearance.
- Visual prominence from both public places and private locations.
- Landscape character.
- Visual amenity.

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<b>Point Number</b>	613.16	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 918-21.5.16
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend Rule 21.5.16, as follows:
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The maximum ground floor area of any building shall be 500 m2.

Except this rule shall not apply to building located within any SASZ.

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<b>Point Number</b>	613.17	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend Rule 27.4.1, as follows:
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All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:

Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

Or Insert new Rule 27.4.4, as follows: The following shall be Controlled activities: a. Subdivision within the SASZ. Council's control is limited to:

- Lot sizes, averages and dimensions

- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

**Point Number** 613.18 **Provision:** 1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
 Amend 27.9.1, as follows:  
 Except where as specified in RULE 27.9.2, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified;  
 a Boundary adjustments.  
 b All restricted discretionary and discretionary activities, except within the Rural Zone.  
 c Subdivision within the SASZ.

**Point Number** 613.19 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
 Insert a new exception, as Rule 33.3.4.4, as follows:  
Indigenous vegetation clearance undertaken on land managed under the Conservation Act in accordance with a Conservation Management Strategy or Concession; Under the Land Act, in accordance with a Recreation Permit; or the Reserve Act in accordance with a Reserve Management Strategy.

**Point Number** 613.20 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Other - Please clearly indicate your position in your submission below





commercial recreational activities.

(c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities.

(d) activities ancillary to commercial recreational activities.

(e) in the Waiorau Snow Farm SASZ vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories

(f) Visitor and residential accommodation associated with ski area activities

(g) Commercial activities associated with ski area activities or recreation activities

(h) Guest facilities including ticketing, offices, restaurants, cafes, ski hire and retailing associated with any commercial recreation activity

(i) Ski area operations, including avalanche control and ski patrol

(j) Installation and operation of snow making infrastructure, including reservoirs, pumps, snow makers and associated elements.

(k) The formation of trails and other terrain modification necessary to operate the SASZ.

(l) The provision of vehicle and passenger lift or other system access and parking

(m) The provisions of servicing infrastructure, including water supply, wastewater disposal, telecommunications and electricity

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<b>Point Number</b>	613.22	<b>Provision:</b>	7-Part Seven - Maps > 7.8-Map 7 - West Wanaka, Lake Wanaka, Upper Shotover
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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.  1. Amend Planning Map 7 to extend the Treble Cone SASZ as shown on the plan attached within Appendix 1  2. Or any similar relief which achieves the same effect of enabling the consolidation, use and management of the TC SASZ as a contemporary and sustainable destination over the long term; and  3. Any consequential amendments required to give effect to this relief.
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<b>Submitter Number:</b>	614	<b>Submitter:</b>	Shotover Memorial Properties Limited & Horne Water Holdings Limited
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<b>Contact Name:</b>	Tim Williams	<b>Email:</b>	tim@southernplanning.co.nz
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<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	614.1	<b>Provision:</b>	464-12 Queenstown Town Centre
<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 Proposed District Plan as notified is confirmed as it relates to:</p> <ul style="list-style-type: none"> <li>• The zoning of the Submitter's land Town Centre,</li> <li>• The removal of controls over site coverage,</li> <li>• The removal of recession plane controls applicable to the Submitter's site, and</li> <li>• The location of the Submitter's site within Precinct 1 and Rules 12.5.9.1 &amp; 12.5.10.1 enabling a height limit of 14m,</li> </ul>		
<b>Point Number</b>	614.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 559-12.5.9.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part. The Proposed District Plan as notified is confirmed as it relates to:</p> <ul style="list-style-type: none"> <li>•The location of the Submitter's site within Precinct 1 and Rules 12.5.9.1 &amp; 12.5.10.1 enabling a height limit of 14m,</li> </ul>		
<b>Point Number</b>	614.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 561-12.5.10 > 562-12.5.10.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part. The Proposed District Plan as notified is confirmed as it relates to:</p> <ul style="list-style-type: none"> <li>•The location of the Submitter's site within Precinct 1 and Rules 12.5.9.1 &amp; 12.5.10.1 enabling a height limit of 14m,</li> </ul>		
<b>Point Number</b>	614.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>The Proposed District Plan is modified so:</p> <ul style="list-style-type: none"> <li>• Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary</li> </ul>		
<b>Point Number</b>	614.5	<b>Provision:</b>	464-12 Queenstown Town

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Oppose in part.

The Proposed District Plan is modified so:

- Rule 12.5.14.4 is deleted.
- 

**Submitter Number:** 615 **Submitter:** Cardrona Alpine Resort Limited

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 615.1 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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**Point Number** 615.2 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** That all provisions not amended in response to this submission be retained as notified unless it duplicates another provision in which case it should be deleted.

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**Point Number** 615.3 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** Delete provisions where they duplicate or repeat other provisions.

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**Point Number** 615.4 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** Delete all provisions which require “a report from an appropriately qualified and experienced”, or amend provisions to clarify precisely what “appropriately qualified and experienced” entails.

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<b>Point Number</b>	615.5	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Insert new definition for "Tourism Activity". Suggested wording is as follows: <u>Tourism Activity:</u> <u>Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, transport activities, and administration activities.</u>		

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<b>Point Number</b>	615.6	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Oppose		
<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>	615.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Oppose		
<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>	615.8	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Oppose		
<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 canbe 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>	615.9	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Amend rules as required to ensure: (i) Tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted, controlled, or restricted discretionary activity status; (ii) Tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted discretionary or discretionary activity; (iii) Tourism activities are not classified as a non-complying or prohibited activity.		
<b>Point Number</b>	615.10	<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>	Oppose		
<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 within the Queenstown and Wanaka central business areas.</u>		
<b>Point Number</b>	615.11	<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>	Oppose		
<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.		
<b>Point Number</b>	615.12	<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>	Oppose		
<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.		
<b>Point Number</b>	615.13	<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>	Oppose		
<b>Summary of Submission</b>	Amend objective as follows: Protect the District's cultural heritage values <u>from inappropriate activities</u> 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 > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5

**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

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend policy as follows: Recognise that <u>the retention of the character of rural areas</u> is often dependent on the ongoing viability of <u>land use farming</u> and that evolving forms of <u>agricultural land use</u> , which may change the landscape <u>character</u> , are anticipated.		
<b>Point Number</b>	615.19	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 137-3.2.7.1Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend objective as follows: Protect Ngai Tahu values, rights and interests <u>from inappropriate subdivision, use and development</u> , including taonga species and habitats, and wahi tupuna.		
<b>Point Number</b>	615.20	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 138-3.2.7.2Objective 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend objective as follows: Enable the expression of kaitiakitanga by providing for meaningful collaboration with Ngai Tahu in <u>significant</u> resource management decision making and <u>plan</u> implementation.		
<b>Point Number</b>	615.21	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend definition as follows: Ski Area Activities Means the use of natural and physical resources for the purpose of providing for: <ul style="list-style-type: none"> <li>(a) recreational activities either commercial or non-commercial</li> <li>(b) chairlifts, gondolas, surface lifts, t-bars and rope tows to facilitate commercial recreational activities.</li> <li>(c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities.</li> <li>(d) activities ancillary to commercial recreational activities, <u>including earthworks and vegetation clearance</u>.</li> <li>(e) in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.</li> </ul>		
<b>Point Number</b>	615.22	<b>Provision:</b>	7-Part Seven - Maps > 7.11-Map

**Position:** Oppose

**Summary of Submission** Rename the Cardrona Ski Area Sub-Zone "Cardrona Alpine Resort Area" (and include reference to "Cardrona Alpine Resort Area" alongside all references to "Ski Area Sub-Zone(s)" otherwise intended to apply to the "Cardrona Ski Area Sub-Zone" (e.g. landscape provisions 6.3.8.3, 6.4.1.3).) (Bracketed text added 30 October 2015)

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**Point Number** 615.23 **Provision:** 7-Part Seven - Maps > 7.11-Map  
10 - Skippers, Macetown,  
Cardrona

**Position:** Oppose

**Summary of Submission** Rezone Rural zoned land legally described as LOT 3 DP 344432 LOTS 4 9 DP 21223 (illustrated in full submission) to "Cardrona Ski Area Sub-Zone" or "Cardrona Alpine Resort Area":

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**Point Number** 615.24 **Provision:** 771-21Rural Zone > 772-  
21.1Zone Purpose

**Position:** Oppose

**Summary of Submission** Amend Zone Purpose to include reference to the Cardrona Alpine Resort Area. Suggested wording is as follows:  
Ski Area sub zones and the Cardrona Alpine Resort Area are located within the Rural Zone. These sub zones recognise the contribution ~~seasonal tourism activities infrastructure~~ makes to the economic and recreational values of the District. The purpose of the Ski Area sub zones is to enable the continued development of Ski Area Activities within the identified sub zones where the effects of the development would be cumulatively minor. The purpose of the Cardrona Alpine Resort Area is to enable the continued development and expansion of tourism activities and visitor accommodation within the identified area where the effects of the development would be cumulatively minor.

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**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.

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**Point Number** 615.26 **Provision:** 771-21Rural Zone > 773-  
21.2Objectives and Policies >  
787-21.2.3Objective - 3

**Position:** Oppose

**Summary of Submission** Encourage the future growth, development and consolidation of existing Ski Areas and the



<b>Submission</b>	<u>Cardrona Alpine Resort</u> within identified Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment.		
<b>Point Number</b>	615.27	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6. > 798-21.2.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Identify Ski Field Sub Zones and encourage Ski Area <u>and Tourism</u> Activities to locate and consolidate within the sub zones.		
<b>Point Number</b>	615.28	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6. > 799-21.2.6.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities.		
<b>Point Number</b>	615.29	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Insert new policy as follows: <u>Provide for expansion of four season tourism and accommodation activities at the Cadrona Alpine Resort Zone.</u>		
<b>Point Number</b>	615.30	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 949-21.5.27
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rename Table 7 as follows: Standards for Ski Area Activities within the Ski Area Sub Zones <u>and Tourism Activities within the Cardrona Alpine Resort</u>		
<b>Point Number</b>	615.31	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 949-21.5.27
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain all rules and standards as notified except for the amendments and additions suggested in point 31 of the submission.		

21.5.27A Earthworks and vegetation clearance ancillary to Ski Area Activities and Tourism Activities in the Cardona Alpine Resort Area are permitted provided:

(a) No more than 50,000m<sup>3</sup> in volume within one 12 month period shall be undertaken per allotment;

(b) Earthworks undertaken within 5m of any water body shall not exceed 20m<sup>3</sup> in volume, within one consecutive 12 month period;

(c) No material shall be deposited within 5m of any water body or where it may dam, divert or contaminate water; and

(d) Excavations that exceed 1.5m in height are not undertaken in any location visible from a public road.

21.5.27B Any alteration of or additions to buildings and structures used for Ski Area Activities and Tourism Activities in the Cardona Alpine Resort Area is a permitted activity provided:

(a) the building footprint shall not increase by 25% within one consecutive 5 year period;

(b) the alterations or additions is not visible from the Crown Range Road or any adjoining allotment;

21.5.27C The construction and use of new infrastructure or structures required as part of, or to facilitate, a Ski Area Activity or Tourism Activity in the Cardona Alpine Resort Area is a permitted activity provided the infrastructure or structure is not visible from the Crown Range Road;

21.5.27D Snow grooming is a permitted activity 24hrs a day and shall not be subject to any other rules in this district plan (including any glare and noise standards).

21.5.28 Ski tows and lifts which are not permitted by the above rules. Control is reserved to all of the following:

- The extent to which the ski tow or lift or building breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.
- Whether the materials and colour to be used are consistent with the rural landscape of which the tow or lift or building will form a part.
- Balancing environmental considerations with operational characteristics.

21.5.32A Earthworks and vegetation clearance ancillary to Ski Area Activities and Tourism Activities carried out in the Cardrona Alpine Resort Area and not permitted by Rule 21.5.27A are a controlled activity. Control is reserved to the following:

(a) Effects on waterbodies;

(b) Measures taken to avoid or mitigate adverse effects of dust and sedimentation on waterbodies and neighbouring sites; and

(c) Whether or not remedial vegetation should be planted to replace or offset the loss of any indigenous vegetation, and if so the type, extent and location of remedial vegetation to be planted.

21.5.32B Earthworks and vegetation clearance activities carried out in the Cardrona Alpine Resort Area are not subject to any other earthwork or vegetation clearance provisions in the district plan.

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<b>Point Number</b>	615.32	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend rule 21.4.1 to exclude Tourism and Visitor Activities and Tourism Related Activities. Suggested wording is as follows: Any activity not listed in tables 1 to 10, <u>excluding Tourism or Visitor Accommodation Activities which are discretionary activities unless otherwise provided for as a permitted, controlled, restricted discretionary, or discretionary activity.</u>		

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**Point Number** 615.33 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 871-21.4.18

**Position:** Oppose

**Summary of Submission** Retain permitted activity for ski area activities for Cardrona and add additional permitted standard for Tourism Activities. Suggested wording is as follows:  
Ski Area Activities within the Ski Area Sub Zone and Tourism Activities within the Cardrona Alpine Resort (including Ski Area Activities).

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**Point Number** 615.34 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 872-21.4.19

**Position:** Oppose

**Summary of Submission** Amend rule 21.4.19, or replace it with a new rule, to change the activity status of the following activities from non-complying to discretionary:  
Ski Area Activities not located within a Ski Area Sub Zone, with the exception of heli-skiing and non-commercial skiing.

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**Point Number** 615.35 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities

**Position:** Not Stated

**Summary of Submission** Insert new rule to capture activities that may be related to Ski Area and Tourism Activities but are located outside the sub-zones and are not specifically provided for as permitted, controlled, restricted discretionary or discretionary activities. Suggested wording is:  
Any activity or development that is associated with a Tourism Activity or Visitor Accommodation within the Cardrona Alpine Resort but occurs outside the Cardrona Alpine Resort Area, and is not otherwise provided for as a permitted, controlled, restricted discretionary or discretionary activity, is a discretionary activity.

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**Point Number** 615.36 **Provision:** 26-30 Energy and Utilities

**Position:** Oppose

**Summary of Submission** Amend provisions to exclude tourism activities within rural visitor zones. If relief is not accepted then the submitter requests that all provisions in chapter 30 be amended as required to ensure the development, operation, maintenance and upgrading of energy, utilities, and infrastructure related to tourism activities are specifically enabled or provided for.

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**Point Number** 615.37 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 115-

**Position:** Oppose

**Summary of Submission** Amend permitted activity rule as follows:  
Flood Protection Works for the maintenance, reinstatement, repair or replacement of existing flood protection works. for the purpose of:  

- maintaining the flood carrying capacity of water courses and/or maintaining the integrity of existing river protection works
- fill works undertaken within Activity Area 1f of the Shotover Country Special Zone

**Point Number** 615.38 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 101-30.4.13 > 105-30.4.13.4

**Position:** Oppose

**Summary of Submission** Amend rule to increase the permitted diameter of circular dishes (telecommunications) to a minimum of 2m.

**Point Number** 615.39 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 101-30.4.13 > 105-30.4.13.4

**Position:** Oppose

**Summary of Submission** Amend rule to exclude earthworks and trenching associated with the installation of any telecommunication and radio communication facility, navigation or meteorological communication facility.

**Point Number** 615.40 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 190-35.2.1.2

**Position:** Oppose

**Summary of Submission** Amend policy as follows:  
Permit weddings, temporary functions and small and medium-scale events during daytime hours, subject to controls on event duration, frequency and hours of operation.

**Point Number** 615.41 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 195-35.2.1.7

**Position:** Oppose

**Summary of Submission** Amend policy as follows:  
Recognise that noise is an anticipated component of temporary events and filming, while protecting residential activities in residential zones residential amenity from undue noise during night-time hours.

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**Point Number** 615.42 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Oppose

**Summary of Submission** Insert definition for “temporary storage”

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**Point Number** 615.43 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5

**Position:** Oppose

**Summary of Submission** Amend Objective as follows  
Temporary Storage is provided for in rural areas, visitor and resort zones.

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**Point Number** 615.44 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1

**Position:** Oppose

**Summary of Submission** Amend policy as follows:  
Permit temporary storage related to farming, transport, tourism and visitor accommodation activities y-

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**Point Number** 615.45 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 208-35.2.5.2

**Position:** Oppose

**Summary of Submission** Amend policy as follows:  
Ensure temporary storage not required for farming, transport, tourism and visitor accommodation activities purposes is of short duration and size to protect the visual amenity values of the area in which it is located.

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**Point Number** 615.46 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 222-35.4.2

**Position:** Oppose

**Summary of Submission** Insert new rule to permit temporary activities (including storage) carried out within the Cardrona Ski Activity Area and the Walter Peak Rural Visitor Zone

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**Point Number** 615.47 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8

**Position:** Oppose

**Summary of Submission** Amend rule to exclude activities carried out with the Cardrona Ski Activity Area, Walter Peak Rural Visitor Zone. Suggested wording is as follows:  
Any other Temporary Events, provided that:

- The number of persons (including staff) participating does not exceed 500 persons at any one time
- The duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down)
- The event does not operate outside of the hours of 0800 to 2000. Set up and pack down outside of these hours is permitted
- No site shall be used for any temporary event more than 12 times in any calendar 12 month period
- All structures and equipment are removed from the site within 3 working days of the completion of the event

• For the purpose of this rule the relevant noise standards of the Zone shall not apply.  
This rule does not apply to temporary activities undertaken within the Cardrona Ski Activity Area or the Rural Visitor Zone Walter Peak.

---

**Point Number** 615.48 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities

**Position:** Oppose

**Summary of Submission** Insert new rule to permit any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions. Suggested wording is as follows:  
Temporary food/beverage retail activity  
Any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions is a permitted activity.

---

**Point Number** 615.49 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 232-35.4.12

**Position:** Oppose

**Summary of Submission** Amend rule as follows:  
Temporary Construction-Related Activities  
Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and activities that are:

(i)

- Ancillary to a building or construction project and located on the same site
- Are limited to the duration of an active construction project
- Are removed from the site upon completion of the active construction project.

(ii)

- Associated with the construction (including reconstruction, repair, maintenance, upgrading) of vessel survey work undertaken in relation to the "TSS Earnslaw" and associated buildings and structures including slipway at



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**Point Number** 615.54 **Provision:** 10-Entire Plan

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Rename the Cardrona Ski Area Sub-Zone "Cardrona Alpine Resort Area" and include reference to "Cardrona Alpine Resort Area" alongside all references to "Ski Area Sub-Zone(s)" otherwise intended to apply to the "Cardrona Ski Area Sub-Zone" (e.g. landscape provisions 6.3.8.3, 6.4.1.3).

---

**Submitter Number:** 616 **Submitter:** Trojan Holdings Limited & Beach Street Holdings Limited

**Contact Name:** Tim Williams **Email:** tim@southernplanning.co.nz

**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 616.1 **Provision:** 464-12 Queenstown Town Centre

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
The Proposed District Plan as notified is confirmed as it relates to:

- The zoning of THL & BSHL land Town Centre,
- The removal of controls over site coverage,
- The removal of a parapet height control applicable to Stratton House,
- The location of Stratton House and Avis within Precinct 1 and Rules 12.5.9.1 & 12.5.10.1 enabling a height limit of 14m, and
- The height recession plane control as provided in Rule 12.5.10.5 (a).

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**Point Number** 616.2 **Provision:** 464-12 Queenstown Town Centre

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.



The Proposed District Plan is modified so:

Rule 12.4.6.1 triggers a controlled activity consent not restricted

discretionary,

Rule 12.5.2.1 Building Setback and Rule 12.5.10.1 (d) are deleted, and

Rule 12.5.14.4 is deleted.

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<b>Submitter Number:</b>	617	<b>Submitter:</b>	Tweed Development Limited
<b>Contact Name:</b>	Tim Williams	<b>Email:</b>	tim@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	617.1	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Proposed District Plan as notified is confirmed as it relates to the zoning of Lot 1 DP 20093 and Sections 20 & 21 Block II Town of Queenstown Town Centre Zone.		

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<b>Point Number</b>	617.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Proposed District Plan is modified so Rule 12.4.6.1 triggers a controlled activity consent not restricted discretionary.		

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<b>Point Number</b>	617.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Proposed District Plan is modified to remove the requirement for a 0.8m setback from Lower Beach Street and specifically Lot 1 DP 20093.		

---

<b>Point Number</b>	617.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 555-12.5.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Proposed District Plan is modified so Rule 12.5.8 Figure 1 and the associated descriptions provides for the change discussed in this submission.		
<hr/>			
<b>Point Number</b>	617.5	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14 > 583-12.5.14.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Proposed District Plan is modified so Rule 12.5.14.4 is deleted.		
<hr/>			

<b>Submitter Number:</b>	618	<b>Submitter:</b>	Heather Guise
<b>Contact Name:</b>		<b>Email:</b>	heather@guise.co.nz
<b>Address:</b>	19 Thomson Street, Arrowtown, New Zealand, 9302		
<hr/>			
<b>Point Number</b>	618.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes Medium Density Residential in Arrowtown.		
<hr/>			

<b>Submitter Number:</b>	619	<b>Submitter:</b>	Satomi Holdings Limited
<b>Contact Name:</b>	Tim Williams	<b>Email:</b>	tim@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	619.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Support in part.  
The Proposed District Plan as notified is confirmed as it relates to the zoning of Lot 1 DP 356941 and the surrounding area Low Density Residential.

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**Point Number** 619.2 **Provision:** 138-7 Low Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
The Proposed District Plan as notified is confirmed as it relates to providing objectives, policies and rules that provided for residential activity within the Low Density Residential Zone as a permitted activity.

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**Point Number** 619.3 **Provision:** 138-7 Low Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
The Proposed District Plan is modified to provide for Local Shopping Centre zoning on Lot 1 DP 356941 as identified on Attachment [B]. Being the land generally bounded by Cardrona Valley Road to the east and the Lone Star/Base Camp complex to the north.

---

**Point Number** 619.4 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Not Stated

**Summary of Submission** The Proposed District Plan is modified to provide for Local Shopping Centre zoning on Lot 1 DP 356941 as identified on **Attachment [B]**.

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**Point Number** 619.5 **Provision:** 138-7 Low Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.  
The proposed District Plan is modified to provide for a Visitor Accommodation Sub-zoning on Lot 1 DP 356941.

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**Point Number** 619.6 **Provision:** 7-Part Seven - Maps > 7.25-Map

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The proposed District Plan is modified to provide for a Visitor Accommodation  
Sub-zoning on Lot 1 DP 356941.

The Proposed District Plan is modified to provide for Local Shopping Centre zoning on Lot 1 DP 356941 as identified on Attachment [B]. Being the land generally bounded by Cardrona Valley Road to the east and the Lone Star/Base Camp complex to the north.

**Point Number** 619.7 **Provision:** 138-7 Low Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The proposed District Plan is modified to provide for a Visitor Accommodation  
Sub-zoning on Lot 1 DP 356941.

**Submitter Number:** 620 **Submitter:** Ballantyne Investments Ltd

**Contact Name:** Robin Patterson **Email:** robin.patterson@ppgroup.co.nz

**Address:** Patterson Pitts PO Box 283, Wanaka, New Zealand, 9343

**Point Number** 620.1 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** Change to Proposed Rule 8.8.5 Requiring land zoned Medium Density to be developed to a density of 25 to the hectare

**Point Number** 620.2 **Provision:** 174-34 Wilding Exotic Trees

**Position:** Support

**Summary of Submission** Supports the avoidance of further spread of identified wilding tree species, especially Douglas Fir and pines.



Tourism Activity:

Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated

buildings, structures, infrastructure, transport activities, and administration activities.

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<b>Point Number</b>	621.6	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Not Stated		
<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:  The ongoing growth of and support for tourism activities.		

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<b>Point Number</b>	621.7	<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 objective:  To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.		

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<b>Point Number</b>	621.8	<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:  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>	621.9	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rules as required to ensure:  (i) tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted,  controlled, or restricted discretionary activity status;  (ii) tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted  discretionary or discretionary activity;  (iii) tourism activities are not classified as a non-complying or prohibited activity.		

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<b>Point Number</b>	621.10	<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>	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>	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** 621.12 **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** 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** 621.13 **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** 621.14 **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** 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.

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<b>Point Number</b>	621.16	<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>	621.17	<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>	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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<b>Point Number</b>	621.18	<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>	Amend objective as follows:  Minimise Manage the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.		

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<b>Point Number</b>	621.19	<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>	Not Stated		
<b>Summary of Submission</b>	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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<b>Point Number</b>	621.20	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 137-3.2.7.1Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<b>Point Number</b>	621.21	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 136-3.2.7Goal 6 > 138-3.2.7.2Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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>Point Number</b>	621.22	<b>Provision:</b>	48-5 "Heading 5,5" 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>	48-5 "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>Recognise that, unless identified in a relevant planning document, only tangata whenua can identify their relationship and that</p> <p>of their culture and traditions with their ancestral lands, water sites, wahi tapu, topuni and other taonga.</p>		
<b>Point Number</b>	621.24	<b>Provision:</b>	48-1 "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>Identify wahi tupuna and all their components on the District Plan maps and protect them from inappropriate the adverse</p> <p>effects of subdivision, use and development.</p>		
<b>Point Number</b>	621.25	<b>Provision:</b>	48-1 "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>Avoid where practicable, and otherwise remedy or mitigate, adverse effects of incompatible activities on the relationship</p> <p>between Ngai Tahu and the wahi tupuna.</p>		
<b>Point Number</b>	621.26	<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>	Not Stated		
<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural</p> <p>Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision and development is</p> <p>inappropriate in almost all locations, meaning successful applications will be exceptional cases.</p>		
<b>Point Number</b>	621.27	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-

**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.

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**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.

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**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.

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**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.

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**Point Number**

621.31

**Provision:**

81-6 Landscape > 84-6.3

**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.

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**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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**Point Number** 621.33 **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.

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**Point Number** 621.34 **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** 621.35 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-

**Position:** Not Stated

**Summary of Submission** Objective 6.3.5 and supporting polices  
6.3.5.1-6.3.5.6

Delete objective and supporting polices

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**Point Number** 621.36 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6

**Position:** Not Stated

**Summary of Submission** 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.

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**Point Number** 621.37 **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 values.

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**Point Number** 621.38 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6 > 121-6.3.6.2

**Position:** Not Stated

**Summary of Submission** 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.

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<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>	<p>Amend policy 6.3.6.3 as follows:</p> <p>Recognise the urban character of Queenstown Bay and provide for structures and facilities providing they protect, maintain or</p> <p>enhance the appreciation of the District's distinct landscapes.</p>		
<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>	<p>Amend policy 6.3.8.2 as follows</p> <p>Encourage Recognise that commercial recreation and tourism related activities locating within the rural zones maybe</p> <p>appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or</p> <p>enhance landscape quality, character and visual amenity values.</p>		
<b>Point Number</b>	621.41	<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>	Not Stated		
<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>The landscape categories apply to lakes and rivers. Except where otherwise stated or shown on the Planning Maps, lakes and</p> <p>rivers are categorised as outstanding natural landscapes.</p>		
<b>Point Number</b>	621.42	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 475-12.2.2.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>Control the height and mass of buildings in order to:</p> <ul style="list-style-type: none"> <li>• Retain and provide opportunities to frame important view shafts to the surrounding</li> </ul>		

landscape; and

- Maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special

Character Area (as shown on Planning Maps 35 and 36); and

- Minimise wind tunnel effects of buildings and ensure the pleasantness of the environment for pedestrians is maintained.

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<b>Point Number</b>	621.43	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows:  Allow buildings to exceed the discretionary height standards in situations where:  <ul style="list-style-type: none"><li>• The outcome is of a high quality design, which is superior to that which would be achievable under the permitted height;</li><li>• The cumulative effect of the additional height does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces; and</li><li>• The increase in height will facilitate the provision of residential activity; and</li><li>• Views of the surrounding ONLs are maintained</li><li>• The additional building height does not worsen wind tunnel effects on pedestrian areas.</li></ul>		

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<b>Point Number</b>	621.44	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 494-12.2.4.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy as follows:  Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading transport improvements.		

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<b>Point Number</b>	621.45	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 498-12.2.5.2
<b>Position:</b>	Not Stated		



<b>Summary of Submission</b>	Amend policy		
	Promote a strategic comprehensive approach to the provision of facilities for water-based activities.		
<b>Point Number</b>	621.46	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 499-12.2.5.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows:		
	Conserve Maintain and enhance, as far as practical where appropriate, the natural qualities and amenity values of the foreshore		
	and adjoining waters.		
<b>Point Number</b>	621.47	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 502-12.2.5.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows		
	Provide for the development, maintenance, and upgrading of structures within the Queenstown Bay waterfront area recognising		
	these structures are required to meet minimum safety and design standards. subject to compliance with strict location and		
	appearance criteria		
<b>Point Number</b>	621.48	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 511-12.4.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule 12.4.3 as follows:		
	Commercial Activities within the Queenstown Town Centre Waterfront Subzone (including those that are carried out on a wharf		
	or jetty) except for those commercial activities on the surface of water that are provided for as discretionary activities pursuant		
	to Rule 12.4.7.2 in respect of:		
	<i>(a) Any adverse effects of additional traffic generation from the activity and mitigation of those effects;</i>		

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<b>Point Number</b>	621.49	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule 12.4.4 (licensed premises) so that it also applies to premises hosting off-licenses.		

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<b>Point Number</b>	621.50	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 515-12.4.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule 12.4.4 (licensed premises) so that it also applies to premises hosting off-licenses.		

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<b>Point Number</b>	621.51	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Rule 12.4.6.1 to include a permitted relating to the storage of rubbish storage. Suggested wording is as follows:  Storage of rubbish shall be screened from view from all neighbouring properties and public places.		

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<b>Point Number</b>	621.52	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule to delete clause relating to natural hazard assessments:  • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property,  whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.		

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<b>Point Number</b>	621.53	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7
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<b>Position:</b>	Not Stated
<b>Summary of Submission</b>	<p>Amend Rule 12.4.7 to permit the maintenance of wharves, jetties and associated structures, enable certain buildings (e.g. ticket offices), restrict other structures, and ensure all areas referred to in the rules are accurately identified on the planning maps as follows:</p> <p>Insert new permitted activity standard:</p> <p>12.4.7.0 The maintenance and alteration of buildings, wharfs and Jetties within the Queenstown Town Centre Waterfront Zone</p> <p>is a permitted activity provided the existing scale, intensity and character of the building or structure is maintained.</p> <p>Amend 12.4.7.1 to refer to planning maps:</p> <p>12.4.7.1 Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone between the Town Pier and St Omer Park (as shown on the planning maps) are discretionary activities.</p> <p>Amend rule to make it restricted discretionary as follows:</p> <p>12.4.7.2 Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Zone.</p> <p>In respect of the above activities, the Council’s discretion is restricted to the following matters unlimited but it shall consider:</p> <p>(i) The extent to which the proposal will:</p> <ul style="list-style-type: none"> <li>• Maintain or enhance public access to the lake</li> <li>• Affect water quality</li> <li>• Affect navigation and people’s safety</li> <li>• Affect adjoining infrastructure</li> <li>• Affect the operation of the “TSS Earnslaw”</li> <li>• Improve Create an exciting and vibrant the vibrancy of the waterfront which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore;</li> <li>• Maintain Provide a continuous waterfront walkway from Horne Creek right through to St Omer Park;</li> <li>• Maximise the ability to cater for commercial boating activities to an extent compatible with maintenance of environmental standards and the nature and scale of existing activities; and</li> <li>• Provide for or support the provision of one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage</li> </ul>

pumping.

- Maintain or enhance amenity values including character, including The extent to which any proposed structures or buildings

will: • Enclose views across Queenstown Bay; and • Result in a loss of the generally open character of the Queenstown Bay and

its interface with the land.

Insert new restricted discretionary activity:

12.4.7.3 Excluding maintenance and alterations permitted by rule 12.4.7.0 above, the construction and use of a single story

building for the purpose of a ticketing office is a restricted discretionary activity. Council's discretion is limited to:

- Building location, design and use in terms of compatibility with the nature and scale of existing buildings and open spaces,

including the ability to maintain a continuous waterfront walkway;

- Accessibility in terms of servicing requirements;

- Outdoor storage requirements;

- Storage and disposal of waste;

- Signage platforms; and

- Health and safety.

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<b>Point Number</b>	621.54	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 522-12.4.8
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Rule 12.4.8 as follows  12.4.8.1 The construction of structures, including Wharfs and Jetties and moorings, and associated occupation of water space,  within the Queenstown Town Centre Waterfront Zone between the Town Pier (as shown on the planning maps) and Queenstown  Gardens.  12.4.8.2 Any buildings and structures, located on Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone,  which are not provided for by Rule 12.4.7.		

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<b>Point Number</b>	621.55	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 546-12.5.4 > 547-
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**Position:** Not Stated

**Summary of Submission** Amend rule as follows to clarify that the temporary storage of equipment associated with transporting people and goods is

permitted:

12.5.4.1 Within the Special Character Area and for all sites with frontage to the following roads all storage areas shall be

situated within

the building:

- a. Shotover Street (Stanley to Hay)
- b. Camp Street
- c. Earl Street
- d. Marine Parade
- e. Stanley Street (Beetham Street to, and including, Memorial Street)
- f. Beach Street
- g. Rees Street (beyond the Special Character Area)

Except this standard does not apply to the temporary storage of goods on a wharf which are being transported via a vessel,

which is permitted.

**Point Number** 621.56 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11

**Position:** Not Stated

**Summary of Submission** Amend standards to exclude noise from vessels carrying out navigational procedures:

Except these noise standards do not apply to vessels making noise for the purposes of navigational safety, which are permitted.

**Point Number** 621.57 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 579-12.5.14

**Position:** Not Stated

**Summary of Submission** Amend standards to include standard requiring glare from the Queenstown Bay foreshore to avoid interference with the

navigational safety of vessels. Suggested wording is insertion of the following clause:

Light from any activity shall not be directed out over the water in Queenstown Bay in such a way that interferes with the safe

operation and navigation of the "TSS Earnslaw".

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<b>Point Number</b>	621.58	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete objective  Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.		

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<b>Point Number</b>	621.59	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective as follows  Protect, maintain and enhance the surface of lakes and rivers and their margins are safeguarded from inappropriate use and development.		

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<b>Point Number</b>	621.60	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective as follows:  Enable farming and tourism activities, permitted and established activities while protecting, maintaining and enhancing  landscape, ecosystem services, nature conservation and rural amenity values, from inappropriate use and development.		

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<b>Point Number</b>	621.61	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1
<b>Position:</b>	Not Stated		
<b>Summary of</b>	Enable farming and tourism activities while protecting, maintaining and enhancing the values		

<b>Submission</b>	of indigenous biodiversity,  ecosystem services, recreational values, the outstanding natural landscape values and surface of lakes and rivers and their  margins.		
<b>Point Number</b>	621.62	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy as follows:  Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings will not  significantly adversely affect landscape values.		
<b>Point Number</b>	621.63	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy as follows:  Control the location and type of new non-farming and tourism activities in the Rural Zone, to minimise or avoid conflict with  activities that may not be compatible with permitted or established activities.		
<b>Point Number</b>	621.64	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6. > 799-21.2.6.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy as follows:  Enable and mitigate Control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities.		
<b>Point Number</b>	621.65	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Delete objective		
	Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.		
<b>Point Number</b>	621.66	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete policy		
	Avoid the establishment of commercial, retail and industrial activities where they would degrade rural quality or character,		
	amenity values and landscape values.		
<b>Point Number</b>	621.67	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 815-21.2.9.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete policy		
	Ensure traffic from commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading		
	and trail network, or access to public places.		
<b>Point Number</b>	621.68	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 818-21.2.10.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy as follows:		
	Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that generally		
	maintains and enhances significant landscape values quality, character, rural amenity, and natural values.		
<b>Point Number</b>	621.69	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 819-21.2.10.3



**Position:** Not Stated

**Summary of Submission** Amend Policy as follows:

Recognise that the establishment of complementary activities, particularly tourism activities, such as commercial recreation, or

visitor accommodation located within farms may enable landscape values to be sustained in the longer term. Such positive

effects should be taken into account in the assessment of any resource consent applications.

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**Point Number** 621.70 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12

**Position:** Not Stated

**Summary of Submission** Amend objective or delete and replace it with a new objective that provides for the benefits associated with achieve a public

transport system. Suggested wording is:

Protect, maintain and enhance the surface of lakes and rivers and their margins.

Recognise the importance of providing a water based public transport system while avoiding, remedying or mitigating the

adverse effects of activities and structures on the surface of lakes and rivers and their margins.

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**Point Number** 621.71 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 825-21.2.12.2

**Position:** Not Stated

**Summary of Submission** Amend Policy as follows:

Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified

characteristics and environmental limits of the various parts of each lake and river specifically in or referred to by this district

plan.

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**Point Number** 621.72 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 826-21.2.12.3

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:

(i) Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with

high levels of noise, vibration, speed and wash, in particular motorised craft in areas of high passive recreational

use, significant nature conservation values and wildlife habitat.

(ii) Provide for the frequent use, large scale and potentially intrusive commercial activities along the Kawarau River or

the Frankton Arm.

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**Point Number** 621.73 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 828-21.2.12.5

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:

Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from

inappropriate development, with particular regard to places with significant indigenous vegetation, nesting and spawning areas,

the intrinsic values of ecosystems, services and areas of significant indigenous fauna habitat and recreational values.

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**Point Number** 621.74 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 831-21.2.12.8

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:

Provide for *Encourage the development and use of marinas in a way that avoids or, where necessary, remedies and mitigates*

adverse effects on the environment.

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**Point Number** 621.75 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 832-21.2.12.9

**Position:** Not Stated

<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>Take into account the potential adverse effects on nature conservation values from the boat wake of commercial jet boating</p> <p>activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and erosion.</p>		
<b>Point Number</b>	621.76	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 833-21.2.12.10
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend policy as follows:</p> <p>Protect historical and well established commercial boating operations from incompatible activities and manage new commercial operations to Eensure that the nature, scale and number of new commercial boating operators and/or commercial boats on waterbodies do not exceed levels where the safety of passengers and other users of the water body cannot be assured.</p>		
<b>Point Number</b>	621.77	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Extract provisions relating to the protection, use and development of the surface of lakes and rivers and their margins, and</p> <p>insert them into a specific chapter that focuses on development and activities carried out on the surface of water and within</p> <p>the margins of waterways.</p>		
<b>Point Number</b>	621.78	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Extract provisions relating to the protection, use and development of the surface of lakes and rivers and their margins, and</p> <p>insert them into a specific chapter that focuses on development and activities carried out on the surface of water and within</p> <p>the margins of waterways.</p>		

<b>Point Number</b>	621.79	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>New Policy – water chapter</p> <p>Insert new policy to recognise the importance of water based public transport. Suggested wording is as follows:</p> <p>Recognise and provide for the importance of water based public transport.</p>		

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<b>Point Number</b>	621.80	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>New Policy - water chapter</p> <p>Insert new policy to ensure that, within the Frankton Arm, decision-makers on resource consent applications should prioritise</p> <p>the safety and operational functions of structure over landscape and amenity values. Suggested wording is as follows:</p> <p>Prioritise the safety and function of jetties and structures over effects on landscape and amenity values when determining</p> <p>resource consent applications for jetties and structures located in the Frankton Arm.</p>		

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<b>Point Number</b>	621.81	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>New Policy – water chapter</p> <p>Insert new policy to protect established key tourism activities:</p> <p>Protect key tourism and transport activities by ensuring the following principles are applied when considering proposals that will</p> <p>occupy water space:</p> <ul style="list-style-type: none"> <li>i. <i>activities that promote the districts heritage and contribute public benefit should be encouraged;</i></li> <li>ii. <i>activities that result in adverse effects on established activities should be discouraged;</i></li> <li>iii. <i>long term occupation of water space should be avoided unless it has been strategically planned and is integrated with</i></li> </ul>		

adjoining land and water use;

iv. *occupation of water space shall not interfere with key navigational routes and manoeuvring areas;*

v. *adverse effects on the continued operation, safety and navigation of the "TSS Earnslaw".*

vi. *activities that adversely effect the operation, safety, navigation, and ability to maintain or upgrade the "TSS Earnslaw"*

and her supporting slipway facilities, are to be avoided.

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<b>Point Number</b>	621.82	<b>Provision:</b>	8-General DP Review Comments
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	New Policy Insert new policy (in Rural or new water chapter) to avoid surface water activities that conflict with adjoining land uses or key
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tourism activities:

Avoid activities on the surface or bed of lakes and rivers that conflict with:

i. adjoining land use or

ii. visitor attraction activities or

iii. water transport activities

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<b>Point Number</b>	621.83	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 882-21.4.29
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Delete Rule 21.4.29
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<b>Point Number</b>	621.84	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 933-21.5.21
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Amend rule to increase the permitted size of groups:
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Commercial recreation activity undertaken on land, outdoors and involving not more than 10 15 persons in any one group.

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<b>Point Number</b>	621.85	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 966-21.5.39
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**Position:** Not Stated

**Summary of Submission** Amend Rule 21.5.39 to ensure that the discretion for commercial non-motorised boating activities discretion includes the location of the activity. Suggested wording is:

21.5.39 Commercial non-motorised boating activities

Discretion is restricted to all of the following:

- Location, Sscale and intensity of the activity...

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**Point Number** 621.86 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards

**Position:** Not Stated

**Summary of Submission** Insert new rule to enable jetties and other structures within the Kowarau River and the Frankton Arm, which are necessary for the provision of the existing water based public transport system, a controlled activity. Suggested wording is as follows:

Rule 21.5.40A Jetties and Moorings in the Frankton Arm

The development, maintenance, upgrading and use of jetties and other structures within the Kowarau River and the Frankton Arm which are necessary for the provision of maintaining or enhancing the water based public transport system is a controlled activity in respect of:

- location, design (including colour, materials) and scale
- navigational safety
- practical constraints associated with the maneuverability of vessels

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**Point Number** 621.87 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 968-21.5.41

**Position:** Not Stated

**Summary of Submission** Amend Rule as follows:

21.5.41 Structures and Moorings

Any structure or mooring that passes across or through the surface of any lake or river or is attached to the bank of any lake and river other than:

(i) where fences cross lakes and rivers.

(ii) pipelines required for water take permitted by a regional plan

(iii) gabion baskets or similar low impact erosion control structures installed for the prevention of bank erosion

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<b>Point Number</b>	621.88	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 969-21.5.42
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend rule 21.5.42 and/or the planning maps (as required) so that structures that support the establishment of water based</p> <p>public transport on the Kawarau River and in the Frankton Arm are controlled activities, not non-complying.</p> <p>Structures and Moorings</p> <p>Any structures or mooring that passes across or through the surface of any lake or river or attached to the bank or any lake or</p> <p>river in those locations on the District Plan Maps where such structures or moorings are shown as being non-complying.</p>		

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<b>Point Number</b>	621.89	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend rule 21.5.42 and/or the planning maps (as required) so that structures that support the establishment of water based</p> <p>public transport on the Kawarau River and in the Frankton Arm are controlled activities, not non-complying.</p> <p>Structures and Moorings</p> <p>Any structures or mooring that passes across or through the surface of any lake or river or attached to the bank or any lake or</p> <p>river in those locations on the District Plan Maps where such structures or moorings are shown as being non-complying.</p>		

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<b>Point Number</b>	621.90	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	New Rule (21.5.43A) Insert new rule to control motorised Commercial boating activities carried out for the purposes of the water based transport.		

Matters of control should also be established. Suggested wording is as follows:

Motorised commercial boating activities are controlled activities in respect of:

- Location, scale and intensity of the activity.
- Amenity effects, including loss of privacy, remoteness or isolation.
- Congestion and safety, including effects on other commercial operators and recreational users.
- Waste disposal.
- Cumulative effects.
- Parking, access safety and transportation effects.

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<b>Point Number</b>	621.91	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 986-21.5.46
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend standard to exclude jetties associated with the operation of a water based public transport activity OR amend standards</p> <p>to provide flexibility around the location and length of jetties especially if a certain location or length of jetty will facilitate water based public transport. Suggested wording is:</p> <p>21.5.46 No new jetty within the Frankton Arm identified as the area east of the Outstanding Natural Landscape Line shall:</p> <p>21.5.46.1 be closer than 200 metres to any existing jetty;</p> <p>21.5.46.2 exceed 20 metres in length;</p> <p>21.5.46.3 exceed four berths per jetty, of which at least one berth is available to the public at all times;</p> <p>21.5.46.4 be constructed further than 200 metres from a property in which at least one of the registered owners of the jetty resides.</p> <p>The standards in 21.5.46 above do not apply to jetties associated with water based public transport.</p>		

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<b>Point Number</b>	621.92	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL > 1013-21.7.1.1
<b>Position:</b>	Not Stated		



<b>Summary of Submission</b>	Delete this section (all assessment matters)		
<b>Point Number</b>	621.93	<b>Provision:</b>	1059-26 Historic Heritage > 1061-26.2 Identification and Protection > 1062-26.2.1.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete requirement for “a report from an appropriately qualified and experienced conservation / landscape architect“ or amend  provision to clarify precisely what a “appropriately qualified and experienced conservation / landscape architect” entails.		
<b>Point Number</b>	621.94	<b>Provision:</b>	1059-26 Historic Heritage > 1061-26.2 Identification and Protection > 1064-26.2.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete requirement for “a report from an appropriately qualified and experienced conservation / landscape architect“ or amend  provision to clarify precisely what a “appropriately qualified and experienced conservation / landscape architect” entails.		
<b>Point Number</b>	621.95	<b>Provision:</b>	1059-26 Historic Heritage > 1061-26.2 Identification and Protection > 1065-26.2.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete requirement for “a report from an appropriately qualified and experienced conservation / landscape architect“ or amend  provision to clarify precisely what a “appropriately qualified and experienced conservation / landscape architect” entails.		
<b>Point Number</b>	621.96	<b>Provision:</b>	1059-26 Historic Heritage > 1066-26.3 Information Requirements > 1067-26.3.1 Archaeology Alert Layer
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Ensure the Archaeology Alert Layer is correct and can be easily amendment if required.		
<b>Point Number</b>	621.97	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Insert new policy to recognise that engineering and safety standards are constantly evolving hence to ensure the continued use

of heritage structures and buildings the structures may need to be modified or be re-engineered. Suggested wording is as follows:

Recognise that the continued use of heritage structures and buildings may need to be modified or be re-engineered as

engineering and safety standards evolve.

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**Point Number** 621.98 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1082-26.5.3 Objective 3 > 1085-26.5.3.3

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:

Identify Recognise and protect the different layers of history within heritage landscapes and the relationship between these

layers to retain their cultural meaning and values, recognising that in some instances all the different layers within heritage

landscapes cannot be protected and priority may have to be given to a particular layer.

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**Point Number** 621.99 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1087-26.5.4 Objective 4 > 1090-26.5.4.3

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:

Enable Accept that ongoing improvements to buildings and structures, including earthquake strengthening and other safety

measures, which will assist in providing for their ongoing use and longevity.

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**Point Number** 621.100 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1092-26.6.1

**Position:** Not Stated

**Summary of Submission** Amend rule to clarify repairs and maintenance to structures is permitted. Suggested wording is as follows:

Repairs and maintenance

Minor repairs and maintenance on all protected buildings and features, including structures, contributory and non-contributory

buildings in heritage precincts...

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**Point Number** 621.101 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules

**Position:** Not Stated

**Summary of Submission** Insert a new rule or exemption clause to clarify that the rules do apply to works associated with the "TSS Earnslaw" and that any such works are a permitted activity.

---

**Point Number** 621.102 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1095-26.6.4

**Position:** Not Stated

**Summary of Submission** Amend rule to change activity status to ensure onsite relocation is not prohibited and is provided for, preferably as a restricted discretionary activity matter with discretion restricted to the effects on heritage values and consideration of the benefits associated with the relocation.

---

**Point Number** 621.103 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7

**Position:** Not Stated

**Summary of Submission** Delete rule (in the first instance) or delete reference to "setting" and amend the rule to exclude development associated with the use of the protected feature, which should be permitted or controlled.

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**Point Number** 621.104 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules

**Position:** Not Stated

**Summary of Submission** Delete rules in Table 5

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**Point Number** 621.105 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend #3 (map #37) as required so that the "Slipway and Cradle are "category 3", not "category 2". Insert a new row and reference if required.		
<b>Point Number</b>	621.106	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 37 - Kelvin Peninsula
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend #3 (map #37) as required so that the "Slipway and Cradle are "category 3", not "category 2". Insert a new row and reference if required.		
<b>Point Number</b>	621.107	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy 28.3.1.2 as follows:  Restrict the establishment of activities which have the potential to increase significant natural hazard risk, or which may have an impact upon the community and built environment.		
<b>Point Number</b>	621.108	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective 28.3.2 as follows:  Development on land subject to a significant natural hazards only occurs where the risks to the community and the built environment are satisfactorily avoided or appropriately managed or mitigated.		
<b>Point Number</b>	621.109	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy 28.3.2.2 as follows:  Allow subdivision and development of land subject to significant natural hazards where the		

proposed activity it does not:

- Accelerate or worsen the natural hazard risk and/or its potential impacts.
- Expose vulnerable activities to intolerable natural hazard risk.
- Create an unacceptable risk to human life.
- Increase the natural hazard risk to other properties.
- Require additional works and costs that would be borne by the public community.

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<b>Point Number</b>	621.110	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend Policy 28.3.2.3 as follows:</p> <p>Ensure new subdivision or land development all proposals to subdivide or develop land that is at threat from a subject to</p> <p>significant natural hazards risk (identified on the District Plan Maps) is assessed in terms of provide an assessment covering:</p> <ul style="list-style-type: none"><li>• The type, frequency and scale of the natural hazard and the effects of a natural hazard event on the subject land.</li><li>• The type of activity being undertaken and its vulnerability of the activity in relation to the natural hazards.</li><li>• <i>The effects of a natural hazard event on the subject land.</i></li><li>• The potential for the activity to exacerbate the natural hazard risk both in and off the subject land.</li><li>• The potential for any structures on the subject land to be relocated.</li><li>• The location, design and construction of buildings and structures to mitigate the effects of natural hazards, such as the raising of floor levels.</li><li>• Site layout and m Management techniques that to avoid or minimise the adverse effects of natural hazards, including access and egress during a hazard event.</li></ul>		

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<b>Point Number</b>	621.111	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 190-35.2.1.2
<b>Position:</b>	Not Stated		

**Summary of Submission** Amend policy as follows:  
 Permit weddings, temporary functions and small and medium-scale events during daytime hours, subject to controls on event duration, frequency and hours of operation.

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**Point Number** 621.112 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 195-35.2.1.7

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:  
 Recognise that noise is an anticipated component of temporary events and filming, while protecting residential activities in residential zones residential amenity from undue noise during night-time hours.

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**Point Number** 621.113 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions Insert definition for “temporary storage”

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**Point Number** 621.114 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5

**Position:** Not Stated

**Summary of Submission** Amend Objective as follows  
 Temporary Storage is provided for in rural areas, visitor and resort zones.

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**Point Number** 621.115 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:  
 Permit temporary storage related to farming, transport, tourism and visitor accommodation activities y.

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**Point Number** 621.116 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 206-35.2.5 Objective 5 > 207-35.2.5.1

**Position:** Not Stated

**Summary of Submission** Amend policy as follows:

Ensure temporary storage not required for farming, transport, tourism and visitor accommodation activities purposes is of short duration and size to protect the visual amenity values of the area in which it is located.

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**Point Number** 621.117 **Provision:** 185-35 Temporary Activities and Relocated Buildings

**Position:** Not Stated

**Summary of Submission** New Rule (35.4.2A) Insert new rule to permit temporary activities (including storage) carried out within the Cardrona Ski Activity Area and the Walter Peak Rural Visitor Zone

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**Point Number** 621.118 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8

**Position:** Not Stated

**Summary of Submission** Amend rule to exclude activities carried out with the Cardrona Ski Activity Area, Walter Peak Rural Visitor Zone. Suggested wording is as follows:

Any other Temporary Events, provided that:

- *The number of persons (including staff) participating does not exceed 500 persons at any one time*
- *The duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down)*
- *The event does not operate outside of the hours of 0800 to 2000. Set up and pack down outside of these hours is permitted*
- *No site shall be used for any temporary event more than 12 times in any calendar 12 month period*
- *All structures and equipment are removed from the site within 3 working days of the completion of the event*
- *For the purpose of this rule the relevant noise standards of the Zone shall not apply.*

This rule does not apply to temporary activities undertaken within the Cardrona Ski Activity

Area or the Rural Visitor Zone Walter

Peak.

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<b>Point Number</b>	621.119	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new rule to permit any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions. Suggested wording is as follows:  Temporary food/beverage retail activity  Any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions is a permitted activity.		

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<b>Point Number</b>	621.120	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 232-35.4.12
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule as follows:  Temporary Construction-Related Activities  Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and activities that are:  (i) <ul style="list-style-type: none"><li>• Ancillary to a building or construction project and located on the same site</li><li>• Are limited to the duration of an active construction project</li><li>• Are removed from the site upon completion of the active construction project.</li></ul> (ii) <ul style="list-style-type: none"><li>• Associated with the construction (including reconstruction, repair, maintenance, upgrading) of vessel survey work undertaken in relation to the "TSS Earnslaw" and associated buildings and structures including slipway at Kelvin Peninsula;</li><li>• Associated with the construction (including reconstruction, repair, maintenance, upgrading) of buildings, structures and infrastructure with the Rural Visitor Zone Walter Peak and Cardrona Ski Activity Area.</li></ul>		



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**Point Number** 621.121 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 233-35.4.13

**Position:** Not Stated

**Summary of Submission** Amend rule as follows:  
Temporary Related Activities

Any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions or workers of an active building or construction project.

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**Point Number** 621.122 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 236-35.4.16

**Position:** Not Stated

**Summary of Submission** Amend rule as follows:  
Temporary Storage

Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for

longer than 3 months and does not exceed 50m<sup>2</sup> in gross floor area.

Note: Any temporary storage which fails to meet this permitted activity rule is subject to the rules of the relevant Zone.

This rule does not apply to the Rural Visitor Zone Walter Peak or Cardrona Ski Activity Area.

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**Point Number** 621.123 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards > 238-35.5.1

**Position:** Not Stated

**Summary of Submission** Amend rule as follows:  
Relocated Buildings

A shipping container has had any signage removed and is painted out where used on a site for a period exceeding two three

months.

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**Point Number** 621.124 **Provision:** 185-35 Temporary Activities and Relocated Buildings

**Position:** Not Stated

**Summary of Submission** New Rule Insert new rule to permit glare from lighting used for health and safety. Suggested wording is as follows:

Glare from lighting used for the purposes of health and safety is a permitted activity.

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**Point Number** 621.125 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards > 239-35.5.2

**Position:** Not Stated

**Summary of Submission** Amend rule to exclude glare from lighting used for health and safety. Suggested wording is as follows:

Glare

All fixed exterior lighting shall be directed away from adjacent sites and roads.

Discretion is restricted to the following:

- the effect of lighting on the amenity of adjoining properties.

This rule shall not apply to glare from lighting used for health and safety purposes.

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**Point Number** 621.126 **Provision:** 245-36 Noise

**Position:** Not Stated

**Summary of Submission** Chapter 36 Table 1 - Noise

Amend table to include noise from vessels as a permitted activity (the permitted activity standards should not just be limited to noise from vehicles using roads)

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**Point Number** 621.127 **Provision:** 245-36 Noise > 260-36.5 Rules- Standards > 264-36.5.4

**Position:** Not Stated

**Summary of Submission** Amend rule to exclude noise from activities in the Walter Peak Visitor Zone. Include the following within the rule:

These standards shall not apply in the following circumstances:

- noise emitted from activities carried out within the Rural Visitor Zone Walter Peak.
- noise beyond the boundary received on the surface and margins of any lake or river.

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<b>Point Number</b>	621.128	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules- Standards > 274-36.5.14
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-conformance is a discretionary activity, not a non-complying activity.		

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<b>Point Number</b>	621.129	<b>Provision:</b>	245-36 Noise > 283-36.8 Acoustic Measurement and Assessment > 284-36.8.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend 36.8.1 to exempt or alter the noise measurement standards in relation to vessels operating moderate speed passenger transport services, including the "TSS Earnslaw" and other larger passenger service vessels. Insertion of the following wording into the provision is requested:  These matters shall not apply to noise emitted from vessels operating low or moderate speed passenger transport services.		

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<b>Submitter Number:</b>	622	<b>Submitter:</b>	Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited
<b>Contact Name:</b>	Tim Williams	<b>Email:</b>	tim@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	622.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part.  The Proposed District Plan is modified so that operative zoning of Lots 1 – 6 DP301095 is reinstated that being Rural General.		

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<b>Point Number</b>	622.2	<b>Provision:</b>	138-7 Low Density Residential
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified so that the operative zoning of Lot 2 DP 302568 is reinstated, that being Rural General or alternatively that a setback of 50m is provided within Lot 2 DP 302568 where it adjoins Lot 2 DP 301095 (Mountain Range) that avoids any development within this setback.

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**Point Number** 622.3 **Provision:** 138-7 Low Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified to identify a 20m buffer/setback within the Local Shopping Centre Zone on Proposed Planning Map 23 running along the submitters' boundary.

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**Point Number** 622.4 **Provision:** 138-7 Low Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified to include rules that require landscaping of the 20m buffer setback prior to any development within the Local Shopping Centre Zone commencing with the form of the landscaping being sufficient to screen development from the submitters' land,

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**Point Number** 622.5 **Provision:** 138-7 Low Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

The Proposed District Plan is modified to add rules that if breached trigger non-complying activity consent that ensure:

- the 20m setback (noted above) only contains landscaping and therefore remains free of any buildings, structures or car parking,

- the maximum height of any building or structure within 15m of the 20m setback shall not exceed 5.5m.

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**Submitter Number:** 623 **Submitter:** John W McIvor

**Contact Name:** **Email:**

**Address:** 367 Peninsula Road, Kelvin Heights, Queenstown, New Zealand, 9300

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**Point Number** 623.1 **Provision:** 8-General DP Review Comments

**Position:** Not Stated

**Summary of Submission** Out of scope / partially illegible.

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**Submitter Number:** 624 **Submitter:** D & M Columb

**Contact Name:** **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 624.1 **Provision:** 10-Entire Plan

**Position:** Not Stated

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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**Point Number** 624.2 **Provision:** 10-Entire Plan

**Position:** Not Stated

**Summary of Submission** That all provisions not amended in response to this submission be retained as notified unless it duplicates another provision in which case it should be deleted.

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<b>Point Number</b>	624.3	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete all provisions which require “a report from an appropriately qualified and experienced”, or amend provisions to clarify precisely what “appropriately qualified and experienced” entails.		

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<b>Point Number</b>	624.4	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Shift southern reach of the ONL overlay affecting Gorge Road back to its previous location.		

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<b>Point Number</b>	624.5	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new definition for “Tourism Activity”. Suggested wording is as follows:  Tourism Activity:  Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.		

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<b>Point Number</b>	624.6	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Not Stated		
<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:  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
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<b>Position:</b>	Not Stated
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**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>	624.9	<b>Provision:</b>	10-Entire Plan
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<b>Position:</b>	Not Stated
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**Summary of Submission**

Amend rules as required to ensure:

(i) tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted,

controlled, or restricted discretionary activity status;

(ii) tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted

discretionary or discretionary activity;

(iii) tourism activities are not classified as a non-complying or prohibited activity.

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<b>Point Number</b>	624.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
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> 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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**Point Number** 624.11 **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** 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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**Point Number** 624.12 **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** 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** 624.13 **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** 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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<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>	Amend objective as follows:  Minimise Manage the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.		

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<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>	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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<b>Point Number</b>	624.16	<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>	Not Stated		
<b>Summary of Submission</b>	Delete policy.		

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<b>Point Number</b>	624.17	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete objective.		

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<b>Point Number</b>	624.18	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 103-6.3.2.5
<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</p> <p>that evolving forms of agricultural land use, which may change the landscape character, are anticipated.</p>		
<b>Point Number</b>	624.19	<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>	<p>Amend Objective as follows</p> <p>Protect, maintain or enhance the district's Outstanding Natural Features (ONF) and Outstanding Natural Landscapes (ONL), and</p> <p>protect them from inappropriate subdivision, use and development.</p>		
<b>Point Number</b>	624.20	<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>	<p>Delete Objective:</p> <p>Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).</p>		
<b>Point Number</b>	624.21	<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>	<p>Amend policy 6.3.8.2 as follows</p> <p>Encourage Recognise that farming, commercial recreation and tourism related activities locating within the rural zones maybe</p> <p>appropriate where these activities rely on rural land use and enhance the appreciation of landscapes, and on the basis they</p> <p>would protect, maintain or enhance landscape quality, character and visual amenity values.</p>		

<b>Point Number</b>	624.22	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete objective  Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.		
<b>Point Number</b>	624.23	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend objective as follows:  Enable farming and tourism activities, permitted and established activities while protecting, maintaining and enhancing  landscape, ecosystem services, nature conservation and rural amenity values, from inappropriate use and development.		
<b>Point Number</b>	624.24	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Enable farming and tourism activities while protecting, maintaining and enhancing the values of indigenous biodiversity,  ecosystem services, recreational values, the outstanding natural landscape values and surface of lakes and rivers and their  margins.		
<b>Point Number</b>	624.25	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy as follows:  Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings is necessary  to achieve sustainable land uses will not adversely affect landscape values.		

<b>Point Number</b>	624.26	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend Policy as follows:</p> <p>Control the location and type of new non-farming and tourism activities in the Rural Zone, to minimise or avoid conflict with</p> <p>activities that may not be compatible with permitted or established activities.</p>		
<b>Point Number</b>	624.27	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend objective as follows:</p> <p>Encourage Ensure commercial activities that do not significant degrade landscape values, rural amenity values, or impinge on</p> <p>farming activities.</p>		
<b>Point Number</b>	624.28	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Delete policy</p> <p>Avoid the establishment of commercial, retail and industrial activities where they would degrade rural quality or character,</p> <p>amenity values and landscape values.</p>		
<b>Point Number</b>	624.29	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 815-21.2.9.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Delete policy</p> <p>Ensure traffic from commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading</p> <p>and trail network, or access to public places.</p>		

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<b>Point Number</b>	624.30	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 818-21.2.10.2
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Amend Policy as follows:
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Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that generally

maintains and enhances significant landscape values quality, character, rural amenity, and natural values.

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<b>Point Number</b>	624.31	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 819-21.2.10.3
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Amend Policy as follows:
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Recognise that the establishment of complementary activities, particularly tourism activities, such as commercial recreation, or

visitor accommodation located within farms may enables provides for peoples wellbeing and the sustainable management of

the rural land resource landscape values to be sustained in the longer term. Such positive effects should shall be taken into

account in the assessment of any resource consent applications.

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<b>Point Number</b>	624.32	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL > 1013-21.7.1.1
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Delete this section (all assessment matters)
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<b>Point Number</b>	624.33	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Amend rule to included additional assessment matter as follows:
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Buildings Any building, including any structure larger than 5m<sup>2</sup>, that is new, relocated, altered, reclad or repainted, including

containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building

are subject to the following:

All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including;

21.5.15.1 Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and,

21.5.15.2 All other surface finishes shall have a reflectance value of not greater than 30%.

21.5.15.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground

floor area by more than 30% in any ten year period.

Discretion is restricted to all of the following: • Benefits of the building particularly in terms of its contribution to the

sustainable land use of rural zone land • External appearance. • Visual prominence from both public places and private

locations. • Landscape character. • Visual amenity.

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<b>Point Number</b>	624.34	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule so that any development or activity not listed in tables 1 to 10 shall be a discretionary activity, not non-complying.		

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<b>Point Number</b>	624.35	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 894-21.5.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule so that the building setback from streams less than 3m wide is 5m, not 20m.		

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<b>Point Number</b>	624.36	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 933-21.5.21
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule to permit commercial recreation activities for up to 20 people.		

<b>Point Number</b>	624.37	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Definition – Farming</p> <p>Activity</p> <p>Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial</p> <p>livestock, and the use or storage of vehicles and heavy machinery.</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		

<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support and seeks adoption of the objective or policy		

<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support and seeks adoption of the objective or policy		

<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
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Support and seeks adoption of the objective or policy		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support and seeks adoption of the objective or policy		
<b>Point Number</b>	625.5	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>The Trust further wishes 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.</p> <p>The Trust also seeks that all unformed legal roads shown in the LINZ cadastral database and on the cadastral maps - these are separately defined parcels of land just as freehold lots, reserves etc and are all part of the cadastral record – are shown on the District Plan Maps. I.e the District Plan maps are consistent with the cadastral database. 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 potential public access along them.</p>		
<b>Point Number</b>	625.6	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Insert new Goal 3.2.8:</p> <p><u>A world class network of trails that connects communities</u></p>		
<b>Point Number</b>	625.7	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Insert new Objective 3.2.8.1:</p> <p><u>An extensive integrated network of trails that connects communities and that provides opportunities for recreation.</u></p>		



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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.

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**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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**Point Number** 625.12 **Provision:** 81-6 Landscape > 131-6.4 Rules

**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 a controlled activity.

<b>Point Number</b>	625.13	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>Insert new Policy 27.2.2.10:</u> <u>To ensure the provision of trails and trail connections are considered at the time of subdivision.</u>		

<b>Submitter Number:</b>	626	<b>Submitter:</b>	Barnhill Corporate Trustee Limited & DE, ME Bunn & LA Green
<b>Contact Name:</b>	Tim Williams	<b>Email:</b>	tim@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		

<b>Point Number</b>	626.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the Barnhill Land and Morven Ferry Limited Land is re-zoned as identified on the Proposed Zoning Map (Appendix [B]) attached to the this submission. The proposed re-zoning identifies Morven Ferry Rural Visitor Zone A and Morven Ferry Rural Visitor Zone B.		

<b>Point Number</b>	626.2	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>The following provisions are added to Chapter 12 Rural Visitor Zone (additions underlined) insofar as they relate to the Morven Ferry Rural Visitor Zone A and Morven Ferry Rural Visitor Zone B:</p> <p>12.4.5.2 Zone Standards</p> <p>i Building Height</p> <p><u>The maximum height of buildings and other structures within the Morven Ferry Zone A shall be:</u></p> <p><u>- All Buildings 8m</u></p> <p><u>The maximum height of buildings and other structures within the Morven Ferry Zone B shall be:</u></p> <p><u>- Agricultural &amp; Viticultural Buildings 10m</u></p> <p><u>- All other Buildings 8m</u></p> <p><u>Viii Site Coverage</u></p> <p><u>Within the Morven Ferry Zone B the maximum building coverage shall be 5% of the zone.</u></p>		

ix Road Set Back

Within the Morven Ferry Zone B no building or structure shall be located closer than 35m to Morven Ferry Road.

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**Point Number** 626.3 **Provision:** 8-General DP Review Comments

**Position:** Oppose

**Summary of Submission** The following provision is added to Proposed Chapter 22 – Rural Residential and lifestyle zone

(i) 22.5.39 Setback from Lot 1 DP 411193  
Buildings shall be setback a minimum of 15m  
from this boundary  
NC (non- compliance status)

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**Point Number** 626.4 **Provision:** 8-General DP Review Comments

**Position:** Oppose

**Summary of Submission** That the District Plan provides a complete and comprehensive set of provisions to enable subdivision and other land uses in rural areas in addition to agricultural and farming uses.

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**Point Number** 626.5 **Provision:** 8-General DP Review Comments

**Position:** Oppose

**Summary of Submission** That the status of subdivision is a controlled activity within the Rural Residential zone and Rural Visitor zone.

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**Point Number** 626.6 **Provision:** 771-21Rural Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** That the Barnhill Land and Morven Ferry Limited Land is re-zoned from Rural to Rural residential zone in two locations (27ha, and 6ha respectively) and rural visitor zone of 20.2 ha. The land is generally located on either side of Morven Ferry Road.

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**Point Number** 626.7 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** That the Barnhill Land and Morven Ferry Limited Land is re-zoned from Rural to Rural residential zone in two locations (27ha, and 6ha respectively) and rural visitor zone of 20.2 ha. The land is generally located on either side of Morven Ferry Road.



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**Point Number** 627.5 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Maximum Building Height – Sloping Sites  
The maximum building height shall be 10 metres, except in the Lynch Block subzone where it shall be 15m.

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**Point Number** 627.6 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 97-9.5.4

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Building Coverage  
**Flat Sites** a maximum of 70% site coverage  
**Sloping Sites** a maximum of 65% site coverage  
**Lynch Block Subzone (all sites):** a maximum of 80% site coverage

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**Submitter Number:** 628 **Submitter:** reception@jea.co.nz

**Contact Name:** Neville Mahon **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, New Zealand, 9348

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**Point Number** 628.1 **Provision:** 255-8 Medium Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Rezone the “Medium Density zoned land outlined in red in the submission to “High Density Residential”. the land is generally bounded by Park Street and Brisbane Street.

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<b>Point Number</b>	628.2	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Confirm all provisions within the Proposed High Density Residential Zone.		
<hr/>			
<b>Point Number</b>	628.3	<b>Provision:</b>	26-9 High Density Residential > 62-9.4 Rules - Activities > 78- 9.4.16
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend rule to clarify that the use of a retirement village is a permitted activity and the construction of buildings for the purpose of a retirement village is restricted discretionary.</p> <p>Buildings for the purpose of a retirement village shall be a restricted discretionary. Councils discretionary shall be restricted to:</p> <p>(i) Site layout, building location and design;</p> <p>(ii) Landscape treatment;</p> <p>(iii) Traffic and parking effects; and</p> <p>(iv) Construction effects.</p>		
<hr/>			
<b>Point Number</b>	628.4	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone the "Medium Density zoned land outlined in red in the submission to "High Density Residential". the land is generally bounded by Park Street and Brisbane Street.		
<hr/>			

<b>Submitter Number:</b>	629	<b>Submitter:</b>	Morven Ferry Limited
<b>Contact Name:</b>	Tim Williams	<b>Email:</b>	tim@southernplanning.co.nz
<b>Address:</b>	Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	629.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		

**Summary of Submission** That the Morven Ferry Limited and Barnhill land is re-zoned as identified on the Proposed Zoning Map (Appendix [B]) attached to the this submission. The proposed re-zoning identifies Morven Ferry Rural Visitor Zone A and Morven Ferry Rural Visitor Zone B.

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**Point Number** 629.2 **Provision:** 8-General DP Review Comments

**Position:** Oppose

**Summary of Submission** The following provisions are added to Chapter 12 Rural Visitor Zone (additions underlined) insofar as they relate to the Morven Ferry Rural Visitor Zone A and Morven Ferry Rural Visitor Zone B:  
12.4.5.2 Zone Standards  
i Building Height  
The maximum height of buildings and other structures within the Morven Ferry Zone A shall be:  
- All Buildings 8m  
The maximum height of buildings and other structures within the Morven Ferry Zone B shall be:  
- Agricultural & Viticultural Buildings 10m  
- All other Buildings 8m  
Viii Site Coverage  
Within the Morven Ferry Zone B the maximum building coverage shall be 5% of the zone.  
ix Road Set Back  
Within the Morven Ferry Zone B no building or structure shall be located closer than 35m to Morven Ferry Road.

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**Point Number** 629.3 **Provision:** 8-General DP Review Comments

**Position:** Oppose

**Summary of Submission** The following provision is added to Proposed Chapter 22 – Rural Residential and lifestyle zone:  
  
(i) 22.5.39 Setback from Lot 1 DP 411193 Buildings shall be setback a minimum of 15m from this boundary  
NC (non-compliance status)

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**Point Number** 629.4 **Provision:** 8-General DP Review Comments

**Position:** Oppose

**Summary of Submission** That the District Plan provides a complete and comprehensive set off provisions to enable subdivision and other land uses in rural areas in addition to agricultural and farming uses.

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**Point Number** 629.5 **Provision:** 8-General DP Review Comments

**Position:** Oppose

<b>Summary of Submission</b>	That the status of subdivision is a controlled activity within the Rural Residential zone and Rural Visitor zone.		
<b>Point Number</b>	629.6	<b>Provision:</b>	5-Part Four - Rural Environment
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the Barnhill Land and Morven Ferry Limited Land is re-zoned from Rural to Rural residential zone in two locations (27ha, and 6ha respectively) and rural visitor zone of 20.2 ha. The land is generally located on either side of Morven Ferry Road.		
<b>Point Number</b>	629.7	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That the Barnhill Land and Morven Ferry Limited Land is re-zoned from Rural to Rural residential zone in two locations (27ha, and 6ha respectively) and rural visitor zone of 20.2 ha. The land is generally located on either side of Morven Ferry Road.		

<b>Submitter Number:</b>	630	<b>Submitter:</b>	DowntownQT
<b>Contact Name:</b>	Steve Wilde	<b>Email:</b>	
<b>Address:</b>	20 Athol Street, Level 2, The Forge Building, Queenstown, New Zealand, 9300		
<b>Point Number</b>	630.1	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	DowntownQT (DTQT) believes it is vital the District Plan is reviewed and supports the current process to facilitate that. Following the implementation of its Town Centre Strategy, DTQT wishes the District Plan to align with that strategy.		
<b>Point Number</b>	630.2	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	DTQT supports the minor extensions to the Town Centre Zone Boundary.		



<b>Point Number</b>	630.3	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	DTQT supports the introduction of an Entertainment Precinct (EP), however believes the area of the zone should be increased. DTQT wishes to be consulted about the boundaries of any future Entertainment Precinct.		
<hr/>			
<b>Point Number</b>	630.4	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	DTQT supports the increases in night time noise allowed within the Town Centre and sees this as a necessary component of a resort town. DTQT, however, is still concerned as to whether the increases are sufficient to provide appropriately for night time entertainment.		
<hr/>			
<b>Point Number</b>	630.5	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	DowntownQT wants to encourage additional residential accommodation close to where residents work and play. DTQT therefore supports the change Allowing Business Mixed Use Zoning along Gorge Road.		
<hr/>			
<b>Point Number</b>	630.6	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	DTQT also supports residential and visitor accommodation in the Queenstown Town Centre Zone.		
<hr/>			
<b>Point Number</b>	630.7	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	DTQT supports an intensification of residential development along with additional height allowances. It also regards the caveat around Green Star ratings as being worthwhile. DTQT agrees if developers achieve a Green Star rating they should be able to add additional height to a building – but any new buildings must be fit for purpose and this is even more crucial when High Density living is being proposed.		
<hr/>			
<b>Point Number</b>	630.8	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.

<b>Position:</b>	Support		
<b>Summary of Submission</b>	DowntownQT supports through its strategy the QLDC District Plan objective 12.2.1 “A Town Centre that remains relevant to residents and visitors alike and contributes to the District’s principal mixed use centre of retail, commercial, administrative, entertainment, cultural, and tourism activity.”		
<b>Point Number</b>	630.9	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	DTQT wishes the council to provide a permitted activity status for small “pop up” buildings for a time limited period (e.g. 6 months) This should apply to the entire Town Centre Zone, or could equally be restricted to specific areas such the Lake Esplanade.		
<b>Point Number</b>	630.10	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	DTQT wishes to ensure that art work and sculptures can be approved without the need for a resource consent (for example avoid them being captured by the definition of “building”)		

<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>	Webb Farry Lawyers PO Box 5541, Queenstown, New Zealand, 9348		
<b>Point Number</b>	631.1	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Cassidy Trust supports the ability to subdivide properties into smaller lot sizes within the Rural lifestyle zone.		
<b>Point Number</b>	631.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Cassidy Trust supports the ability to subdivide properties into smaller lot sizes within the Rural lifestyle zone.		

<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>Point Number</b>	631.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Cassidy Trust supports Rule 22.5.12.3 but seeks an amendment to delete the second sentence of this rule.		
<hr/>			
<b>Point Number</b>	631.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Cassidy Trust opposes Rule 27.4.2.b to the extent that it applies to its property (submission 631).		
<hr/>			
<b>Point Number</b>	631.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Cassidy Trust supports Rule 27.5: Standards for subdivision activities, as they apply to the rural lifestyle zone, but seeks an amendment to the relevant rule to strike out the second sentence which reads "For the purpose of calculating any average, any allotment greater than four hectares, including the balance, is deemed to be four hectares".		
<hr/>			
<b>Point Number</b>	631.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Cassidy Trust strongly opposes Rule 27.5.1 particularly because it is difficult to understand. It should be redrafted to make it clear for the community how it might apply to their properties.		

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**Point Number** 631.8 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The Trust supports the current rural lifestyle zone over its property and suggests plan maps 31 and 30 should be amended so that the rural lifestyle zone is extends along the lower boundary of the OMF towards State Highway 6 to be bounded by Spring Bank Grove.

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**Point Number** 631.9 **Provision:** 7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The Cassidy Trust supports the current rural lifestyle zone over its property and suggests plan maps 31 and 30 should be amended so that the rural lifestyle zone is extends along the lower boundary of the OMF towards State Highway 6 to be bounded by Spring Bank Grove.

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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:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 632.1 **Provision:** 10-Entire Plan

**Position:** Not Stated

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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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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**Point Number** 632.3 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies

**Position:** 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>Point Number</b>	632.4	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.		
<b>Point Number</b>	632.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1186-27.2.1.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this provision		
<b>Point Number</b>	632.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1187-27.2.1.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this provision		
<b>Point Number</b>	632.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1189-27.2.1.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this provision		
<b>Point Number</b>	632.8	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1190-27.2.1.5

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.9 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1191-27.2.1.6

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.10 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.11 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1199-27.2.2.6

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.12 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1201-27.2.2.8

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.13 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3 >



<b>Point Number</b>	632.18	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1211-27.2.4.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this provision		
<hr/>			
<b>Point Number</b>	632.19	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1212-27.2.4.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this provision		
<hr/>			
<b>Point Number</b>	632.20	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this provision		
<hr/>			
<b>Point Number</b>	632.21	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1217-27.2.5.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this provision		
<hr/>			
<b>Point Number</b>	632.22	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this provision		



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**Point Number** 632.23 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1222-27.2.5.8

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.24 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1224-27.2.5.10:

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.25 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1225-27.2.5.11

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.26 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1228-27.2.5.14

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.27 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1231-27.2.5.17

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.28 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1232-27.2.5.18

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.29 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.30 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6 > 1234-27.2.6.1

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.31 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6 > 1235-27.2.6.2

**Position:** Not Stated

**Summary of Submission** Delete this provision

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**Point Number** 632.32 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1236-27.2.7 Objective 7

**Position:** Not Stated

<b>Summary of Submission</b>	Delete this provision		
<b>Point Number</b>	632.33	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1236-27.2.7 Objective 7 > 1238-27.2.7.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this provision		
<b>Point Number</b>	632.34	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this provision		
<b>Point Number</b>	632.35	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain provisions 27.1.1.7 as notified		
<b>Point Number</b>	632.36	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1192-27.2.1.7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain as notified		
<b>Point Number</b>	632.37	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Retain as notified		
<b>Point Number</b>	632.38	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1215-27.2.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain as notified		
<b>Point Number</b>	632.39	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1221-27.2.5.7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain as notified		
<b>Point Number</b>	632.40	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8 > 1240-27.2.8.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain as notified		
<b>Point Number</b>	632.41	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8 > 1241-27.2.8.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain as notified		
<b>Point Number</b>	632.42	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1.

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	27.2.1 Objective – <u>The formative role of S subdivision will in creating e quality environments that ensures the District is a desirable place to live, visit, work and play is recognised through attention to design and servicing needs.</u>		
<b>Point Number</b>	632.43	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1188-27.2.1.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	27.2.1.3 Require that allotments are a suitable size and shape, and are <del>able to be serviced and developed to</del> <u>for</u> the anticipated land use of the applicable zone.		
<b>Point Number</b>	632.44	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1196-27.2.2.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	27.2.2.3 <u>Locate</u> Open spaces and reserves <del>are located</del> in appropriate locations having regard to topography, accessibility, use and ease of maintenance, and <del>are a</del> <u>practicable sizes</u> for their intended use.		
<b>Point Number</b>	632.45	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	New policy: <u>Recognise and account for the effects subdivision can have on heritage items and protected features, archaeological sites and Maori culture and traditions in relation to ancestral lands, water, sites, wahi tapu and other taonga.</u>		
<b>Point Number</b>	632.46	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1216-27.2.5.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access <u>along roads and to</u> <del>is provided to all lots created by subdivision and to all developments.</del>		

<b>Point Number</b>	632.47	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1218-27.2.5.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	27.2.5.4 <u>Encourage</u> the design of subdivision and roading networks to recognise <u>and accommodate pre-existing topographical features where this will not compromise design outcomes and the efficient use of land to ensure the physical and visual effects of subdivision and roading are minimised.</u>		
<b>Point Number</b>	632.48	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1223-27.2.5.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	27.2.5.9 Encourage, <u>where practical</u> , initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.		
<b>Point Number</b>	632.49	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	New policy <u>Manage stormwater to provide for public safety and where opportunities exist to maintain and enhance water quality</u>		
<b>Point Number</b>	632.50	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1227-27.2.5.13
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	27.2.5.13 <del>Treating and disposing of sewage is provided for</del> in a manner that <del>is consistent with</del> maintains <del>ing</del> public health and avoids or mitigates adverse effects on the environment.		
<b>Point Number</b>	632.51	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	New policy – <u>When connecting to Council reticulated infrastructure ensure that there is sufficient capacity for the proposed development or that necessary upgrades can be</u>		

reasonably expected to be undertaken.

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**Point Number** 632.52 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16

**Position:** Not Stated

**Summary of Submission** 27.2.5.16 To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities while: • Providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations and • Ensure the method of reticulation is appropriate for the having regard to effects on visual amenity values of the area by generally requiring services are underground;

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**Point Number** 632.53 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5

**Position:** Not Stated

**Summary of Submission** New policy: Have regard to the design, location and direction of lighting to avoid provide for public safety and reduce upward light spill, recognising the night sky as an element that contributes to the District's sense of place;

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**Point Number** 632.54 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6 > 1235-27.2.6.2

**Position:** Not Stated

**Summary of Submission** 27.2.6.2 To govern requirements for developers to meet or contribute to the costs of the provision of new services ontributions using powers available under the Local Government Act will be in accordance with Council's 10 Year Plan Development Contributions Policy.

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**Point Number** 632.55 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1236-27.2.7 Objective 7 > 1237-27.2.7.1

**Position:** Not Stated

**Summary of Submission** Policies 27.2.7.1 Create esplanades reserves or strips ~~where opportunities exist, particularly where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits.~~ the subdivision is of large-scale or has an impact on the District's landscape. In particular, Council will encourage esplanades where they: • are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access;

- have high actual or potential value with regard to the maintenance of indigenous biodiversity;
- comprise significant indigenous vegetation or significant habitats of indigenous fauna;
- are considered to comprise an integral part of an outstanding natural feature or landscape;
- would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;
- would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.

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**Point Number** 632.56 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1194-27.2.2.1

**Position:** Not Stated

**Summary of Submission** 27.2.2.1 Ensure subdivision design provides a high level of amenity for future residents by Encourage Aligning roads and allotments to align in a manner that maximises sunlight access.

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**Point Number** 632.57 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1197-27.2.2.4

**Position:** Not Stated

**Summary of Submission** 27.2.2.4 Subdivision will have good and integrated connections and accessibility to existing and planned areas of Design subdivisions to achieve connectivity between employment locations, community facilities, services, recreation facilities trails, public transport and adjoining neighbourhoods.

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**Point Number** 632.58 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1198-27.2.2.5

**Position:** Not Stated

**Summary of Submission** 27.2.2.5 Encourage Subdivision design will provide for safe walking and cycling and discourage vehicle dependence through safe connections that reduce vehicle dependence between and within neighbourhoods the subdivision.

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**Point Number** 632.59 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1202-27.2.2.9

**Position:** Not Stated



<b>Summary of Submission</b>	27.2.2.9 <u>Encourage informal surveillance for Promote safety by ensuring through overlooking of open spaces and transport corridors from are visible and overlooked by adjacent sites and dwellings and effective lighting.</u>		
<b>Point Number</b>	632.60	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Change Objective 27.2.3 into a policy as follows: 27.2.3 <del>Objective</del> - Recognise the potential of small scale and infill subdivision while acknowledging that <u>in such instances</u> the opportunities to undertake comprehensive design are limited.		
<b>Point Number</b>	632.61	<b>Provision:</b>	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add the following: <u>Anticipate and provide for lots which breach the minimum lot size standard subject to appropriate design controls being in place.</u>		
<b>Point Number</b>	632.62	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1251-27.4.2 Non-complying activities:
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows: Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a <u>restricted discretionary activity</u>		
<b>Point Number</b>	632.63	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1252-27.4.3 Restricted Discretionary activities:
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:		

The following shall be ~~Restricted Discretionary~~ controlled activities:

a Subdivision undertaken in accordance with a structure plan or spatial layout plan that is identified in the District Plan. Discretion Control is restricted to the matters specified in the Location Specific Objectives, Policies and Provisions in Part 27.7.

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<b>Point Number</b>	632.64	<b>Provision:</b>	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone > 1314-27.7.14.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Within the R(HD) Activity Area, the creation of sites sized <del>between 380m<sup>2</sup> or smaller and 550m<sup>2</sup></del> , without limiting any other matters of discretion that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over: ? Building setbacks from boundaries. ? Location and heights of garages and other accessory buildings. ? Height limitations for parts of buildings, including recession plane requirements. ? Window locations. ? Building coverage. ? Roadside fence heights.		

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<b>Point Number</b>	632.65	<b>Provision:</b>	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone > 1316-27.7.14.7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete the following:  Within the R(HD) A - E Activity Areas, ensure cul-de-sacs are straight (+/- 15 degrees).		

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<b>Point Number</b>	632.66	<b>Provision:</b>	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone > 1317-27.7.14.8
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete the following:  In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m <sup>2</sup> in area:  b The extent to which such sites are configured:		



<b>Point Number</b>	632.71	<b>Provision:</b>	287-41 Jacks Point Zone > 318-41.3 Other Provisions and Rules
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>New Rule 41.4.3.6:</p> <p>Add the following (<u>restricted discretionary status</u>):  <u>Within the Open Space Community and Recreation Activity Area, any building.</u>  <u>Discretion is limited to:</u>  - <u>the location and external appearance of buildings with respect to the effect of visual and landscape values of the area,</u>  - <u>hazard avoidance and mitigation measures,</u>  - <u>effects on safety and health arising from nearby activities,</u>  - <u>Infrastructure and servicing,</u>  - <u>Associated earthworks and landscaping,</u>  - <u>Access and parking,</u>  - <u>Bulk and location,</u>  - <u>Exterior lighting.</u></p>		
<b>Point Number</b>	632.72	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 339-41.4.6 > 340-41.4.6.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p><u>Within the R(HD) A – E and R(HD-SH) 1 Activity Areas, two or more residential units on a site at a density exceeding any residential activity which results in either:</u>  <del>three or more attached residential units; or</del>  <u>a density of more than one residential unit per 380 m2 of net site area.</u>  Control is reserved to all of the following:  ? External appearance.  ? Access and car parking.  ? Associated earthworks.  ? Landscaping.  Except that this rule shall not apply to:  A single residential unit on any site contained within a separate computer freehold register.  Residential units located on sites smaller than 550m<sup>2</sup> created pursuant to subdivision.</p>		
<b>Point Number</b>	632.73	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 348-41.4.9.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Delete:  Residential Activities Area (R) – the use of this area is restricted to residential activities.  (at least as it applies to the Hanley Downs part of the Zone)</p>		
<b>Point Number</b>	632.74	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Not Stated		

**Summary of Submission** Add the following new Rule:  
Open Space Community and Recreation (OSCR) – the use of this area is restricted to recreation amenities (including commercial recreation), playgrounds, landscaping, pedestrian and cycle trails, lighting, community activities, farming, stormwater retention, and underground services.

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**Point Number** 632.75 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 380-41.5.2 > 389-41.5.2.9

**Position:** Not Stated

**Summary of Submission** Delete:  
Except as provided for in (41.5.2.6) above, any native vegetation required to be planted within this Zone shall:  
Include species appropriate to the ecosystems of the area being planted.  
Be capable of reaching 80% canopy closure for the ecosystem type being planted.  
Have eradicated any invasive plant pests the time of planting.  
Be maintained, with any plants that die or are diseased replaced.  
Discretion is restricted to any effects on nature conservation values.

---

**Point Number** 632.76 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 390-41.5.3 > 393-41.5.3.3

**Position:** Not Stated

**Summary of Submission** Delete:  
Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process. Development prior to such subdivision occurring, which would preclude the creation of these open spaces, shall be deemed to be contrary to this rule.

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**Point Number** 632.77 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 395-41.5.4 > 396-41.5.4.1

**Position:** Not Stated

**Summary of Submission** Add the Open Space Community and Recreation Activity Area to the table where 1000m3 of earthworks is the maximum volume.

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**Point Number** 632.78 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 395-41.5.4 > 397-41.5.4.2

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Height of cut and fill and slope

OSL, OSG, OSA, OSCR, FP-1 and 2, HS, E, EIC and L Activity Areas:

? No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.

? All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.

? The maximum height of any fill shall not exceed 2 metres.

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<b>Point Number</b>	632.79	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 402-41.5.5 > 403-41.5.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Buildings or structures shall be set back a minimum of 20m from the zone boundary, except this rule shall not apply to the Boating Facilities (BFA) Activity Area <u>and the Open Space Community and Recreation (OSCR).</u>		

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<b>Point Number</b>	632.80	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 402-41.5.5 > 404-41.5.5.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Buildings for all activities, except for buildings located on sites smaller than 550m2 and created pursuant to subdivision, <u>and except for buildings in the Hanley Downs Residential Activity Area, the Hanley Downs State Highway Activity Area and the Village Activity Area</u> shall be subject to the following internal setback rules: Two setbacks of 4.5m, with all remaining setbacks of 2m; or One setback of 6m, one setback of 3.5m and all other setbacks of 2m;		

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<b>Point Number</b>	632.81	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 402-41.5.5 > 406-41.5.5.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  In the Residential (Hanley Downs) Activity Area, <u>the Hanley Downs State Highway Activity Area and the Village Activity Area:</u> <del>For commercial activities, community activities and visitor accommodation, buildings shall be set back at least 3 m from any road boundary.</del> For all other activities, except for residential activities on sites smaller than 550m2 and created by subdivision, buildings shall be set back 4.5m from any road boundary <u>Road boundary setback: 3m.</u> <u>All other boundaries: 1m.</u> <u>The following exceptions to this rule shall apply:</u>		

- Accessory buildings for residential activities may be located within the set back distances, where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and comply with rules for Building Height and Recession Plane.  
- No set back is required where a wall is shared at a boundary or on sites smaller than 380m<sup>2</sup> approved pursuant to subdivision rule 27.7.14.5

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**Point Number** 632.82 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 410-41.5.7 > 412-41.5.7.2

**Position:** Not Stated

**Summary of Submission**

Delete:

~~In the R(HD) and R(HD-SH) Activity Areas, except for sites smaller than 550m<sup>2</sup> and created by subdivision, fences located within a setback from a road shall be no higher than 1.2m in height, except that a fence of up to 1.8 m in height may be erected within the road setback for a maximum of 1/2 of the length of the road boundary of the site.~~

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**Point Number** 632.83 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12 > 426-41.5.12.2

**Position:** Not Stated

**Summary of Submission**

Amend Rule 41.5.12.2(j) to read as follows:

All other buildings and structures (excluding temporary filming towers erected during an event and for no more than 7 days either side of an event and buildings in the OSCR).

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**Point Number** 632.84 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

**Position:** Not Stated

**Summary of Submission**

Insert the following new rule after Rule 41.5.12.2:

Restricted Discretionary to breach:

The maximum height of buildings in the Open Space Community and Recreation Activity Area (OSCR) shall be 10m  
Discretion shall be limited to effects on landscape and visual amenity values and safety

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**Point Number** 632.85 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12 > 428-41.5.12.4

**Position:** Not Stated

**Summary of Submission**

Delete as Follows:

Within the R(HD) and R(HD-SH) Activity Areas:

In addition to the maximum height of buildings above, within all R(HD) Activity Areas, except for:

- Sites smaller than 550m<sup>2</sup> created by subdivision.- A medium density residential development consented under Rule 41.4.6

no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° and commencing at 2.5m above ground level at any given point along any internal site boundary.

Except that:

A gable or dormer may encroach beyond the recession lines where it is:

no greater than 1m in height and width measured parallel to the nearest adjacent boundary

no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.

A recession line restriction shall not apply to accessory buildings nor common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.

Or provide for recession planes that are less restrictive of built form.

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**Point Number**

632.86

**Provision:**

287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 436-41.5.15 > 438-41.5.15.2

**Position:**

Not Stated

**Summary of Submission**

Amend as follows:

On any site within the EIC, R(HD), R(HD-SH), buildings shall not exceed a maximum building coverage of 50%, except:

Residential activity consented under Rule 41.4.6 medium density residential housing, where a maximum site coverage of 70% shall apply;

Any non-residential activity consented under Rule 41.4.7 where a maximum site coverage of 70% shall apply; This rule shall not apply to sites smaller than ~~55~~380m<sup>2</sup> created by subdivision.

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**Point Number**

632.87

**Provision:**

287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 436-41.5.15

**Position:**

Not Stated

**Summary of Submission**

Add new rule as follows (Restricted Discretionary to breach):

Within the Open Space Community and Recreation Activity Area the maximum site coverage shall be 10%)

Discretion is restricted to effects on landscape and visual amenity values.

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**Point Number**

632.88

**Provision:**

287-41 Jacks Point Zone

**Position:**

Not Stated

**Summary of Submission**

Amend the structure plan to show the areas in attachment 1 to this submission as OSA and to show the area highlighted green in attachment 2 as OSCR.

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<b>Point Number</b>	632.89	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain all provisions in Section 41 not otherwise submitted upon in this submission as notified.		
<hr/>			
<b>Point Number</b>	632.90	<b>Provision:</b>	26-37Designations
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Designation 567 to reduce the area of the designation to the extent of the Aurora substation easement being that part marked "G" on the title for Lot 12 DP 364700		
<hr/>			

<b>Submitter Number:</b>	633	<b>Submitter:</b>	Nick Flight
<b>Contact Name:</b>		<b>Email:</b>	flightproperties@xtra.co.nz
<b>Address:</b>	112 Mooney Road, Queenstown, New Zealand, 9371		
<hr/>			
<b>Point Number</b>	633.1	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	QLDC to revisit the Arrowtown Urban Growth Boundary to include the land between Arrowtown and the Golf Course.		
<hr/>			
<b>Point Number</b>	633.2	<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>	Not Stated		
<b>Summary of Submission</b>	QLDC should continue with plan to re-zone this rural land.		
<hr/>			
<b>Point Number</b>	633.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the rezoning of land west of Dalefield to Rural Lifestyle zone as proposed. QLDC		

**Submission** should continue with plans to rezone this rural land this is a good use of the land our of sight of the road.

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**Submitter Number:** 634 **Submitter:** Trojan Holdings Limited  
**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz  
**Address:** Southern Planning Group PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 634.1 **Provision:** 3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone

**Position:** Not Stated

**Summary of Submission** Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the submission.

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**Point Number** 634.2 **Provision:** 7-Part Seven - Maps > 7.35-Map 32 - Queenstown Hill, Gorge Road

**Position:** Not Stated

**Summary of Submission** Confirmation of the BMUZ on the submitter's land, subject to the modifications sought in the submission. Also refer Submission 634.2

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**Point Number** 634.3 **Provision:** 26-16Business Mixed Use Zone > 27-16.1Purpose

**Position:** Not Stated

**Summary of Submission** Agrees with the overarching purpose of the BMUZ, as this zoning structure will allow the regeneration of the commercial area along Gorge Road with an appropriate mix of compatible commercial and residential activities.

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**Point Number** 634.4 **Provision:** 26-16Business Mixed Use Zone > 28-16.2Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Support in part the stated goals within Objectives 16.2.1 and 16.2.2 (and supporting policies) in terms of providing a compatible mix of activities and a high quality design outcomes for the BMUZ

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<b>Point Number</b>	634.5	<b>Provision:</b>	26-16Business Mixed Use Zone > 69-16.5Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support in part Rule 16.5.1.2 (setbacks), Rule 16.5.4 (building coverage of 75%), Rule 16.5.7.1(a) (12m height limit), and Rule 16.5.7.2(b) (height between 12m and 20m as a Restricted Discretionary activity).		
<b>Point Number</b>	634.6	<b>Provision:</b>	26-16Business Mixed Use Zone > 90-16.6Non-Notification of Applications
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support in part Rules 16.6.2 and 16.6.3 regarding public notification		
<b>Point Number</b>	634.7	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Buildings should be classified as Controlled Activities (with the same matters of control listed in Rule 16.4.2).		
<b>Point Number</b>	634.8	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 58-16.4.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Visitor accommodation should be classified as a Controlled Activity (with the same matters of control listed in Rule 16.4.4).		
<b>Point Number</b>	634.9	<b>Provision:</b>	26-16Business Mixed Use Zone > 69-16.5Rules - Standards > 70-16.5.1 > 71-16.5.1.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The recession line should be 45° inclined towards the site from points 3 m above the nearest residential zone boundary.		
<b>Point Number</b>	634.10	<b>Provision:</b>	3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Any consequential amendments to give effect to the points made in the submission in relation to the BMUZ		
<b>Point Number</b>	634.11	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	All subdivision should be amended to a Controlled Activity consistent with the Operative District Plan and any consequential amendments to give effect to this point. A discretionary activity regime will impose significant uncertainty, cost and time delays on simple subdivisions and does not represent sustainable management.		

<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>	Delta Utility Services Limited PO Box 1404, Dunedin, New Zealand, 9054		
<b>Point Number</b>	635.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Insert Definition of <b>Critical Electricity Line</b> which include the sub-transmission network within the District.</p> <p><b><u>Critical Electricity Line</u></b></p> <p><u>Electrical lines throughout the region that are not covered by National Policy Statement on Electricity Transmission and that are or have the potential to be crucial to the region's quality, reliability and security of electrical supply. These electricity lines are crucial because they contribute to the social and economic wellbeing and health and safety of the region and are lines that:</u></p> <ul style="list-style-type: none"> <li><u>i. Supply essential public services; or</u></li> <li><u>ii. Supply large industrial or commercial electricity consumers; or</u></li> <li><u>iii. Supply high numbers of consumers; or</u></li> <li><u>iv. Are difficult to replace with an alternative electricity supply if they are compromised.</u></li> </ul> <p><u>Specified distances from Critical Electricity Lines are to be measured from a point directly below the centreline of the line or cluster of lines, as shown in Fig 1 below.</u></p> <p><b>Fig 1 (See submission for a diagram of Figure 1).</b></p> <p><u>While only critical electricity lines are identified on the planning maps, works in close proximity to all electric lines can be dangerous. Compliance with NZECP 34:2001 as amended from time to time is mandatory for buildings, earthworks, and when using machinery or equipment within close proximity to any electric lines.</u></p> <p>Include appropriate references throughout the Proposed Plan to CELs and provide objectives, policies and rules as detailed below in this submission.</p>		

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**Point Number** 635.2 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Support

**Summary of Submission** Retain the definition of **Development** as notified.

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**Point Number** 635.3 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Insert definition of **“Electricity Distribution”**

Electricity Distribution

Means the conveyance of electricity via electricity distribution lines, cables, support structures, substations, transformers, switching stations, kiosks, cabinets and ancillary buildings and structures, including communication equipment, by a network utility operator. For the avoidance of doubt, this includes, but is not limited to Aurora Energy Limited assets shown on the planning maps.

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**Point Number** 635.4 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Insert a definition of **“electricity distribution line corridor”**:

Electricity Distribution Line Corridor

Means a buffer area around electricity distribution lines, support structures and substations operated by a network utility operator. For the avoidance of doubt, this applies to Aurora Energy Limited’s assets shown on the planning maps.

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**Point Number** 635.5 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the definition of Minor Upgrading as follows:

Minor Upgrading

means an increase in the carrying capacity, efficiency or security of transmission and distribution lines utilising the existing support structures or structures of a similar scale, intensity and character and includes:

Addition of a single service support structure for the purpose of providing a service connection to a site, ~~except in the Rural zone;~~

- The addition of up to ~~three~~ four new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, ~~except in the Rural Zone;~~

- ~~Replacement of conductors or lines provided they do not exceed 30mm in diameter or the bundling together of any wire, cable or similar conductor provided that the bundle does not exceed 30mm in diameter;~~

- Re-sagging of existing lines;
- Replacement of insulators provided they are less or similar in length; and
- Addition of lightning rods, earth peaks and earth wires.
- The addition of circuits and conductors.
- The re-conducting of the line with higher capacity conductors.
- The re-sagging of conductors.
- The bonding of conductors.
- The addition of longer or more efficient insulators.
- The addition of earth wires that may contain telecommunication lines, earth peaks and lightning rods.
- Support structure replacement within the same or immediately adjacent location within the existing alignment of the distribution corridor.
- The replacement of existing cross-arms with cross-arms of an alternative design.
- An increase in support structure height required to comply with the New Zealand Electrical Code of Practice 34:2001 by not more than 15% of the base height of the support structure and where the base height is defined as the height of the structure at date of public notification of the District Plan.

**Point Number** 635.6 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Insert new definition for **Regionally Significant Infrastructure** as follows:

- Regionally significant infrastructure  
Regionally significant infrastructure is:  
 (1) Strategic land transport network and arterial roads  
 (2) Queenstown Airport  
 (3) Wanaka Airport  
 (4) Telecommunication facilities  
 (5) Electricity generation, transmission and distribution networks  
 (6) Sewage collection, treatment and disposal networks  
 (7) Community land drainage infrastructure  
 (8) Community potable water systems  
 (9) Established community-scale irrigation and stockwater infrastructure  
 (10) Transport hubs  
 (11) Bulk fuel supply infrastructure including terminals, wharf lines and pipelines.  
 (12) Life line utilities as defined in the Civil Defence and Emergency Management Act.

**Point Number** 635.7 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Insert new definition for **Support Structure** as follows:

- Support Structure  
Means a utility pole or tower that forms part of the electricity distribution network or National Grid that supports conductors as part of an electricity distribution line or transmission line.  
This includes any ancillary equipment, such as communication equipment or transformers, used in the conveyance of electricity.

**Point Number** 635.8 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Support

<b>Summary of Submission</b>	The definition for <b>Temporary Activities</b> is supported and is to be retained.		
<b>Point Number</b>	635.9	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the definition of <b>Utility</b> as follows:		
	<p>Utility</p> <p>Means <u>the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including but not limited to:</u></p> <ul style="list-style-type: none"> <li>• <u>substations</u>, transformers, lines and necessary and incidental structures and equipment for the transmission and distribution of electricity;</li> <li>• pipes and necessary incidental structures and equipment for transmitting and distributing gas;</li> <li>• storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage;</li> <li>• water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (<u>excluding water tanks</u>);</li> <li>• structures, facilities, plant and equipment for the treatment of water;</li> <li>• structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications <u>and radio communications</u> (see definition of telecommunication facilities);</li> <li>• structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards;</li> <li>• structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards.</li> <li>• structures, facilities, plant and equipment necessary for navigation by water or air;</li> <li>• waste management facilities; and</li> </ul> <p><u>Anything described as a network utility operation in s166 of the Resource Management act 1991</u></p> <p>Utility does not include structures or facilities used for electricity generation (<u>excluding temporary emergency generators</u>), the manufacture and storage of gas, or the treatment of sewage.</p>		
<b>Point Number</b>	635.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new Objective under Section 3.2.1 Goal as follows:		
	<u>The social, economic, environmental and cultural benefits of infrastructure, including Regionally Significant Infrastructure, are recognised and provided for.</u>		
<b>Point Number</b>	635.11	<b>Provision:</b>	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.

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**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

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**Point Number** 635.15 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 103-



**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.

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**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.

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**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.

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**Point Number** 635.19 **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

<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> .		
<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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 4.2.1.2 as follows:  Urban development is integrated with existing <del>public</del> infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.		
<b>Point Number</b>	635.21	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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 <u>efficiently development, operation and use of infrastructure</u> <del>operation and provision</del> .		
<b>Point Number</b>	635.22	<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>	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: <ul style="list-style-type: none"> <li>• connectivity and integration;</li> <li>• the sustainable use of <del>public</del> infrastructure;</li> <li>• convenient linkages to the public and active transport network; and</li> <li>• housing development does not compromise opportunities for commercial or community facilities in close proximity to centres.</li> </ul>		
<b>Point Number</b>	635.23	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 32-4.2.3.4



Amend Policy 4.2.6.2 as follows:

Ensure that development within the Wanaka Urban Growth Boundary:

- Supports increased density through greenfield and infill development, in appropriate locations, to avoid sprawling into surrounding rural areas
- 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
- 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~~ provide opportunities for expansion of such networks required for future 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>	635.27	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1
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**Position:** Oppose

**Summary of Submission** Amend Objective 6.3.1 as follows:

Objective - The District contains and values Outstanding Natural Features, and Outstanding Natural Landscapes, ~~and Rural Landscapes~~ that require protection from inappropriate subdivision and development.

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<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
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**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. 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.

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<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.

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**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, 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.

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**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.

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**Point Number** 635.33 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part

Amend Objective 26.5.1 as follows:

To recognise and protect historic heritage features in the District from the adverse effects of inappropriate land use, subdivision and development.

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**Point Number** 635.34 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1078-26.5.1.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
Retain Policy 26.5.1.3

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**Point Number** 635.35 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part  
Reword Objective 27.2.5 as follows:  
Require infrastructure and services ~~to be are~~ provided to ~~new lots and subdivision and developments, within the District. in anticipation of the likely effects of land use activities on those lots and within overall developments.~~

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**Point Number** 635.36 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:  
• Providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;  
• Ensure the method of reticulation is appropriate for the visual amenity values of the area by generally requiring services are placed underground where technically and operationally feasible;  
• Have regard to the design, location and direction of lighting to avoid upward light spill, recognising the night sky as an element that contributes to the District's sense of place;  
• Generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.

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<b>Point Number</b>	635.37	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Insert new policy as follows:</p> <p><u>Policy xxx</u></p> <p><u>Avoid, remedy or mitigate reverse sensitivity effects on infrastructure.</u></p> <p><u>Explanation: Subdivision and subsequent land use and development can increase the potential for reverse sensitivity effects on infrastructure. Infrastructure and network utility operators provide an important essential service to the Queenstown Lakes District and Wider National Networks. To ensure the continuation of this essential service the presence and function of the infrastructure should be recognised and careful consideration given to preventing the establishment and expansion of sensitive activities located in the vicinity of infrastructure.</u></p>		
<b>Point Number</b>	635.38	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1231-27.2.5.17
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	635.39	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1232-27.2.5.18
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	635.40	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1257-27.5.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Rule 27.5.1.3 as follows:</p> <p>Lots created for access, utilities, roads and reserves shall have no minimum size <u>and shall not</u></p>		

be required to identify a building platform.

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<b>Point Number</b>	635.41	<b>Provision:</b>	1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions > 1271-27.6.1 Permitted activities > 1273-27.6.1.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 27.6.1.2		

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<b>Point Number</b>	635.42	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new Rule in subdivision section as follows:  <u>Rule XX</u>  <u>Restricted Discretionary Activity - Subdivision</u>  <u>1. Subdivision within 32m of the centre line of a Critical Electricity Line, or within 32m from the designation boundary of a substation shall be a restricted discretionary activity.</u>  <b><u>(See submission for diagram)</u></b>  <u>Classification of Subdivision in Vicinity of Critical Electricity Lines</u> <u>When considering any restricted discretionary activity under Rule xxx, discretion will be restricted to:</u>  <u>i. the safe and efficient operation and maintenance of the electricity supply network, including:</u> <u>    a. The use, design and location of buildings; and</u> <u>    b. The mature size, growth rate, location, and fall zone of any associated tree planting, including landscape planting and shelterbelts; and</u> <u>    c. Compliance with NZECP 34:2001; and</u> <u>    d. Effects on public health and safety; and</u> <u>    e. Effects on access to CEL's, designated substations and associated infrastructure for maintenance purposes.</u>  <u>For restricted discretionary activities under Rule xxx the relevant network utility operator will be considered an affected party under s 95E of the Resource Management Act, 1991.</u>		

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<b>Point Number</b>	635.43	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part		



Retain Policy 28.3.1.1

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**Point Number** 635.44 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 9-28.3.1.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
Retain Policy 28.3.1.3

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**Point Number** 635.45 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
Retain Objective 28.3.2

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**Point Number** 635.46 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 13-28.3.2.1

**Position:** Support

**Summary of Submission** Retain Policy 28.3.2.1

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**Point Number** 635.47 **Provision:** 26-30 Energy and Utilities

**Position:** Support

**Summary of Submission** Supports the retention of the **Introduction Section**

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**Point Number** 635.48 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 37-30.2.3 Objective 3 > 44-30.2.3.7

**Position:** Support

**Summary of Submission** Support the retention of Policy 30.2.3.7

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<b>Point Number</b>	635.49	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 55-30.2.5.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part.</p> <p>Amend Policy 30.2.5.3 as follows:  Recognise <u>and provide for the growth and the future development</u> needs of utilities <u>within the District</u> and work ensure their provision in conjunction with the provider.</p>		
<b>Point Number</b>	635.50	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports retention of Policy 30.2.6.1		
<b>Point Number</b>	635.51	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 63-30.2.6.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Policy 30.2.6.4 as follows:</p> <p>Provide for the sustainable, secure and efficient use and development of the electricity transmission <u>and distribution networks</u>, including within the transmission line corridor, <u>the Critical Electricity Line corridor</u>, and to protect activities from the adverse effects of the electricity transmission <u>and distribution networks</u>, including by:</p> <ul style="list-style-type: none"> <li>• Controlling the proximity of buildings, structures and vegetation to existing transmission <u>and Critical Electricity Line</u> corridors</li> <li>• Discouraging sensitive activities from locating within or near to the electricity transmission National Grid Yard to minimise potential reverse sensitivity effects on the transmission network</li> <li>• Managing subdivision within or near to electricity transmission <u>and Critical Electricity Line</u> corridors to achieve the outcomes of this policy to facilitate good amenity and urban design outcomes</li> <li>• Not compromising the operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.</li> </ul>		
<b>Point Number</b>	635.52	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain policy 30.2.6.5		

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**Point Number** 635.53 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Retain Objective 30.2.7

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**Point Number** 635.54 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66-30.2.7.1

**Position:** Not Stated

**Summary of Submission** Amend Policy 30.2.7.1 as follows:  
  
Reduce adverse effects associated with utilities by:  
• Avoiding or mitigating their location on sensitive sites, including heritage and special character areas, Outstanding Natural Landscapes and Outstanding Natural Features, and skylines and ridgelines  
• Encouraging co-location or multiple use of network utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment  
• Ensuring that redundant utilities are removed  
• Using landscaping and or colours and finishes to reduce visual effects where economically viable and technically feasible  
• Integrating utilities with the surrounding environment; whether that is a rural environment or existing built form.

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**Point Number** 635.55 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 67-30.2.7.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part  
Amend Policy 30.2.7.2 as follows:  
  
Require the undergrounding of services in new areas of development where economically viable and technically feasible.

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**Point Number** 635.56 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 68-30.2.7.3

**Position:** Oppose

<b>Summary of Submission</b>	Amend Policy 30.2.7.3 as follows:  Encourage the replacement of existing overhead services with underground reticulation <u>within residential zones</u> or the upgrading of existing overhead services where technically feasible.		
<b>Point Number</b>	635.57	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain policy 30.2.7.4		
<b>Point Number</b>	635.58	<b>Provision:</b>	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 75-30.3.2.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 30.3.2.3		
<b>Point Number</b>	635.59	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 89-30.4.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part</p> <p>Amend Rule 30.4.6 as follows:</p> <p>Non-renewable Electricity Generation where the generation only supplies activities on the site on which it is located and involves either:</p> <ul style="list-style-type: none"> <li>• Standby generators associated with community, health care, and utility activities; or</li> <li>• Generators that are part of a Stand-Alone Power System on remote sites that do not have connection to the local distributed electricity network.</li> </ul> <p>Note – Diesel Generators (<u>excluding temporary operation of back-up and emergency generators</u>) must comply with the provisions of Chapter 36 (Noise) and Hazardous Substances (Chapter 16 ODP)</p>		
<b>Point Number</b>	635.60	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 92-30.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 30.4.9 but ensure definition of Minor Upgrading is amended as per submitters earlier submission		

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**Point Number** 635.61 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 93-30.4.10

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
Amend Rule 30.4.10 as follows:  
Buildings (that are not for National Grid Sensitive Activities), Structures and Earthworks within National Grid and Critical Electricity Lines Corridors (subject to compliance with Rules 30.5.10, ~~and~~ 30.5.11 and Rule xxxx relating specifically to Critical Electricity Lines.)

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**Point Number** 635.62 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 94-30.4.11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part  
Amend Rule 30.4.11 as follows:  
A conductor line, or support structure for new overhead lines (excluding minor upgrading), to convey electricity (at a nominal voltage of equal to or less than 110kV at a capacity of equal to or less than 100MVA); or overhead lines for any other purpose including telecommunications. Control is reserved to all of the following:  
• Location  
• Route  
• Height  
• ~~Appearance, scale and visual effects~~  
• ~~Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.~~

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**Point Number** 635.63 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 95-30.4.12 > 98-30.4.12.3

**Position:** Not Stated

**Summary of Submission** Amend Rule 30.4.12.3 as follows:  
Erecting any support structures for overhead lines (excluding minor upgrading) to convey electricity (at a voltage of equal to or less than 110kV at a capacity of equal to or less than 100MVA); or overhead lines for any other purposes including telecommunications in any Outstanding Natural Feature or Outstanding Natural Landscape or Significant Natural Areas.  
OR  
If the relief sought by Aurora is not accepted, then a Controlled Activity consent category should apply to Minor Upgrading in these identified areas. And any other consequential changes required.

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**Point Number** 635.64 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 113-30.4.15

**Position:** Oppose

**Summary of Submission** Amend Rule 30.4.15 as follows:  
Buildings (associated with a Utility)  
The addition, alteration or construction of buildings greater than 10m<sup>2</sup> in area and 3m in height (other than masts for any telecommunication and radio communication facility, navigation or meteorological communication facility or supporting structures for lines).  
~~However, this rule shall not apply where the provisions of the underlying zone or a District Wide rule specify a more restrictive activity status.~~  
Control is reserved to all of the following:

- Location
- External appearance and visual effects
- Associated earthworks
- Parking and access
- Landscaping
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

**Point Number** 635.65 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 114-30.4.16

**Position:** Oppose

**Summary of Submission** Amend Rule 30.4.16 as follows:  
Any addition, alteration or construction of buildings and structures, (other than masts for any telecommunication and radio communication facility, navigation or meteorological communication facility, electricity cabinets, kiosks or supporting structures for lines) in:

- Any Significant Natural Areas
- The Arrowtown Residential Historic Management Zone.
- The Remarkables Park Zone

However, this rule shall not apply where the provisions of the underlying zone or a District Wide matter specify a more restrictive activity status.

**Point Number** 635.66 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 148-30.5.6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Neutral - No change to this provision

**Point Number** 635.67 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8

**Position:** Oppose

**Summary of Submission** Amend Rule 30.5.8 – Height as follows:

Height

All buildings or structures, (excluding masts and antennae for any telecommunication and radiocommunication facility, navigation or meteorological communication facility or support structures for overhead lines) shall comply with the relevant maximum height provisions for buildings of the zone they are located in.

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**Point Number** 635.68 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 152-30.5.10

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

Amend Rule 30.5.10 Buildings and Structures permitted within the National Grid Yard include: being:

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**Point Number** 635.69 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 158-30.5.11 > 165-30.5.11.7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

Retain Rule 30.5.11.7

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**Point Number** 635.70 **Provision:** 26-30 Energy and Utilities

**Position:** Not Stated

**Summary of Submission**

Insert New Provision – Critical Electricity Lines – Land Use  
Critical Electricity Lines – Land Use  
NOTE: The following provisions apply district wide in addition to any other provisions in this Plan applicable to the same areas or site. Critical Electricity Lines (CEL's) and substations are the key components of the electricity network in the Queenstown Lakes District. To provide a resilient electricity network the use and development of CEL's and substations must be sustainable, secure and efficient. CEL's and substations can be vulnerable to inappropriate subdivision or building location to the extent that they can restrict access and affect the ability to maintain the CEL's (lines, cables and support structures). Trees planted too close to lines or cables can disrupt supply. CEL's are, or have the potential to be, critical to the quality, reliability and security of electricity supply throughout the district or region. These lines contribute to the social and economic wellbeing and health and safety of the district or region and are lines that:  
• Supply essential public services such as the hospital, civil defence facilities or Lifeline sites;  
or





- Wanaka Town Centre Rules 13.4 and 13.5
- Arrowtown Town Centre Rules 14.4 and 14.5
- Local Shopping Centres Rules 15.4 and 15.5
- Business Mixed Use Zone Rules 16.4 and 16.5
- Rural Zone Rules 21.4 and 21.5
- Rural Residential and Lifestyle Rules 22.4 and 22.5
- Gibbston Character Zone Rules 23.4 and 23.5

#### Critical Electricity Lines - Land Use

NOTE: The following provisions apply district wide in addition to any other provisions in this Plan

applicable to the same areas or site. Critical Electricity Lines (CEL's) and substations are the key

components of the electricity network in the Queenstown Lakes District. To provide a resilient electricity network the use and development of CEL's and substations must be sustainable, secure

and efficient. CEL's and substations can be vulnerable to inappropriate subdivision or building location to the extent that they can restrict access and affect the ability to maintain the CEL's (lines,

cables and support structures). Trees planted too close to lines or cables can disrupt supply. CEL's

are, or have the potential to be, critical to the quality, reliability and security of electricity supply

throughout the district or region. These lines contribute to the social and economic wellbeing and

health and safety of the district or region and are lines that:

• Supply essential public services such as the hospital, civil defence facilities or Lifeline sites; or

• Supply large (1MW or more) industrial or commercial electricity consumers; or

• Supply 1000 or more consumers; or

• Are difficult to replace with an alternative electricity supply if they are compromised.

The locations of CEL's and designated substations are identified in the planning maps of the District Plan.

The following activities are permitted activities:

2. Within 10m of a CEL or the designation boundary of a substation:

iv. Any building or structure that does not require building consent; or

v. Alteration of any building that does not exceed outside the envelope or footprint of the existing building; or

vi. Earthworks that:

d. Are not directly above an underground cable(s); and

e. Do not result in a reduction of existing ground clearance distances from overhead lines below the minimums prescribed in the New Zealand Code of Practice 34:2001 (NZECP 34:2001); and

f. Are in accordance with NZECP 34:2001.

4. Within 20m of a CEL or the designated boundary of a substation:

ii. Planting of trees other than shelterbelts, production forestry or commercial horticultural operations.

5. Activities that fail to meet the standards in (1) and (2) above, provided that prior to the commencement of any works:

iii. Written notification has been provided to the Council; and

iv. The proposed activity is being carried out in accordance with the Electricity Act 1992 and associated regulations (NZECP 34:2001, the Electricity (Hazards from Trees) Regulations 2003 (SR 2003/375), and the Electricity (Safety) Regulations 2010);

OR

5.1 The proposed activity is being carried out by a network utility operator or territorial authority

in accordance with NZECP 34:2001.

Note:

Specified distances from CEL's are to be measured from a point directly below the centreline of

the line or cluster of lines, as shown in the Critical Electricity Line Definition.

Insert New Restricted Discretionary Rule - Land Use

Rule xxx

Activities that do not meet the requirements for permitted activities, require resource consent as a restricted discretionary activity. Discretion will be restricted to:  
i. the safe and efficient operation and maintenance of the electricity supply network, including:  
f. The use, design and location of buildings; and  
g. The mature size, growth rate, location, and fall zone of any associated tree planting, including landscape planting and shelterbelts; and  
h. Compliance with NZECP 34:2001; and  
i. Effects on public health and safety; and  
j. Effects on access to CEL's, designated substations and associated infrastructure for maintenance purposes.  
 Insert Aurora's Critical Electricity Lines onto the relevant Planning Maps.

**Point Number** 635.72 **Provision:** 682-32 Protected Trees > 684-32.2 Objective and Policies > 685-32.2.1 Objective 1 > 688-32.2.1.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
Retain Policy 32.2.1.3

**Point Number** 635.73 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part  
Amend Objective 33.2.2 as follows:  
Maintain ~~Protect~~ and where appropriate enhance Significant Natural Areas.

**Point Number** 635.74 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part  
Amend Policy 33.2.2.1 as follows:  
Avoid, where practical, the clearance of indigenous vegetation within Significant Natural Areas that would reduce indigenous biodiversity values.

**Point Number** 635.75 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. Retain Policy 33.2.2.2		
<b>Point Number</b>	635.76	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 33.3.4.2		
<b>Point Number</b>	635.77	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 204-35.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objective 35.2.4		
<b>Point Number</b>	635.78	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 204-35.2.4 Objective 4 > 205-35.2.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 35.2.4.1		
<b>Point Number</b>	635.79	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 235-35.4.15
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 35.4.15		
<b>Point Number</b>	635.80	<b>Provision:</b>	245-36 Noise > 249-36.3 Other Provisions > 251-36.3.2 Clarification
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission**      Oppose in part.

Amend Clarification - Rule 36.3.2.7 as follows:  
 Sound from non-residential activities, visitor accommodation activities and sound from stationary electrical and mechanical equipment (excluding temporary operation of emergency and backup generators) must not exceed the noise limits in Table 2 in each of the zones in which sound from an activity is received. The noise limits in Table 2 do not apply to assessment locations within the same site as the activity.

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**Point Number**      635.81      **Provision:**      245-36 Noise > 252-36.4Rules - Activities > 259-36.4.7

**Position:**      Other - Please clearly indicate your position in your submission below

**Summary of Submission**      Oppose in part.

Add Rule 36.4.8 as a *Permitted Activity* as follows:

36.4.8 Sound from the temporary operation of emergency and back-up electricity generators

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**Point Number**      635.82      **Provision:**      26-37Designations > 36-C.Conditions for Specific Designations > 74-C.69Designation #314 – Wanaka Substation - Electricity Substation and Ancillary Purposes (RM100381)

**Position:**      Other - Please clearly indicate your position in your submission below

**Summary of Submission**      Support in part.

Amend Condition 2 as follows:

2. Activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site in the adjoining ~~Rural~~ zone:  
 - day time (0800 - 2200 hours) 50dB LAeq (15min)  
 - night time (2200 - 0800 hours) 40 dB LAeq (15min) and Lmax 70dBA  
 Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991 and shall take into account special audible characteristics.

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**Point Number**      635.83      **Provision:**      26-37Designations > 36-C.Conditions for Specific Designations

**Position:**      Other - Please clearly indicate your position in your submission below

**Summary of Submission**      C.74 Designation #575 Aurora - Electricity Substation and Ancillary Purposes

Support in part

Amend Condition 2 as follows

2. Activities shall be conducted so that any new equipment installed or any new activity

undertaken within the designated area shall not exceed the following noise limits, at any point within the boundary of any other site in the adjoining Rural General or Residential Zones:

(a) Day time (0800-2000hrs) 50dBA L10

(b) Night time (2000-0800hrs) 40dBA L10 and Lmax 70dBA.

(c) Noise levels shall be measured and assessed in accordance with NZS 6801-1991 and NZS 6802- 1991 and shall take into account special audible characteristics.

<b>Point Number</b>	635.84	<b>Provision:</b>	26-37Designations > 36-C.Conditions for Specific Designations
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in Part

C.75 Designation #570 Aurora - Electricity Substation and Ancillary Purposes

Amend Condition 1 as follows:

1. The maximum height of any building or structure on the site shall be 8m as determined in accordance with the definition of building height in the District Plan Rule 7.5.6.3 iii. (Refer to Definition for interpretation of building height).

Or similar or consequential amendments to same effect.

<b>Point Number</b>	635.85	<b>Provision:</b>	26-37Designations > 36-C.Conditions for Specific Designations
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

C.78 Designation #571 Aurora - Riverbank Road Substation - Electricity Substation and Ancillary Purposes

Amend Condition 11 as follows:

11. Noise:

(a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the boundary of any other site in the adjoining Rural General and Rural Lifestyle Zones:

(i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)

(ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)

(iii) night-time (2000 to 0800 hrs) 70 dB LAFmax

(b) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.

<b>Point Number</b>	635.86	<b>Provision:</b>	7-Part Seven - Maps
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**Position:** Not Stated



*Policy 3.2.5.2.1 ~~Direct a 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>Point Number</b>	636.4	<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”).		

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<b>Point Number</b>	636.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Requests the following amendments to Policies 21.2.2.1 and 21.2.2.2  <i>Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner <u>or do not detract from the life supporting capacity of significant soils.</u></i>  <i>Maintain the productive potential and <u>significant</u> soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.</i>		

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<b>Point Number</b>	636.6	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  <i>Avoid, remedy or mitigate subdivision and development in areas <u>specified on planning maps that are</u> identified as being unsuitable for development.</i>		

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<b>Point Number</b>	636.7	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:		

*Recognise the potential for and benefits of diversification of rural land use farms that utilises the natural or physical resources of farms and supports the sustainability of beyond traditional farming activities.*

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**Point Number** 636.8 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1

**Position:** Not Stated

**Summary of Submission** Make non-listed activities permitted. The format of this zone with respect to reverting to non-complying status is at odds with other sections of the Plan.

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**Point Number** 636.9 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 863-21.4.10

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
*The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.*

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**Point Number** 636.10 **Provision:** 771-21Rural Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Retain all other provisions in Section 21 unless otherwise stated

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**Point Number** 636.11 **Provision:** 1182-27 Subdivision and Development

**Position:** Not Stated

**Summary of Submission** Amend the structure of the Subdivision chapter so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.

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**Point Number** 636.12 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Not Stated

**Summary of Submission** Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas.

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<b>Point Number</b>	636.13	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Related to Policy 28.3.1.2 Objective 28.3.2 Policy 28.3.2.2 Policy 28.3.2.3: Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

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<b>Submitter Number:</b>	637	<b>Submitter:</b>	Andrew Spencer
<b>Contact Name:</b>		<b>Email:</b>	andrew.spencer@spencers.co.nz
<b>Address:</b>	PO Box 91840, Victoria Street, West Mall Centre, Auckland, New Zealand, 1142		

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<b>Point Number</b>	637.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the Low Density Zone as it relates to the property described as DP 300273 located at the intersection of Wanaka-Mt Aspiring Road and Old Station Ave and shown on Planning Map 22.		

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<b>Submitter Number:</b>	638	<b>Submitter:</b>	Northlake Investments Ltd
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	638.1	<b>Provision:</b>	7-Part Six - Special Zones
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Create a new Chapter 44 for the Proposed Plan entitled "Northlake Special Zone" and insert the attached PC45 Plan Provisions in full, subject to the following amendments:</p> <p>a) Delete any references to Activity Area A and amend the Northlake Special Zone Structure Plan to exclude Activity Area A (which will therefore retain its notified Rural Residential zoning).</p> <p>b) Include any final amendments to the PC45 plan provisions which result from the Environment Court's final decision when it issues.</p>		

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**Point Number** 638.2 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Not Stated

**Summary of Submission** Amend Planning Maps 18, 19 and 20 to:

- a) Remove reference to Rural General Zoning (Operative Plan) over the land affected by PC45 and replace with Northlake Special Zone;
- b) Amend the ONF boundary which is shown on Planning Map 18 north of Outlet Road so that it coincides with the Urban Growth Boundary which runs along the northern boundary of the PC45 zone approved by the Environment Court
- c) Extend the ONF boundary referred to above, together with the UGB referred to above, eastwards so that they run parallel to the southern bank of the Clutha River. These amendments will have the following consequences:
  - i. The Hikuwai Conservation Area will be excluded from the Clutha River ONF. This is appropriate, as the Hikuwai Conservation Area does not naturally form part of the Clutha River ONF valley.
  - ii. The Hikuwai Conservation Area will be within the UGB. This is appropriate, as the objectives and policies for UGB anticipate that a UGB may contain areas not suitable for urban development, such as areas with ecological values.
- d) Exclude the land identified as Activity Area A, that is zoned Rural Residential from the relief sought by this submission.

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**Point Number** 638.3 **Provision:** 7-Part Seven - Maps > 7.21-Map 19 - Beacon Point

**Position:** Not Stated

**Summary of Submission** Amend Planning Maps 18, 19 and 20 to:

- a) Remove reference to Rural General Zoning (Operative Plan) over the land affected by PC45 and replace with Northlake Special Zone;
- b) Amend the ONF boundary which is shown on Planning Map 18 north of Outlet Road so that it coincides with the Urban Growth Boundary which runs along the northern boundary of the PC45 zone approved by the Environment Court
- c) Extend the ONF boundary referred to above, together with the UGB referred to above, eastwards so that they run parallel to the southern bank of the Clutha River. These amendments will have the following consequences:
  - i. The Hikuwai Conservation Area will be excluded from the Clutha River ONF. This is appropriate, as the Hikuwai Conservation Area does not naturally form part of the Clutha River ONF valley.
  - ii. The Hikuwai Conservation Area will be within the UGB. This is appropriate, as the objectives and policies for UGB anticipate that a UGB may contain areas not suitable for urban development, such as areas with ecological values.
- d) Exclude the land identified as Activity Area A, that is zoned Rural Residential from the relief sought by this submission.

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**Point Number** 638.4 **Provision:** 7-Part Seven - Maps > 7.22-Map 20 - Wanaka

**Position:** Not Stated

**Summary of Submission**

Amend Planning Maps 18, 19 and 20 to:  
a) Remove reference to Rural General Zoning (Operative Plan) over the land affected by PC45 and replace with Northlake Special Zone;  
b) Amend the ONF boundary which is shown on Planning Map 18 north of Outlet Road so that it coincides with the Urban Growth Boundary which runs along the northern boundary of the PC45 zone approved by the Environment Court  
c) Extend the ONF boundary referred to above, together with the UGB referred to above, eastwards so that they run parallel to the southern bank of the Clutha River. These amendments will have the following consequences:  
i. The Hikuwai Conservation Area will be excluded from the Clutha River ONF. This is appropriate, as the Hikuwai Conservation Area does not naturally form part of the Clutha River ONF valley.  
ii. The Hikuwai Conservation Area will be within the UGB. This is appropriate, as the objectives and policies for UGB anticipate that a UGB may contain areas not suitable for urban development, such as areas with ecological values.  
d) Exclude the land identified as Activity Area A, that is zoned Rural Residential from the relief sought by this submission.

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**Submitter Number:** 639

**Submitter:** David Sinclair

**Contact Name:**

**Email:** dsincl@xtra.co.nz

**Address:** PO Box 69, Arrowtown, New Zealand, 9351

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**Point Number** 639.1

**Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission**

Extend the proposed Rural Lifestyle zone over the remaining part of the property zoned Rural at 5 Domain Road.

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**Point Number** 639.2

**Provision:** 7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover

**Position:** Oppose

**Summary of Submission**

Extend the proposed Rural Lifestyle zone over the remaining part of the property zoned Rural at 5 Domain Road.

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**Point Number** 639.3

**Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

<b>Position:</b>	Oppose
<b>Summary of Submission</b>	Oppose discretionary activity status.

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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.		

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<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.		

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<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 Submission</b>	Adopt this objective.		

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<b>Point Number</b>	640.4	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	640.5	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That all provisions relating to the Open Space Zone-Landscape Protection are retained in the District Plan in the exact same form as they appear in Part 20 of the Operative District Plan and in the exact same form as Open Space Zone-Landscape Protection areas are delineated on maps in the Operative District Plan.		
<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.		

<b>Submitter Number:</b>	641	<b>Submitter:</b>	Aws Trustees No 31 Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		
<b>Point Number</b>	641.1	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the proposed High Density Residential zone as it applies to the properties at 53, 57, 61 and 65 Frankton Road, shown on planning map 35.		
<b>Point Number</b>	641.2	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirms the HDR zone.		

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<b>Point Number</b>	641.3	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Requests alternative, amended, or such other relief deemed more consistent with or better able to give effect to the submissions or the provisions referred to by these submissions.		

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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>	642.1	<b>Provision:</b>	5-Part Four - Rural Environment
<b>Position:</b>	Support		
<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 supports that part of the property that is proposed to be zoned Rural Visitor Zone - Arthurs Point and seek no changes to the objectives and provisions associated with that zone.		

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<b>Point Number</b>	642.2	<b>Provision:</b>	5-Part Four - Rural Environment
<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 that part of the property that is proposed to be zoned Rural and request that the land is zoned Rural Visitor Zone - Arthurs Point.		

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<b>Point Number</b>	642.3	<b>Provision:</b>	7-Part Seven - Maps > 7.42-Map 39 - Arthurs Point, Kingston
<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 that part of the property that is proposed to be zoned Rural and request that the land is zoned Rural Visitor Zone - Arthurs Point.  AND  The submitter opposes the Urban Growth Boundary.  AND		

The submitter opposes the landscape classification.

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**Point Number** 642.4 **Provision:** 11-4 Urban Development

**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 Urban Growth Boundary.

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**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:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 643.1 **Provision:** 10-Entire Plan

**Position:** Not Stated

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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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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<b>Point Number</b>	643.3	<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>	<p>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:</p> <p><b>Objective 3.2.5.3</b> <del>Direct a</del>New subdivision, use or development <del>to</del> occurs in those areas which have potential to absorb change without <u>significantly</u> detracting from landscape and visual amenity values.</p>		
<b>Point Number</b>	643.4	<b>Provision:</b>	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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>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:</p> <p>Policy 3.2.5.2.1 Identify the district's Rural Landscape Classification on the district plan maps, and <u>avoid remedy or mitigate</u> <del>minimise</del> the effects of <u>inappropriate</u> subdivision, use and development on these landscapes.</p>		
<b>Point Number</b>	643.5	<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>	<p>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:</p> <p>Objective 3.2.5.5- Recognise that agricultural land use is <del>fundamental</del> <u>often contributes</u> to the character of our landscapes.</p>		
<b>Point Number</b>	643.6	<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>	Oppose		
<b>Summary of Submission</b>	<p>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:</p> <p><del>Policy 3.2.5.5.1 Give preference to farming activity in rural areas except where it conflicts with</del></p>		



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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**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”).

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**Point Number** 643.9 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 784-21.2.2.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend policy 21.2.2.1 as follows:  
  
Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner or do not detract from the life supporting capacity of significant soils.

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**Point Number** 643.10 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 785-21.2.2.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend policy 21.2.2.2 as follows:  
  
Maintain the productive potential and significant soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.

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**Point Number** 643.11 **Provision:** 771-21Rural Zone > 773-

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Objective 21.2.8 as follows:

Avoid, ~~remedy or mitigate~~ subdivision and development in areas specified on planning maps that are identified as being unsuitable for development.

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**Point Number** 643.12 **Provision:** 771-21 Rural Zone > 773-21.2 Objectives and Policies > 816-21.2.10 Objective - 10

**Position:** Not Stated

**Summary of Submission** Amend Objective 21.2.10 as follows:

Recognise the potential for and benefits of diversification of rural land use farms that utilises the natural or physical resources of farms and supports the sustainability of beyond traditional farming activities.

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**Point Number** 643.13 **Provision:** 771-21 Rural Zone > 853-21.4 Rules - Activities > 854-21.4.1

**Position:** Oppose

**Summary of Submission** Make non-listed activities permitted.

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**Point Number** 643.14 **Provision:** 771-21 Rural Zone > 853-21.4 Rules - Activities > 863-21.4.10

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend rule 21.4.10 as follows:

The construction of any building ~~including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks,~~ not provided for by any other rule.

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**Point Number** 643.15 **Provision:** 771-21 Rural Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Retain all other provisions in Chapter 21, unless otherwise stated.

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<b>Point Number</b>	643.16	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend the structure of the Subdivision Chapter so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the Chapter.</p> <p>AND</p> <p>Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas.</p>		
<b>Point Number</b>	643.17	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	643.18	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	643.19	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	643.20	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	643.21	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map

**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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**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:** 644 **Submitter:** Dennis M Rogers

**Contact Name:** **Email:** morvengold@xtra.co.nz

**Address:** PO Box 445, Queenstown, New Zealand, 9348

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**Point Number** 644.1 **Provision:** 7-Part Seven - Maps > 7.32-Map  
30 - Lake Hayes

**Position:** Not Stated

**Summary of Submission** Amend the boundary for the Outstanding Natural Landscape around Morven Hill.

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**Submitter Number:** 645 **Submitter:** Christine Cunningham

**Contact Name:** **Email:** Chris.s.cunningham@gmail.com

**Address:** 4 Main Street, Mataura, New Zealand, 9712

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**Point Number** 645.1 **Provision:** 287-41 Jacks Point Zone

**Position:** Oppose

**Summary of Submission** Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

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**Point Number** 645.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

**Position:** Not Stated

**Summary of Submission** With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

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**Point Number** 645.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

**Position:** Not Stated

**Summary of Submission** With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.

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**Point Number** 645.4 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

**Position:** Not Stated

**Summary of Submission** Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

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**Point Number** 645.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

**Position:** Not Stated

**Summary of Submission** Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no

residential and/ or commercial subdivision and development in this area.

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**Point Number** 645.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

**Position:** Not Stated

**Summary of Submission** Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

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**Point Number** 645.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

**Position:** Not Stated

**Summary of Submission** With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

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**Point Number** 645.8 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

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**Point Number** 645.9 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

**Position:** Not Stated

**Summary of Submission** Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.

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**Point Number** 645.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

**Position:** Not Stated

**Summary of Submission** Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.

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**Point Number** 645.11 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

**Position:** Not Stated

**Summary of Submission** Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.

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**Point Number** 645.12 **Provision:** 287-41 Jacks Point Zone > 288-41.1 Zone Purpose

**Position:** Not Stated

**Summary of Submission** Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.

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**Point Number** 645.13 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

**Position:** Not Stated

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 645.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Not Stated

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 645.15 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

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<b>Point Number</b>	645.16	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

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<b>Submitter Number:</b>	646	<b>Submitter:</b>	G W (Bill) Crooks
<b>Contact Name:</b>		<b>Email:</b>	bill@arrowauto.co.nz
<b>Address:</b>	19 B Devon Street, Arrowtown, New Zealand, 9302		

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<b>Point Number</b>	646.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Revisit the boundary changes around Arrowtown and delete the proposed changes to rezone land in Arrowtown for Medium Density.		

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<b>Submitter Number:</b>	647	<b>Submitter:</b>	Scott Sanders
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	8 Point Road, Monaco, Nelson, New Zealand, 7011		

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<b>Point Number</b>	647.1	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.		



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<b>Point Number</b>	647.2	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.		

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<b>Point Number</b>	647.3	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.		

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<b>Point Number</b>	647.4	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities</i> " and that there be no residential and/ or commercial subdivision and development in this area.		

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<b>Point Number</b>	647.5	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space</i> " and that there be no residential and/ or commercial subdivision and development in this area.		

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<b>Point Number</b>	647.6	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.		

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<b>Point Number</b>	647.7	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

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<b>Point Number</b>	647.8	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		

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<b>Point Number</b>	647.9	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		

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<b>Point Number</b>	647.10	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		

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<b>Point Number</b>	647.11	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		

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<b>Point Number</b>	647.12	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.		

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<b>Point Number</b>	647.13	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		

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<b>Point Number</b>	647.14	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		

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<b>Point Number</b>	647.15	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		

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<b>Point Number</b>	647.16	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

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<b>Summary of Submission</b>	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.		
<b>Point Number</b>	648.6	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 42-4.2.5 Objective 5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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.		

<b>Submitter Number:</b>	649	<b>Submitter:</b>	Southern District Health Board
<b>Contact Name:</b>	Janine Kruger	<b>Email:</b>	janine.kruger@southerndhb.govt.nz
<b>Address:</b>	PO Box 2180, Queenstown, New Zealand, 9349		
<b>Point Number</b>	649.1	<b>Provision:</b>	255-8 Medium Density Residential > 256-8.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>This proposal should facilitate the development of affordable and appropriate housing/accommodation opportunities for seasonal and lower-paid workers who currently have difficulty finding suitable accommodation in Queenstown and Wanaka. Public Health South has had concerns about overcrowding in worker accommodation and the potential risks this may have on health, especially the transmission of infectious diseases. Greater access to suitable accommodation should help to address this risk.</p> <p>The submitter requires that this provision is allowed.</p>		
<b>Point Number</b>	649.2	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Community design affects patterns of living that in turn influence health. Research shows that easy access to a safe place to exercise promotes fitness. Access to walking/cycling paths are positively associated with physical activity behaviours and proximity to places for physical activity within the neighbourhood promotes activity.</p> <p>The submitter requests that the provisions are allowed.</p>		

<b>Point Number</b>	649.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>In terms of the health of our waterways, the proposal is supported in part:</p> <p>For the following reasons: The rules applying to Table 2 of the Activities – Rural Zone are not sufficiently adequate to protect our more frequently used water ways (rivers and streams) from pollution because the rules only refer to dairy farming. There are many local examples where livestock enter waterways that are used for recreational purposes and even as drinking water sources. Waterways not benefiting from proper management of livestock in general exhibit degraded biodiversity and water quality unsuitable for the desired activities of our region.</p> <p>The submitter requests to allow the provision but include an additional activity that covers livestock in general and to be applied to the more built-up areas of the rural landscape (e.g. rural residential) and those areas close to urban centres / towns.</p>		

<b>Point Number</b>	649.4	<b>Provision:</b>	245-36 Noise > 246-36.1 Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part: Support the gist of the first paragraph but with amendments to terminology for consistency with this chapter and other parts of the proposed plan and the terminology used in the standards cited. Term “nuisance” only used here is inappropriate in RMA context.</p> <p>The decision required is :</p> <p>In the first sentence delete ‘nuisance and give rise’. In the last sentence, replace ‘duration and timing’ with ‘duration, or timing’.</p> <p>For the following reasons.</p> <p>Term ‘nuisance’ is used with the term ‘adverse effects’. Latter is consistent with RMA terminology whereas the term ‘nuisance’ relates to civil torts. Its ordinary usage is not mentioned in the RMA and the basis for nuisance is not the ‘sustainable management ethos of the RMA. The word ‘and used’ in the phrase ‘duration and timing of noise’ implies it and the preceding terms must be or should be interpreted conjunctively rather than disjunctively of as alternative elements and the ambiguity can be avoided by avoiding the word ‘and.’.</p>		

<b>Point Number</b>	649.5	<b>Provision:</b>	245-36 Noise > 246-36.1 Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Our Submission is: Support the gist of the second paragraph but with amendments to terminology for consistency with this chapter and other parts of the proposed plan and the terminology used in the standards. Reference to ‘noise levels’ in phrase ‘prescription of noise levels’ is inappropriate.</p> <p>The Proposal is supported in part but with the following amendments:</p> <p>Replace ‘noise levels’ with ‘noise limits’. If the words are retained add ‘sets upper limits for’ before ‘noise levels for each zone’.</p> <p>Note: The scope of relief sought is intended to include amendments to the like effect arising from consolidation, re-ordering or expansion of like provisions in this section or elsewhere in</p>		

the Proposal, or consequential amendments to this section, as a result of decisions about other parts of the Proposal.

For the following reasons.

In the phrase 'prescription of noise levels' the term 'levels' is wrong as the plan sets 'noise limits' for each zone, not a prescribed 'level' for each zone

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**Point Number** 649.6 **Provision:** 245-36 Noise > 246-36.1 Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part.

Support the gist of the fourth paragraph but with amendments to terminology for consistency with this chapter and other parts of the proposed plan and the terminology used in other statutes. The phrase 'can be controlled through' is inappropriate as the statute is in force and applied.

Recommend the following amendment:

Replace 'can be controlled through' with 'is controlled under'.

Note: The scope of relief sought is intended to include amendments to the like effect arising from consolidation, re-ordering or expansion of like provisions in this section or elsewhere in the Proposal, or consequential amendments to this section, as a result of decisions about other parts of the Proposal.

For the following reasons.

The Civil Aviation Act 1990 provisions for control of aircraft noise have been in effect for many years and it is misleading to imply they 'can' control noise rather than actually do control aircraft noise, in a manner outside Council jurisdiction.

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**Point Number** 649.7 **Provision:** 245-36 Noise > 247-36.2 Objectives and Policies > 248-36.2.1 Objective 1

**Position:** Support

**Summary of Submission**

Reasonable provisions consistent with sustainable management for the district.

For the following reasons.

Identifies noise as a potential adverse effect on people and communities and a statutory responsibility under RMA for Council to control.

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**Point Number** 649.8 **Provision:** 245-36 Noise > 249-36.3 Other Provisions > 251-36.3.2 Clarification

**Position:** Support

**Summary of Submission** Support the gist of the clarification and 36.3.2.3 about how noise is to be measured and assessed, including by reference to NZ standards NZS 6801:2008 and NZS6802:2008 and by other New Zealand standards where they have been referenced; 36.3.2.4 prescription of noise standards in tables: 36.3.2.5 exempt activities listed; 36.3.2.6 specific provisions for aircraft noise.

For the following reasons.

Basis for measurement and assessment of noise is latest editions of appropriate New Zealand Standards and tabulation of noise limits in rules is a sensible method of layout. Exemptions for table 1 activities are reasonable.

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**Point Number** 649.9 **Provision:** 245-36 Noise > 252-36.4 Rules - Activities

**Position:** Support

**Summary of Submission** P status appropriate for the listed activities having regard to the other plan provisions.  
Submitter recommends to allow the provision.

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**Point Number** 649.10 **Provision:** 245-36 Noise > 260-36.5 Rules- Standards

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support the assessment locations specified as 'at any point within the notional boundary' where appropriate and 'at 'any point within' other specified areas. Support the time frames specified for application of noise limits and support the prescription of noise limits using the LAeq(t) descriptor and the specification of 15 minute integration times. Support the additional specification of LAFmax numerical limits at night time. Support numerical noise limits proposed. However in 36.5.7.2 night time noise limits have been stated as L10 and Lmax noise limits rather than LAeq(t) and LAFmax noise limits consistent with elsewhere in the table.

Support in part with the following amendment:

In 36.5.7.2 for the time frame 2200h to 0800h replace the unit dBA with dB and replace the descriptor 'L10' with 'LAeq(15min)', and replace 'Lmax' with 'LAFmax'

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**Point Number** 649.11 **Provision:** 245-36 Noise > 260-36.5 Rules- Standards

**Position:** Not Stated

**Summary of Submission** Support in general specific noise limits for specified activities but with amendments to 36.5.11 Frost fans.

Support in part with the following amendment:

In Rule 36.5.11, replace '85 dB LAFmax' with '55 LAeq(15 min)'.  
For the following reasons:

Noise limits for telecommunications appliances, wind farms, audible bird scaring devices, helicopters, fixed wing aircraft, vibration construction noise, commercial motorised craft and Jacks Point state highway noise are reasonable and appropriate levels of protection for people



and communities. However frost fan rule noise limit is inadequate to protect people from adverse noise effects as a district-wide noise rule (notwithstanding the Gibbston Character Zone) . Lmax limit alone fails to account for increased annoyance where there are special audible characteristics present that should be penalised by an adjustment as prescribed in NZS 6802:2008.

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<b>Point Number</b>	649.12	<b>Provision:</b>	245-36 Noise > 278-36.6 Airport Noise
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the gist of these provisions as reasonable and appropriate. Support the compliance method.  Reason for this: Provisions are necessary for protection of people in habitable buildings in the vicinity of airports from aircraft noise.		

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<b>Point Number</b>	649.13	<b>Provision:</b>	245-36 Noise > 283-36.8 Acoustic Measurement and Assessment
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support provisions as proven workability and reasonable standards.  For the following reasons.  Provisions are workable for the special circumstances of this district with reasonable test methods and noise limits.		

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<b>Point Number</b>	649.14	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support the policy as reasonable and necessary.  For the following reasons.  Separation of people from airports and airports from people or applying mitigation measures where separation cannot be achieved is consistent with the purposes of the act. Objective and policies address the necessary elements to achieve this.		

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<b>Point Number</b>	649.15	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 826-21.2.12.3
<b>Position:</b>	Support		

<b>Summary of Submission</b>	<p>Support inclusion of noise and vibration.</p> <p>For the following reasons.</p> <p>Noise and vibration can create adverse effects upon people and communities</p>		
<b>Point Number</b>	649.16	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 881-21.4.28
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Support 'PR' status for activities within the Outer Control Boundaries of Queenstown and Wanaka Airports.</p> <p>For the following reasons.</p> <p>New activities sensitive to aircraft noise should not be established within Outer Control boundaries around airports.</p>		
<b>Point Number</b>	649.17	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 882-21.4.29
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Support 'PR' status for activities within the Outer Control Boundaries of Queenstown and Wanaka Airports.</p> <p>For the following reasons.</p> <p>New activities sensitive to aircraft noise should not be established within Outer Control boundaries around airports.</p>		
<b>Point Number</b>	649.18	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Support 'NC' status for activities within the various Control Boundaries described for Queenstown and Wanaka Airports.</p> <p>For the following reasons.</p> <p>New activities sensitive to aircraft noise should not be established within Outer Control boundary for Wanaka or the Air Noise and Outer Boundaries for Queenstown airport without the prescribed noise immission control measures</p>		
<b>Point Number</b>	649.19	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Support 'PR' status for activities within the Outer Control Boundaries of Queenstown and</p>		

Wanaka Airports.

For the following reasons.

New activities sensitive to aircraft noise should not be established within Outer Control boundaries around airports.

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**Point Number** 649.20 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Part 1 Definitions Definition 'Notional boundary':

The concept is essential for predominantly rural districts to recognise effects of noise upon people not land *per se* are the issue for noise under RMA, but the term 'facade' is inappropriate.

The submitter supports in part but with the following amendment:

Replace 'the facade' with 'any side'

For the following reason:

Concept is essential for predominantly rural districts to recognise effects of noise upon people not land *per se* are the issue for noise under RMA, but the term 'facade' is inappropriate and inconsistent with the measurement and assessment standards cited for noise which were amended in 1999 to remove the term facade after the Environment Court deemed the term had connotations of "frontage" which were not always inherent in notional boundary and were sometimes contrary to the purpose of the concept as an applied assessment location.

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**Submitter Number:** 650 **Submitter:** Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd

**Contact Name:** Mark Allan **Email:** mark.allan@arecongroup.com

**Address:** Aurecon NZ Ltd PO Box 1061, Christchurch, New Zealand, 8140

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**Point Number** 650.1 **Provision:** 464-12 Queenstown Town Centre

**Position:** Support

**Summary of Submission** Support the inclusion of the Four Square and Henry's Queenstown within the Queenstown Town Centre Zone and the exclusion of site coverage maximum. Removal of site coverage maximums will allow greater flexibility in design and better promote the efficient use of land and built resources.

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**Point Number** 650.2 **Provision:** 592-13 Wanaka Town Centre

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the inclusion of the New World Wanaka within the Wanaka Town Centre Zone and the exclusion of site coverage maximum. Removal of site coverage maximums will allow greater flexibility in design and better promote the efficient use of land and built resources.		
<b>Point Number</b>	650.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 468-12.2.1.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Exclusion of the site coverage maximum. Removal of site coverage maximums will allow greater flexibility in design and better promote the efficient use of land and built resources.		
<b>Point Number</b>	650.4	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the identification of New World Wanaka and Four Square Wanaka within the Wanaka Town Centre Zone		
<b>Point Number</b>	650.5	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the identification of Four Square Alpine and Henry's Queenstown within the Queenstown Town Centre Zone		
<b>Point Number</b>	650.6	<b>Provision:</b>	464-12 Queenstown Town Centre > 584-12.6 Non-Notification of Applications > 586-12.6.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Removing the need for affected party approvals and notification for new buildings in the Town Centre Zones will streamline decision making process, minimise consenting risk and reduce processing costs/delays.		
<b>Point Number</b>	650.7	<b>Provision:</b>	592-13 Wanaka Town Centre > 679-13.6 Non-Notification of Applications > 681-13.6.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Removing the need for affected party approvals and notification for new buildings in the Town Centre Zones will streamline decision making process, minimise consenting risk and reduce		

processing costs/delays.

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**Point Number** 650.8 **Provision:** 592-13 Wanaka Town Centre >  
646-13.5 Rules - Standards >  
647-13.5.1

**Position:** Support

**Summary of Submission** The reduced building setback (from 4.5m to 3m) will enable greater flexibility in design that coupled with building height and recession plane requirements will not compromise the character and amenity of adjoining residential properties.

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**Point Number** 650.9 **Provision:** 592-13 Wanaka Town Centre >  
646-13.5 Rules - Standards >  
663-13.5.9

**Position:** Support

**Summary of Submission** Increased height allowance in the proposed Wanaka Height Precinct will enable greater flexibility of design for buildings and more efficient use of land and built resources.

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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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**Point Number** 651.3 **Provision:** 7-Part Seven - Maps > 7.29-Map

**Position:** Support

**Summary of Submission** Re-affirm Arrowtown's existing urban growth boundaries

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**Point Number** 651.4 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

**Position:** Oppose

**Summary of Submission** Minimum Medium Density section sizes should be increased to 350m2 in Arrowtown

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**Point Number** 651.5 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

**Position:** Oppose

**Summary of Submission** Boundary Setbacks should be increased from 1.5 metres to 2.5 metres

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**Submitter Number:** 652 **Submitter:** Adventure Consultants Limited

**Contact Name:** Scott Edgar **Email:** scott@southernland.co.nz

**Address:** Southern Land Limited PO Box 713, Wanaka, New Zealand, 9343

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**Point Number** 652.1 **Provision:** 255-8 Medium Density Residential

**Position:** Support

**Summary of Submission** Adventure Consultants seek that their property (20 Brownstown Street, Wanaka) is re-zoned and that the Wanaka Town Centre Transition Overlay (Map 21) is applied as proposed along with all relevant provisions as set out in the Proposed District Plan.

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**Point Number** 652.2 **Provision:** 7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

**Position:** Support

**Summary of Submission** Adventure Consultants seek that their property (20 Brownstown Street, Wanaka) is re-zoned and that the Wanaka Town Centre Transition Overlay (Map 21) is applied as proposed along



<b>Point Number</b>	654.1	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the creation of a Town Centre Entertainment Centre. Request to retain the status quo in regards to noise and outside dining hours.		

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<b>Submitter Number:</b>	655	<b>Submitter:</b>	Bridesdale Farm Developments Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	655.1	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests that Lot 3 Deposited Plan 392823, Lot 4 Deposited Plan 447906, Lot 1 Deposited Plan 26719, Lot 1 Deposited Plan 21087 and Lot 3 Deposited Plan 337268 be zoned Medium Density Residential, remove the urban growth boundaries ("UGB") or reposition the urban growth boundary to include the site and relocate the ONL line to the south of the site along the true left bank of the Kawarau River.		

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<b>Point Number</b>	655.2	<b>Provision:</b>	11-4 Urban Development > 12-4.1 Purpose
<b>Position:</b>	Oppose		
<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>Point Number</b>	655.3	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The notification of the District Plan has not included a Transport Chapter and interim reliance must be placed on the Operative District Plan. That Chapter does not contain reference to a Medium Density Residential Zone and numerous residential zones referred to in Table One no longer exist. As a result there is not parking standard for Medium Density Residential zone and requires Discretionary consent.		

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<b>Point Number</b>	655.4	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Oppose		



<b>Summary of Submission</b>	Requests that Lot 3 Deposited Plan 392823, Lot 4 Deposited Plan 447906, Lot 1 Deposited Plan 26719, Lot 1 Deposited Plan 21087 and Lot 3 Deposited Plan 337268 be zoned Medium Density Residential		
<b>Point Number</b>	655.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Requests that Lot 3 Deposited Plan 392823, Lot 4 Deposited Plan 447906, Lot 1 Deposited Plan 26719, Lot 1 Deposited Plan 21087 and Lot 3 Deposited Plan 337268 be zoned Medium Density Residential		
<b>Point Number</b>	655.6	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The inclusion of transport standards for the Medium Density Residential Zone		

<b>Submitter Number:</b>	656	<b>Submitter:</b>	Crescent Investments Limited
<b>Contact Name:</b>	Scott Edgar	<b>Email:</b>	scott@southernland.co.nz
<b>Address:</b>	Southern Land Limited PO Box 713, Wanaka, New Zealand, 9343		
<b>Point Number</b>	656.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1290-27.7.3 Kirimoko Structure Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>That the matters of discretion set out at 27.7.3 of the Proposed District Plan are amended and made operative as follows (underlined text denotes text to be added while text that is struck through denotes text to be deleted):</p> <p>27.7.3 Kirimoko Structure Plan – Matters of Discretion for Restricted Discretionary Activities</p> <p>27.7.3.1 In order to achieve Objective 27.7.2 and policies 27.7.2.1 to 27.7.2.10, when assessing any subdivision in accordance with the principal roading layout depicted in the Kirimoko Structure plan shown in part 27.13, in accordance with rule 27.8.2, particular regard shall be had to the following:</p> <p>? Any earthworks required to create any <u>road</u>, vehicle accesses <del>of</del>, building platform <u>or modify the natural landform</u>;</p> <p>? The design of the subdivision including lot configuration, <u>servicing</u> and roading patterns</p>		

**and design (including footpaths and walkways):**

? Creation and planting of road reserves;

? The provision and location of walkways and the green network as illustrated on the Structure Plan for the Kirimoko Block in part 27.13;

? The protection of native species as identified on the structure plan as green network.

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**Point Number** 656.2 **Provision:** 1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards > 1330-27.8.3 Kirimoko

**Position:** Oppose

**Summary of Submission** That the following location specific standard is added under Rule 27.8.3:

27.8.3.4 Any subdivision shall be designed so as to achieve, during a 1 in 100 year event, a rate of post development stormwater runoff that is no greater than the pre-development situation.

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**Submitter Number:** 657 **Submitter:** Lorraine Cooper

**Contact Name:** **Email:**

**Address:** 8 Park Street, Queenstown, New Zealand, 9300

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**Point Number** 657.1 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

**Position:** Oppose

**Summary of Submission** Retain the current road boundary setback of 4.5 metres.

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**Submitter Number:** 658 **Submitter:** Queenstown Water Taxis Ltd

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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<b>Point Number</b>	658.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 882-21.4.29
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 21.4.29		

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<b>Submitter Number:</b>	659	<b>Submitter:</b>	Longview Environmental Trust
<b>Contact Name:</b>	Scott Edgar	<b>Email:</b>	scott@southernland.co.nz
<b>Address:</b>	Southern Land Limited PO Box 713, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	659.1	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The Trust seeks that Objective 21.2.1 and Policies 21.2.1.1, 21.2.1.3 and 21.2.1.4 are made operative.		

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<b>Point Number</b>	659.2	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 895-21.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>The Trust seeks that Rule 21.5.5 is reworded as follows (underlined text denotes text to be added):</p> <p>Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing)</p> <p>All effluent holding tanks, effluent treatment and effluent storage ponds, shall be located at least 300 metres from any formed road, lake, river or adjoining property.</p>		

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<b>Point Number</b>	659.3	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 895-21.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Trust seeks that the activity status for a breach of Rule 21.5.5 is discretionary rather than restricted discretionary.		

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<b>Point Number</b>	659.4	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 896-
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**Position:** Oppose

**Summary of Submission** The Trust seeks that Rule 21.5.6 is reworded as follows (underlined text denotes text to be added):

Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing)

All milking sheds or buildings used to house or feed milking stock shall be located at least 300 metres from any adjoining property, lake, river or formed road.

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**Submitter Number:** 660 **Submitter:** Andrew Fairfax

**Contact Name:** **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 660.1 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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**Point Number** 660.2 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Support

**Summary of Submission** Objective 21.2.10  
Support the objective and policies that enable the use of land and water for occasional / infrequent for the take-off and landing of aircraft

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**Point Number** 660.3 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies

**Position:** Oppose

<b>Summary of Submission</b>	Add new Objectives and Policies that enable assessment of proposals that exceed the occasional/ infrequent limitations		
<b>Point Number</b>	660.4	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 946-21.5.26.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend: Increase the daily limit to one flight per day.		
<b>Point Number</b>	660.5	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 947-21.5.26.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete: Remove the 500m separation		
<b>Point Number</b>	660.6	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules-Standards > 273-36.5.13
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-compliance is a discretionary activity, not a non-complying activity.		

<b>Submitter Number:</b>	661	<b>Submitter:</b>	Land Information New Zealand
<b>Contact Name:</b>	Scott Edgar	<b>Email:</b>	scott@southernland.co.nz
<b>Address:</b>	Southern Land Limited PO Box 713, Wanaka, New Zealand, 9343		
<b>Point Number</b>	661.1	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Support		
<b>Summary of</b>	That the location of the Urban Growth Boundary as shown on Proposed Planning Maps 31a		

<b>Submission</b>	and 33 and the provisions relating to Urban Growth Boundaries are made operative as proposed.		
<b>Point Number</b>	661.2	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	661.3	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	661.4	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	661.5	<b>Provision:</b>	5-Part Four - Rural Environment
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the land at Section 2 Survey Office Plan 448337 as shown on Proposed Planning Maps 31a and 33, described by the submitters as the Peninsula Road site, is zoned Low Density Residential rather than Rural and that Planning Maps 31a and 33 are amended accordingly.		
<b>Point Number</b>	661.6	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the land at Section 2 Survey Office Plan 448337 as shown on Proposed Planning Maps 31a and 33, described by the submitters as the Peninsula Road site, is zoned Low Density Residential rather than Rural and that Planning Maps 31a and 33 are amended accordingly.		

<b>Point Number</b>	661.7	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the land at Section 2 Survey Office Plan 448337 as shown on Proposed Planning Maps 31a and 33, described by the submitters as the Peninsula Road site, from the Outstanding Natural Landscape is zoned Low Density Residential rather than Rural and that Planning Maps 31a and 33 are amended accordingly.		
<hr/>			
<b>Point Number</b>	661.8	<b>Provision:</b>	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the objectives and provisions detailed in the submission are added Chapter 27 to provide location-specific controls that would apply to the land at Section 2 Survey Office Plan 448337 as shown on Proposed Planning Maps 31a and 33, described by the submitters as 'the Peninsula Road site'.		
<hr/>			

<b>Submitter Number:</b>	662	<b>Submitter:</b>	I and P Macauley
<b>Contact Name:</b>		<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	662.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		
<hr/>			
<b>Point Number</b>	662.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Objective 21.2.10 Support the objective and policies that enable the use of land		

and water for occasional / infrequent for the take-off and landing of aircraft.

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**Point Number** 662.3 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies

**Position:** Oppose

**Summary of Submission** Add new Objectives and Policies that enable assessment of proposals that exceed the occasional/ infrequent limitations.

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**Point Number** 662.4 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 946-21.5.26.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend:  
Increase the daily limit to one flight per day.

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**Point Number** 662.5 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 947-21.5.26.2

**Position:** Oppose

**Summary of Submission** Delete:  
Delete the 500m separation.

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**Point Number** 662.6 **Provision:** 245-36 Noise > 260-36.5 Rules-Standards > 273-36.5.13

**Position:** Oppose

**Summary of Submission** Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-compliance is a discretionary activity, not a non-complying activity.

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**Submitter Number:** 663 **Submitter:** IHG Queenstown Ltd and Carter Queenstown Ltd

**Contact Name:** James Aoake **Email:** reception@jea.co.nz



**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 663.1 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

---

**Point Number** 663.2 **Provision:** 464-12 Queenstown Town Centre

**Position:** Oppose

**Summary of Submission** Include the block bound by Lake Esplanade (Beach St), Lake Street, Man Street and Hay Street within the Queenstown Town Centre Zone and amend the Planning maps to reflect this.

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**Point Number** 663.3 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2

**Position:** Oppose

**Summary of Submission** Amend Policy 12.2.2.2 as follows:  
Require development visible from public places to:

- Maintain the existing human scale of the Town Centre as experienced from street level through building articulation and detailing of the façade, ~~which incorporates elements which break down building mass into smaller units which are recognisably connected to the viewer;~~ and
- Contribute to the quality of streets and other public spaces and people's enjoyment of those places; and
- Positively respond to the Town Centre's character and contribute to the town's 'sense of place'

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<b>Point Number</b>	663.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 475-12.2.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Policy 12.2.2.3 as follows:</p> <p>Control the height and mass of buildings in order to:</p> <ul style="list-style-type: none"> <li>• <u>Provide certainty in terms of potential building height and mass</u></li> <li>• Retain and provide opportunities to frame important view shafts to the surrounding landscape; and</li> <li>• Maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special Character Area (as shown on Planning Maps 35 and 36).</li> </ul>		

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<b>Point Number</b>	663.5	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 476-12.2.2.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Policy 12.2.2.4 as follows:</p> <p>Allow buildings to exceed the discretionary height standards in situations where:</p> <ul style="list-style-type: none"> <li>• The outcome is of a high quality <u>development design</u>, which is superior to that which would be achievable under the permitted height;</li> <li>• <u>Unless offset or compensated for</u>, <del>±</del> the cumulative effect of the additional height does not result in <del>additional</del> <u>more than minor adverse shading effects on</u> that will progressively degrade the pedestrian environment or enjoyment of public spaces; <del>and or</del></li> <li>• The increase in height will facilitate the provision of residential activity.</li> </ul>		

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<b>Point Number</b>	663.6	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2
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**Position:** Oppose

**Summary of Submission**

Amend Policy 12.2.2.5 as follows:

Allow buildings to exceed the non-complying height standards only

in situations where:

(i) adverse effects arising from the additional building height are no more than minor; or

(ii) the proposed design is an example of design excellence and

building height and bulk have been reduced elsewhere on the site in

order to:

(a) Reduce the impact of the proposed building on a listed heritage item; or

(b) Provide an urban design outcome that is beneficial to the public environment. ~~For the purpose of this policy, urban design outcomes that are beneficial to the public environment include:~~

- ~~• Provision of sunlight to any public space of prominence or space where people regularly congregate~~
- ~~• Provision of a pedestrian link~~
- ~~• Provision of high quality, safe public open space~~
- ~~• Retention of a view shaft to an identified landscape feature~~

**Point Number**

663.7

**Provision:**

464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 479-12.2.2.7

**Position:**

Oppose

**Summary of Submission**

Delete Policy 12.2.2.7

**Point Number**

663.8

**Provision:**

464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 480-12.2.2.8

**Position:**

Oppose

**Summary of Submission**

Amend Policy 12.2.2.8 as follows:

Acknowledge that parts of the Queenstown Town Centre are susceptible to flood risk and mitigate the effects of this through identifying these areas on the district plan maps and manage development within these areas to:

- (a) ~~Requiring~~ require minimum floor heights to be met;
- (b) ~~Encouraging~~ encourage higher floor levels (of at least 312.8 masl) where amenity, mobility, and streetscape character values are not adversely affected; and
- (c) ~~Encouraging~~ encourage building design and construction techniques which limit the impact of flooding or ponding in areas of known risk.

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**Point Number**

663.9

**Provision:**

464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 483-12.2.3.1

**Position:**

Oppose

**Summary of Submission**

Delete policy 12.2.3.1

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**Point Number**

663.10

**Provision:**

464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 485-12.2.3.3

**Position:**

Oppose

**Summary of Submission**

Amend policy 12.2.3.3 as follows:

Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by:

- (a) Enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre;

(b) Providing for noisier night time activity within the entertainment precinct in order to minimise effects on adjacent residential zones;  
and

(c) Ensuring that the nature and scale of licensed premises located in the Town Centre Transition subzone are compatible with adjoining residential zones.

(d) Permitting activities within the Town Centre Zone that comply with noise limits

(e) Requiring sensitive uses within or adjacent to the Town Centre to mitigate adverse effects of noise through insulation.

<b>Point Number</b>	663.11	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 492-12.2.4.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend policy 12.2.4.3 as follows:</p> <p>Minimise opportunities for <del>criminal activity</del> <u>antisocial behaviour</u> through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of <del>let</del> <u>configuration and the street network, carparking areas, public and semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping.</u></p>		

<b>Point Number</b>	663.12	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 495-12.2.4.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete policy 12.2.4.6		

<b>Point Number</b>	663.13	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 560-12.5.9.2.
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**Position:** Oppose

**Summary of Submission** Amend as follows:

In that part of the precinct on the eastern side of Brecon Street annotated as Precinct P1(A) as shown on the Height Precinct Map; where the maximum height shall be 15.5m above ground level and shall be limited to no more than 4 storeys in height (excluding basements), provided no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary.

<b>Point Number</b>	663.14	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1
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**Position:** Oppose

**Summary of Submission** Amend the rule as follows:

Buildings, including verandas, and any pedestrian link provided as part of the building/ development:

\* Discretion Control is limited ~~restricted~~ to consideration of all of the following: external building design and appearance in relation to streetscape character, building design in relation to adjoining pedestrian links listed in rule 12.5.8, signage platforms, and lighting.

- ~~Consistency with the Queenstown Town Centre Design Guidelines (2015), where applicable;~~
- ~~External appearance, including materials and colours;~~
- ~~Signage platforms;~~
- ~~Lighting;~~
- ~~The impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas;~~
- ~~The contribution the building makes to the safety of the Town Centre through adherence to~~

CPTED principles;

- The contribution the building makes to pedestrian flows and linkages;
- The provision of active street frontages and, where relevant, outdoor dining/patronage opportunities; and
- Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

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<b>Point Number</b>	663.15	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 518-12.4.6.2
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<b>Position:</b>	Oppose
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**Summary of Submission**

Delete:

12.4.6.2 In the Town Centre Transition subzone and on sites larger than 1800m<sup>2</sup>, an application for consent under this rule shall include application for approval of a structure plan in respect of the entire site and adherence with that approved plan in consequent applications under this rule.

\*In addition to those matters listed in rule 12.4.6.1 above, the Council's discretion is extended to also include consideration of the provision of and adherence with the structure plan, including:

- the location of buildings, services, loading, and storage areas;
- the provision of open and/or public spaces; and
- pedestrian, cycle, and vehicle linkages.

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<b>Point Number</b>	663.16	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 535-12.5.1 > 536-12.5.1.1
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<b>Position:</b>	Oppose
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**Summary of Submission**

Amend as follows:

Building Coverage in the Town Centre Transition subzone and comprehensive development of sites 1800m<sup>2</sup> or greater  
12.5.1.1 In the Town Centre Transition subzone or for any comprehensive development of sites greater than 1800m<sup>2</sup>, the maximum building coverage shall be 75%....

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**Point Number**

663.17

**Provision:**

464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 546-12.5.4 > 547-12.5.4.1

**Position:**

Oppose

**Summary of Submission**

Delete / Amend as follows

Screening of Storage Space

12.5.4.1 Within the Special Character Area and for all sites with frontage to the following roads all storage areas shall be situated within the building:

a. Shotover Street (Stanley to Hay)

b. Camp Street

c. Earl Street

d. Marine Parade

e. Stanley Street (Beetham Street to, and including, Memorial Street)

f. Beach Street

g. Rees Street (beyond the Special Character Area)

12.5.4.2 In all other parts of this zone s Storage areas shall be situated within the building or screened from view from all public places, adjoining sites and adjoining zones.

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**Point Number**

663.18

**Provision:**

464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 549-12.5.5 > 550-12.5.5.1



**Position:** Oppose

**Summary of Submission** Verandas

Every new, reconstructed or altered building (excluding repainting) with frontage to the roads listed below shall include a veranda or other means of weather protection.

- a. Shotover Street (Stanley Street to Hay Street)
- b. Hay Street
- c. Beach Street
- d. Rees Street
- e. Camp Street (Church Street to Man Street)
- f. Brecon Street (Man Street to Shotover Street)
- g. Church Street (north west side)
- h. Queenstown Mall (Ballarat Street)
- i. Athol Street
- j. Stanley Street (Coronation Drive to Memorial Street)

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<b>Point Number</b>	663.19	<b>Provision:</b>	464-12 Queenstown Town Centre
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**Position:** Oppose

**Summary of Submission** Amend Figure 2 to include the lower parts of the block bound by Lake Esplanade (Beach St), Lake Street, Man Street and Hay Street, being 93 Beach Street and 11 Lake Street as outlined in blue in Figure 1 of this submission; within Precinct 1A.

and

Amend Figure 2 to include the upper portions of of the block bound by Lake Esplanade (Beach St), Lake Street, Man Street and Hay Street, being 15 Lake Street, 18 Hay Street and 32-40 Man Street as outlined in red in Figure 1 of this submission; within Precinct 1.

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<b>Point Number</b>	663.20	<b>Provision:</b>	464-12 Queenstown Town Centre
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain all provisions in Section 12 not otherwise submitted upon in this submission as notified unless they duplicate other provisions in which case they should be deleted.		
<b>Point Number</b>	663.21	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	663.22	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 481-12.2.2.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete policy 12.2.2.9:		

<b>Submitter Number:</b>	664	<b>Submitter:</b>	Janice Margaret Clear
<b>Contact Name:</b>		<b>Email:</b>	gl.clear@moonlightcountry.co.nz
<b>Address:</b>	69 Morven Ferry Road, Arrow Junction, Queenstown, New Zealand, 9371		
<b>Point Number</b>	664.1	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Landscape Category Boundary on Doonholme Farm is amended to the 430m contour line as depicted on the attached map in the submission.		
<b>Point Number</b>	664.2	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Re-zone the area attached in the maps attached to the submission from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone.		
<b>Point Number</b>	664.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Re-zone the area attached in the maps attached to the submission from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone.		

<b>Submitter Number:</b>	665	<b>Submitter:</b>	Danmont Investments Queenstown Limited
<b>Contact Name:</b>	Michael Van Aart	<b>Email:</b>	mvanaart@vslawyers.co.nz
<b>Address:</b>	Van Aart Sycamore Lawyers PO Box 5589, Dunedin, New Zealand, 9058		
<b>Point Number</b>	665.1	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 92- 9.5.1 > 93-9.5.1.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision and requests it be confirmed.		
<b>Point Number</b>	665.2	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 97- 9.5.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision and requests it be confirmed.		
<b>Point Number</b>	665.3	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 101- 9.5.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision and requests it be confirmed.		
<b>Point Number</b>	665.4	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 108-

**Position:** Support

**Summary of Submission** Supports the provision and requests it be confirmed.

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**Submitter Number:** 666 **Submitter:** William Alan Hamilton

**Contact Name:** **Email:**

**Address:** Rapid #122, Morven Ferry Road, Queenstown, New Zealand, 9371

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**Point Number** 666.1 **Provision:** 7-Part Seven - Maps

**Position:** Oppose

**Summary of Submission** The Landscape Category Boundary on Doonholme Farm is amended to the 430m contour line as depicted on the attached map in the submission.

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**Point Number** 666.2 **Provision:** 7-Part Seven - Maps

**Position:** Oppose

**Summary of Submission** Re-zone the area attached in the maps attached to the submission from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone.

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**Point Number** 666.3 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Re-zone the area attached in the maps attached to the submission from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone.

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**Submitter Number:** 667 **Submitter:** Cedric Hockey

**Contact Name:** **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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<b>Point Number</b>	667.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		
<b>Point Number</b>	667.2	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Include the block bound by Isle, Man, Brecon and Camp Streets as part of the Queenstown Town Centre Zone.		
<b>Point Number</b>	667.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 560-12.5.9.2.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows: In that part of the precinct on the eastern side of Brecon Street annotated as Precinct P4 (A) as shown on the Height Precinct Map; where the maximum height shall be 15.5m above ground level and shall be limited to no more than 4 storeys in height (excluding basements), provided no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary.		
<b>Point Number</b>	667.4	<b>Provision:</b>	3-Part Three - Urban Environment > 3.6-12 Queenstown Town Centre > 3.6.7-Figure 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Figure 2 to make the block bound by Isle, Man, Brecon and Camp Streets fall within Precinct 1A.		
<b>Point Number</b>	667.5	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Include the block bound by Isle, Man, Brecon and Camp Streets as part of the Queenstown Town Centre Zone.		

<b>Submitter Number:</b>	668	<b>Submitter:</b>	Philip Thoreau
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**Contact Name:** **Email:** philip@thoreau.co.nz

**Address:** 1 Tenby Street, Wanaka, New Zealand, 9305

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**Point Number** 668.1 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Reconsideration of provisions under 8.5.5, in particular in the light of the fact that the area or proposed to be zoned as medium density is essentially almost exclusively a residential zone.

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**Point Number** 668.2 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Greater explanation and justification sought

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**Point Number** 668.3 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 293-8.2.7.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Reconsideration of Policy 8.2.7.4

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**Point Number** 668.4 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6

**Position:** Oppose

**Summary of Submission** Reduce recession plane angle

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**Point Number** 668.5 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 385-8.5.6.1

**Position:** Oppose

**Summary of Submission** Reduce recession plane angle

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<b>Point Number</b>	668.6	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 386-8.5.6.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reduce recession plane angle		

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<b>Point Number</b>	668.7	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 387-8.5.6.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reduce recession plane angle		

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<b>Point Number</b>	668.8	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6 > 389-8.5.6.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	It is submitted that 8.5.6 requires significant rework, a reduction of the highly aggressive Recession planes and reconsideration of 8.5.6.5 to more appropriate, or a significant reduction in the area of the zone where such an exemption could apply, taking specifically into account the amenities value of the residential users and visitors in the area in accordance with the proposed objectives.		

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<b>Point Number</b>	668.9	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The Medium Density Residential Zone proposal is supported by the submitters, except where indicated in the foregoing, where through reasons of either the proposed boundaries of the zone, through the provisions relating to density 8.5.5, recession planes 8.5.6 and in relation to parking 8.2.7.3 and 8.2.7.4, conflict with the objectives of the zone purpose of 8.1, and will adversely impact on the primary role of the zone to provide housing supply whilst ensuring reasonable amenity protection and protecting the privacy and amenity of guests and residential users.		

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<b>Point Number</b>	668.10	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	It is submitted that it is preferred to have more stringent significant controls to retain the amenity value of the area, particularly as it progresses eastward toward the characteristically Wanaka scenic Cardrona Moraine, Bullock Creek, upper Helwick Street and East Tenby Street regions.		
<b>Point Number</b>	668.11	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	It is submitted that the proposed area for the zone; which is essentially a part of the traditional and historical Wanaka town precinct requires sensitive care in its development so as to preserve actual character of the precinct which gives Wanaka its identity.		

<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>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		
<b>Point Number</b>	669.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		
<b>Point Number</b>	669.2	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain all provisions in the plan not otherwise submitted upon in this submission as notified unless they duplicate other provisions in which case they should be deleted.		
<b>Point Number</b>	669.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Lot 1 DP 425385 within the Rural Lifestyle Zone as per the notified version of the proposed district plan.		
<b>Point Number</b>	669.4	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes



<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Lot 1 DP 425385 within the Rural Lifestyle Zone as per the notified version of the proposed district plan.		
<b>Point Number</b>	669.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Include Lot 1 DP 425385 within the Rural Lifestyle Zone.		
<b>Point Number</b>	669.6	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Include Lot 1 DP 425385 within the Rural Lifestyle Zone. (off Lower Shotover Rd)		
<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		
<b>Point Number</b>	669.8	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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").		
<b>Point Number</b>	669.9	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Clarify that landscape classification objectives and policies do not apply to zones such as the Rural Lifestyle Zone.		

<b>Point Number</b>	669.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Either Delete this entire section or delete those parts after the first two paragraphs.		
<hr/>			
<b>Point Number</b>	669.11	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Delete</p> <p><del>Maintain and enhance the district's landscape quality, character and visual amenity values while enabling rural living opportunities in areas that can avoid detracting from those landscapes.</del></p> <p>And replace with:</p> <p><u>Rural living opportunities are enabled in identified appropriate areas.</u></p>		
<hr/>			
<b>Point Number</b>	669.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 802-22.2.1.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Set <del>minimum</del> <u>maximum</u> density and building coverage standards so <del>as to maintain the</del> open space, natural and rural <u>amenity values</u> <del>qualities of the District's distinctive landscapes are not reduced.</del></p>		
<hr/>			
<b>Point Number</b>	669.13	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Add new policy: <u>Establish maximum density standards so as to indicate what at a minimum is a reasonable development density in the Rural Lifestyle Zone.</u></p>		
<hr/>			
<b>Point Number</b>	669.14	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 803-22.2.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Amend as follows:  
  
Allow for flexibility of the density provisions, where ~~design-led and innovative patterns of subdivision and residential development, roading and planting would enhance the character of the zone and the District's landscapes.~~ effects on landscape and amenity values would be no worse than that of a proposal which complies with the maximum density provisions

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**Point Number** 669.15 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Replace/Renumber as a policy

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**Point Number** 669.16 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3

**Position:** Oppose

**Summary of Submission** Delete:  
  
~~Objective - Manage new development and natural hazards~~

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**Point Number** 669.17 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3 > 815-22.2.3.1

**Position:** Oppose

**Summary of Submission** Delete:  
  
~~Policy - Parts of the Rural Residential and Rural Lifestyle zones have been, and might be identified in the future as susceptible to natural hazards and some areas may not be appropriate for residential activity if the natural hazard risk cannot be adequately managed.~~

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**Point Number** 669.18 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 843-22.4.1

**Position:** Oppose

**Summary of Submission** Any other activity not listed in Tables 1-7: NG P  
  
And make consequential amendments to list non-complying activities.

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<b>Point Number</b>	669.19	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 844-22.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified		
<hr/>			
<b>Point Number</b>	669.20	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 886-22.5.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>Residential Density: Rural Residential Zone Not more than one residential unit per 4000m<sup>2</sup> net site area.</p> <p>Residential Density: Rural Lifestyle Zone <u>Not more than one residential unit per 1 Ha net site area.</u></p> <p><del>One residential unit located within each building platform.</del></p> <p><del>On sites less than 2ha there shall be only one residential unit.</del></p> <p>-</p> <p><del>On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.</del></p> <p>And make the status for breaching these rules Restricted Discretionary with discretion limited to:</p> <ul style="list-style-type: none"> <li>• <u>Effects on landscape, rural amenity and character values, privacy, infrastructure capacity and road safety and efficiency</u></li> </ul>		
<hr/>			
<b>Point Number</b>	669.21	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend policy 28.3.1.2 as follows:</p> <p>28.3.1.2 Restrict the establishment of activities which have the potential to increase <u>significant</u> natural hazard risk, <del>or</del> <u>which</u> may have an impact upon the community and built environment.</p>		
<hr/>			
<b>Point Number</b>	669.22	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend objective 28.3.2 as follows:

Development on land subject to a significant natural hazards only occurs where the risks to the community and the built environment are satisfactorily avoided or appropriately managed or mitigated.

**Point Number** 669.23 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 28.3.2.2 as follows:

Allow subdivision and development of land subject to significant natural hazards where ~~the proposed activity it~~ does not:

- Accelerate or worsen the natural hazard risk and/or its potential impacts.
- Expose vulnerable activities to intolerable natural hazard risk.
- Create an unacceptable risk to human life.
- ~~Increase the natural hazard risk to other properties.~~
- Require additional works and costs that would be borne by the public community.

**Point Number** 669.24 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 28.3.2.3 as follows:

Ensure new subdivision or land development all proposals to subdivide or develop land that is at threat from a subject to significant natural hazards risk (identified on the District Plan Maps) is assessed in terms of provide an assessment covering:

- The type, frequency and scale of the natural hazard and the effects of a natural hazard event on the subject land.
- The type of activity being undertaken and its vulnerability of the activity in relation to the natural hazards.
- ~~The effects of a natural hazard event on the subject land.~~
- The potential for the activity to exacerbate the natural hazard risk both in and off the subject land.
- ~~The potential for any structures on the subject land to be relocated.~~
- The location, design and construction of buildings and structures to mitigate the effects of natural hazards, such as the raising of floor levels.
- Site layout and m Management techniques that to avoid or minimise the adverse effects of natural hazards, including access and egress during a hazard event.

**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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<b>Point Number</b>	670.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The submitter opposes the Proposed District Plan for the following reasons;  It does not accord with, or assist the territorial authority to carry out its functions to achieve, the purpose of the Resource Management Act 1991 (the Act); i. It does not promote the sustainable management of resources; ii. It does not meet section 32 of the Act; iii. It is not consistent with Part II of Act; iv. It does not represent integrated management or sound resource management practice; v. It does not meet the reasonably foreseeable needs of future generations; vi. It does not implement the most appropriate standards, rules or methods for achieving the objectives set out in the Proposed District Plan.		

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<b>Point Number</b>	670.2	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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>Point Number</b>	670.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	See full Submission (670) for details  Submission 1: Rural General Zone  The area defined in the map contained in Attachment [D] is re-zoned from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone.  The farm already accommodates recreational and tourism activities (the cycle trail runs through the back of the farm). By rezoning to Rural Lifestyle and Rural Visitor Zone we could conserve the rural character of the land but be in a position to consider new opportunities in the future if the farm can no longer sustain itself economically from Agriculture alone.		

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<b>Point Number</b>	670.4	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
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<b>Position:</b>	Oppose
<b>Summary of Submission</b>	See full Submission (670) for details Submission 1: Rural General ZoneThe area defined in the map contained in Attachment [D] is re-zoned from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone.The farm already accommodates recreational and tourism activities (the cycle trail runs through the back of the farm). By rezoning to Rural Lifestyle and Rural Visitor Zone we could conserve the rural character of the land but be in a position to consider new opportunities in the future if the farm can no longer sustain itself economically from Agriculture alone.

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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> <p>Insert new policy 3.2.8.1.2: <u>To discourage the closure of unformed legal roads.</u></p> <p>Insert new policy 3.2.8.1.3: <u>To enable complementary activities to be developed adjacent to the trail.</u></p> <p>Insert new policy 3.2.8.1.1: <u>That trails will predominantly occur within the rural parts of the District, in particular within the Outstanding Natural Landscapes and Outstanding Natural Features.</u></p> <p>Insert new policy 3.2.8.1.1: <u>To acknowledge that trail construction may include associated infrastructure such as bridges, car parking areas and other related modifications to the environment.</u></p>		

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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
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	<p>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.</p> <p>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.</p>		
<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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>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</p> <p>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.</p>		
<b>Point Number</b>	671.4	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Insert new Policy 21.2.9: <u>To enable commercial activities that are associated with, are complimentary to and in close proximity of the Queenstown Trail and Upper Clutha Tracks trail network.</u></p> <p>The vision for the trail network has always to been to foster the establishment of businesses on or near the trail, including homesteads, cafes and similar beneficial business activities. It is important that the district Plan recognise the social, cultural and economic wellbeing that might derive from inclusionary policies.</p>		
<b>Point Number</b>	671.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Insert new Policy 27.2.2.10: <u>To ensure the provision of trails and trail connections are considered at the time of subdivision.</u></p> <p>It is important that the subdivision chapter highlights the need for trails to be contemplated as part of the subdivision process.</p>		



<b>Submitter Number:</b>	672	<b>Submitter:</b>	Watertight Investments Ltd
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	672.1	<b>Provision:</b>	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		
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<b>Point Number</b>	672.2	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Include the block bound by Isle, Man, Brecon and Camp Streets as part of the Queenstown Town Centre Zone.		
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<b>Point Number</b>	672.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 474-12.2.2.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Policy 12.2.2.2 as worded in the submission in order to restrict its application only to development that is visible from public places and to delete the last part of the first bullet point (commencing ", which incorporates..." as it is verbose and contains a level of specificity not required.		
<hr/>			
<b>Point Number</b>	672.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 475-12.2.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Policy 12.2.2.3 by adding a further bullet point as follows: " <i>Control the height and mass of buildings in order to: • <u>Provide a reasonable degree of certainty in terms of potential building height and mass...</u></i> "		
<hr/>			
<b>Point Number</b>	672.5	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2

**Position:** Oppose

**Summary of Submission** Amend Policy 12.2.2.4 as follows:

*"Allow buildings to exceed the discretionary height standards in situations where: • The outcome is of a high quality development design, which is superior to that which would be achievable under the permitted height; • Unless offset or compensated for, the cumulative effect of the additional height does not result in additional more than minor adverse shading effects on that will progressively degrade the pedestrian environment or enjoyment of public spaces; and or • The increase in height will facilitate the provision of residential activity.*

**Point Number** 672.6 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 477-12.2.2.5

**Position:** Oppose

**Summary of Submission** Amend Policy 12.2.2.5 as per the wording in the submission by adding the following subclause "(i) adverse effects arising from the additional building height are no more than minor; or" and deleting the explanatory text in sub-clause (b) commencing "For the purpose..." as it is not necessary.

**Point Number** 672.7 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 479-12.2.2.7

**Position:** Oppose

**Summary of Submission** Delete Policy 12.2.2.7

**Point Number** 672.8 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 480-12.2.2.8

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 12.2.2.8 as per the wording in the submission, as the policy is generally appropriate however amendments are sought a) to ensure it only applies to land affected by flood risk, which should be identified in the district plan maps and b) to acknowledge that character values are a consideration in determining the appropriateness of raising floor levels.

**Point Number** 672.9 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of** Amend Policy 12.2.2.8 as per the wording in the submission, as the policy is generally

<b>Submission</b>	appropriate however amendments are sought a) to ensure it only applies to land affected by flood risk, which should be identified in the district plan maps.		
<b>Point Number</b>	672.10	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 472-12.2.2 Objective 2 > 481-12.2.2.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend policy 12.2.2.9 as follows: " <del>Require</del> <u>Manage high quality the design of comprehensive developments within the Town Centre Transition subzone and on large sites elsewhere in the Town Centre.</u> "		
<b>Point Number</b>	672.11	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete policy 12.2.3.1 and capture its intent by inserting new subclauses into Policy 12.2.3.3 as follows: " <u>(d) Permitting activities within the Town Centre Zone that to comply with noise limits; (e) Requiring sensitive uses within or adjacent to the Town Centre to mitigate adverse effects of noise through insulation.</u> "		
<b>Point Number</b>	672.12	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 492-12.2.4.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend policy 12.2.4.3 as follows: " <u>Minimise opportunities for criminal activity through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of lot configuration and the street network, carparking areas, public and semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping.</u> "		
<b>Point Number</b>	672.13	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 495-12.2.4.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete policy 12.2.4.6		
<b>Point Number</b>	672.14	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 558-12.5.9 > 560-12.5.9.2.



<b>Summary of Submission</b>	Amend Figure 2 to include the block bound by Isle, Man, Brecon and Camp Streets within Precinct 1A, as 15.5 m is an appropriate height limit in the context.		
<b>Point Number</b>	672.20	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Objective 26.5.1 as follows: Objective - " <i>To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development.</i> "		
<b>Point Number</b>	672.21	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1077-26.5.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 26.5.1.2 as follows: " <i>Protect historic heritage features against adverse effects of land use and <u>inappropriate</u> development, including cumulative effects, proportionate to their level of significance.</i> "		
<b>Point Number</b>	672.22	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 26.5.2.1 as follows:  " <i>Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that <del>do not</del> <u>avoid, remedy or mitigate</u> permanently adversely a <u>effects on</u> heritage values and are in accordance with best practice.</i> "		
<b>Point Number</b>	672.23	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1093-26.6.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend rule 26.6.2 so that subdivision of any site containing all or part of a protected feature is a restricted discretionary activity, restricted to the impact of the proposed subdivision on the heritage values of the protected item(s).		
<b>Point Number</b>	672.24	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1094-26.6.3
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Delete Rule 26.6.3.		
<b>Point Number</b>	672.25	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1095-26.6.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 26.6.4, as it is overly restrictive and is not necessary		
<b>Point Number</b>	672.26	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1096-26.6.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 26.6.5 as follows: " <u>Demolition, relocation, or <del>E</del> external alterations to buildings listed in table 26.9</u> and delete the remainder as follows " <del>Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included...</del> " in order to incorporate rules 26.6.3 and 26.6.4 into this rule.		
<b>Point Number</b>	672.27	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1097-26.6.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 26.6.6 as follows: " <u>Internal alterations to buildings listed in table 26.9</u> " and delete the following: <del>Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.</del>		
<b>Point Number</b>	672.28	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1098-26.6.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 26.6.7		
<b>Point Number</b>	672.29	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1108-26.6.17
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them. See uploaded submission - point 27		

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**Point Number** 672.30 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1109-26.6.18

**Position:** Oppose

**Summary of Submission** Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them. See uploaded submission - point 27

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**Point Number** 672.31 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1110-26.6.19

**Position:** Oppose

**Summary of Submission** Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them.

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**Point Number** 672.32 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1111-26.6.20

**Position:** Oppose

**Summary of Submission** Delete rules relating to archaeological sites (Table 5 Rules 26.6.17- 26.6.20) as they add unnecessary regulation on matters already covered by other legislation; are problematic, requiring a subjective assessment of the scale of effects in order to determine activity status; and would be more efficient and equally effective to delete them.

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**Point Number** 672.33 **Provision:** 1059-26 Historic Heritage >  
1148-26.9 Buildings, structures and features

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Reclassify Glenarm Cottage to be a Category III item within Table 26.9 and make any such consequential amendments necessary.

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**Point Number** 672.34 **Provision:** 1059-26 Historic Heritage

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Retain all provisions in Section 26 not otherwise submitted on as notified, unless they duplicate other provisions in which case they should be deleted.

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**Point Number** 672.35 **Provision:** 1-28 Natural Hazards > 5-28.3  
Objectives and Policies

**Position:** Oppose

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Submitter Number:** 673 **Submitter:** Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited

**Contact Name:** Mark Allan **Email:** mark.allan@aurecongroup.com

**Address:** Aurecon NZ Ltd PO Box 1061, Christchurch, New Zealand, 8140

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**Point Number** 673.1 **Provision:** 464-12 Queenstown Town Centre > 584-12.6 Non-Notification of Applications > 586-12.6.2

**Position:** Support

**Summary of Submission** Retain, in its notified form, Rule 12.6.2, in respect of no written consent and non-notification. See uploaded submission

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**Point Number** 673.2 **Provision:** 592-13 Wanaka Town Centre > 679-13.6 Non-Notification of Applications > 681-13.6.2

**Position:** Support

**Summary of Submission** Retain, in its notified form, Rule 13.6.2, in respect of no written consent and non-notification.

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**Point Number** 673.3 **Provision:** 592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 647-13.5.1

**Position:** Support

**Summary of Submission** Retain, in its notified form, Rule 13.5.1 Setbacks and sunlight access – sites adjoining a Residential zone

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**Point Number** 673.4 **Provision:** 592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 663-13.5.9

**Position:** Support

**Summary of Submission** Retain, in its notified form, Rule 13.5.9 regarding Maximum building height for buildings in the



<b>Submission</b>	Wanaka Height Precinct.		
<b>Point Number</b>	673.5	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support the exclusion of the site coverage maximum for both the Wanaka Town Centre Zone.		
<b>Point Number</b>	673.6	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 535-12.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support the exclusion of the site coverage maximum for both the Queenstown Town Centre Zone.		

<b>Submitter Number:</b>	674	<b>Submitter:</b>	J & R Hadley
<b>Contact Name:</b>		<b>Email:</b>	rebecca@landla.co.nz
<b>Address:</b>	PO Box 1356, Queenstown, New Zealand, 9700		
<b>Point Number</b>	674.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add an introduction to the Rural Residential and Rural Lifestyle Zone to include the purpose of the zone for rural residential living with associated rural character and amenity values, as the proposed plan does not describe or recognise the purpose of the RRZ in the manner that the operative plan does.		
<b>Point Number</b>	674.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the proposed Objectives and Policies and seek a review of the Objectives and Policies to uphold the purpose and intent of the Rural Residential and Rural Lifestyle Zone, noting that: a) The PDP has an obligation to ensure that the important values of rural character and amenity that differentiate the RRZ from other residential zones are upheld and protected by the Objectives and Policies; b) no Objectives and Policies are included that		

protect the amenity within the rural living zone for residents.

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<b>Point Number</b>	674.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose the proposed Rules of the RRZ, which are more permissive than for the same Zone in the Operative Plan and seek that they be reviewed and strengthened in order to uphold the purpose and intention of the Zone, with particular reference to the North Lake Hayes Rural Residential Zone in which we own property. The PDP has an obligation to ensure that the important values of rural character and amenity that differentiate the RRZ from other residential zones are upheld and protected by the Rules and Assessment Matters of the RRZ.		

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<b>Point Number</b>	674.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 939-22.7 Assessment Matters
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reinstate and review the operative assessment matters to ensure amenity and rural character is maintained. Consideration should also be given to ecological systems and the water quality of Mill Stream and Lake Hayes should be protected and enhanced.		

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<b>Point Number</b>	674.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 939-22.7 Assessment Matters
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Include strong assessment matters with clear standards to be met with regard to effects including noise, traffic, visibility and others so that the rural character and amenity values of the RRZ are maintained		

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<b>Point Number</b>	674.6	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 811-22.2.2.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Policy 22.2.2.3 that discourages commercial and non-residential activities so that the amenity, quality and character of the RRZ is not diminished.		

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<b>Point Number</b>	674.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 856-22.4.11
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Support Rule 22.4.11 that states Visitor Accommodation outside of a Visitor Accommodation sub zone is Non Complying.		
<b>Point Number</b>	674.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 861-22.4.16
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Rule 22.4.16 that states any other commercial or industrial activity is Non Complying		
<b>Point Number</b>	674.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Strongly disagree with Objective 22.2.2. Visitor and community activities should in almost all cases not be included in the zone. We also note that visitor activities could be commercial activities which are discouraged at Policy 22.2.2.3.		
<b>Point Number</b>	674.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 855-22.4.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Impose much more stringent standards and assessment matters Visitor accommodation within a Visitor Subzone, including scale and intensity of the activity, effect on character and amenity within the RRZ, noise, traffic and visual effects.		
<b>Point Number</b>	674.11	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 857-22.4.12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose Rule 22.4.12 regarding community activities as this should be a Non Complying not Discretionary activity. Community activities require strong assessment standards so that the purpose of the zone for rural living is recognised and the rural character and amenity of the zone is maintained and so that non-residential activities are not allowed.		
<b>Point Number</b>	674.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 858-22.4.13
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Airports require strong assessment standards so that the purpose of the zone for rural living is recognised and the rural character and amenity of the zone is maintained and so that non-residential activities are not allowed.		
<b>Point Number</b>	674.13	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 861-22.4.16
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Commercial and industrial activity require strong assessment standards so that the purpose of the zone for rural living is recognised and the rural character and amenity of the zone is maintained and so that non-residential activities are not allowed.		
<b>Point Number</b>	674.14	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 859-22.4.14
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Airports require strong assessment standards so that the purpose of the zone for rural living is recognised and the rural character and amenity of the zone is maintained and so that non-residential activities are not allowed. See uploaded submission paras 4.11 and 4.12		
<b>Point Number</b>	674.15	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Any consequential amendments to give effect to the submission points		

<b>Submitter Number:</b>	675	<b>Submitter:</b>	J Hadley
<b>Contact Name:</b>		<b>Email:</b>	james@hadleys.co.nz
<b>Address:</b>	Hadley Consultants Ltd PO Box 1356, Queenstown, New Zealand, 9700		
<b>Point Number</b>	675.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the rural zone objectives, policies, rules and assessment matters for the rural zoned land identified on planning maps 26 and 29.		

<b>Point Number</b>	675.2	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the rural zone objectives, policies, rules and assessment matters for the rural zoned land identified in the submission on planning maps 26 and 29.		

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<b>Point Number</b>	675.3	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the rural zone objectives, policies, rules and assessment matters for the rural zoned land identified in the submission on planning maps 26 and 29.		

<b>Submitter Number:</b>	676	<b>Submitter:</b>	Philip & Jocelyn Sanford
<b>Contact Name:</b>		<b>Email:</b>	plsanford@tracks.co.nz
<b>Address:</b>	46 Park Street, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	676.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	We want the QLDC to reconsider Discretionary Activities and return to a democratic process whereby affected persons e.g., neighbours can have some say. See our attached submission.		

<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>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	677.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	<p>Definitions Tourism Activity (new)</p> <p>Insert new definition for "Tourism Activity". Suggested wording is as follows:</p> <p><u>Tourism Activity:</u> <u>Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.</u></p>
<b>Point Number</b>	<p>677.2</p> <p><b>Provision:</b> 57-3Strategic Direction &gt; 59-3.2Goals, Objectives and Policies</p> <p><b>Position:</b> Other - Please clearly indicate your position in your submission below</p> <p><b>Summary of Submission</b> Add new Strategic Goal</p> <p>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></p>
<b>Point Number</b>	<p>677.3</p> <p><b>Provision:</b> 57-3Strategic Direction &gt; 59-3.2Goals, Objectives and Policies</p> <p><b>Position:</b> Other - Please clearly indicate your position in your submission below</p> <p><b>Summary of Submission</b> Add new Strategic Objective</p> <p>Insert new strategic objective: <u>To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.</u></p>
<b>Point Number</b>	<p>677.4</p> <p><b>Provision:</b> 57-3Strategic Direction &gt; 59-3.2Goals, Objectives and Policies</p> <p><b>Position:</b> Other - Please clearly indicate your position in your submission below</p> <p><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></p> <ul style="list-style-type: none"> <li><u>(i) Maintaining and enhancing the districts natural character</u></li> <li><u>(ii) Protecting existing transport routes and access to key visitor attractions from incompatible uses and development of land and water</u></li> <li><u>(iii) Protecting existing buildings , structures and informal airports that support tourism activities from incompatible land use or development</u></li> <li><u>(iv) Enabling the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied, or mitigated</u></li> <li><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></li> <li><u>(vi) Providing for activities and development which support tourism activities.</u></li> </ul>

<b>Point Number</b>	677.5	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>All Rules in the plan  Amend rules as required to ensure:  (i) tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted, controlled, or restricted discretionary activity status;  (ii) tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted discretionary or discretionary activity;  (iii) tourism activities are not classified as a non-complying or prohibited activity.</p>		
<b>Point Number</b>	677.6	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend as follows:   Acknowledge the contribution tourism <u>activities, development and</u> infrastructure makes to the economic and recreational values of the District.</p>		
<b>Point Number</b>	677.7	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend as follows:  Recognise <u>the benefits of that and provide for commercial recreation and tourism related activities which enable the appreciation of District's landscapes.</u> <del>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.</del></p>		
<b>Point Number</b>	677.8	<b>Provision:</b>	7-Part Seven - Maps > 7.10-Map 9 - Glenorchy Rural, Lake Wakatipu
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend Planning Maps 9 and 25 C to include the land described as Woodbine Station with the Rural Visitor Zone  Alternatively, a zoning that would suitably provide for tourism development, such as the Rural Lifestyle Zone with a Visitor Accommodation Overlay, or some other specific tourism related zoning.</p>		

<b>Point Number</b>	677.9	<b>Provision:</b>	7-Part Seven - Maps > 7.27-Map 25 - Glenorchy, Kinloch and South of Blanket Bay
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Planning Maps 9 and 25 C to include the land described as Woodbine Station with the Rural Visitor Zone Alternatively, a zoning that would suitably provide for tourism development, such as the Rural Lifestyle Zone with a Visitor Accommodation Overlay, or some other specific tourism related zoning.		
<b>Point Number</b>	677.10	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions (Related to submission points from submitter 677)		

<b>Submitter Number:</b>	678	<b>Submitter:</b>	Southern District Health Board
<b>Contact Name:</b>	Julie McMinn	<b>Email:</b>	julie.mcminn@opus.co.nz
<b>Address:</b>	Opus International Consultants Private Bag 1913, Dunedin, New Zealand, 9054		
<b>Point Number</b>	678.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The SDHB supports the definition of Community Activity.		
<b>Point Number</b>	678.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The SDHB seeks the deletion of the definition Community Facility and reference to this term in the proposed plan unless a community facility sub-zone is reinstated in the proposed plan and over the hospital site.		
<b>Point Number</b>	678.3	<b>Provision:</b>	138-7 Low Density Residential



<b>Position:</b>	Oppose
<b>Summary of Submission</b>	The SDHB seeks the reinstatement of the Community Facility zone (or similar) within the Proposed Plan and over the Lakes District Hospital Site where subject to performance standards the development of the hospital site is a permitted activity, and / or Community Activities activity status is changed from discretionary to permitted in the Low Density Residential Zone.

<b>Submitter Number:</b>	679	<b>Submitter:</b>	Millennium & Copthorne Hotels New Zealand Limited
<b>Contact Name:</b>	Takeshi Ito	<b>Email:</b>	takeshi.ito@millenniumhotels.com
<b>Address:</b>	PO Box 5640, Wellesley Street, Auckland, New Zealand, 1140		

<b>Point Number</b>	679.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	We seek either a High Density Residential zoning on the land with a 12 metre height limit. or. some other zoning which provides for hotels at the height of the current development .		

<b>Point Number</b>	679.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	A definition of visitor accommodation / hotels which provide for all the activities likely to be associated with a hotel visitor accommodation i.e., conference facilities, restaurants, bars, gyms, guest retail etc.		

<b>Submitter Number:</b>	680	<b>Submitter:</b>	Ian James & Susan May Todd
<b>Contact Name:</b>		<b>Email:</b>	todd68@xtra.co.nz
<b>Address:</b>	68 Hogans Gully Road, Queenstown, New Zealand, 9371		

<b>Point Number</b>	680.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Request submitter's land (68 Hogans Gully Road) is rezoned from Rural General to a mix of Rural Lifestyle and Rural Visitor.		

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**Point Number** 680.2 **Provision:** 7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook

**Position:** Oppose

**Summary of Submission** Request submitter's land (68 Hogans Gully Road) is rezoned from Rural General to a mix of Rural Lifestyle and Rural Visitor.

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**Submitter Number:** 681 **Submitter:** Gerard Auckram

**Contact Name:** **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 681.1 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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**Point Number** 681.2 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities > 65-9.4.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Confirm the following (permitted status):  
Dwelling, Residential Unit, Residential Flat comprising  
three (3) or less per site

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**Point Number** 681.3 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 96-9.5.3

**Position:** Support

**Summary of Submission** Confirm the following rule (non complying to breach):  
Maximum Building Height – Sloping Sites

The maximum building height shall be 10 metres.

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**Point Number** 681.4 **Provision:** 26-9 High Density Residential

**Position:** Support

**Summary of Submission** Confirm all other provisions not otherwise commented on.

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**Submitter Number:** 682 **Submitter:** Joan Allison Garvan & Myles Cameron White as Trustees for DL & JA Garvan Family Trusts

**Contact Name:** MJ de Buyzer **Email:** mdebuyzer@berryco.co.nz

**Address:** Berry & Co PO Box 10, Oamaru, New Zealand, 9444

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**Point Number** 682.1 **Provision:** 255-8 Medium Density Residential

**Position:** Support

**Summary of Submission** Support the creation of the new Medium Density Residential Zone with the proposed rules as set out in the draft District Plan.

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**Submitter Number:** 683 **Submitter:** L.S.P Ltd

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 1383, Queenstown, New Zealand, 9348

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**Point Number** 683.1 **Provision:** 4-Part Three - Urban Environment

**Position:** Support

**Summary of Submission** L.S.P supports the zoning proposed for its land and in particular the provisions that provide for visitor accommodation development. L.S.P considers that the land



<b>Point Number</b>	684.5	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	A change to the signage, and council references, to reflect the historical accuracy in the naming of Lake 'Hayes' to Lake 'Hays', and also denote the Maori name to its changed signage.		

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<b>Submitter Number:</b>	685	<b>Submitter:</b>	Tony Moran
<b>Contact Name:</b>		<b>Email:</b>	tony.moran@xtra.co.nz
<b>Address:</b>	139 Mabers Road, RD2P, Kaiapoi, New Zealand, 7692		

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<b>Point Number</b>	685.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Outside of scope: Plan Change 44 be declined.		

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<b>Submitter Number:</b>	686	<b>Submitter:</b>	Garth Makowski
<b>Contact Name:</b>		<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	686.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		

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<b>Point Number</b>	686.2	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Secondary Relief – Amend provisions to allow for an increase in density within the Medium Density Zone		

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**Point Number** 686.3 **Provision:** 26-9 High Density Residential

**Position:** Support

**Summary of Submission** Confirm all provisions within the Proposed High Density Residential Zone.

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**Point Number** 686.4 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Oppose

**Summary of Submission** Rezone "Medium Density" zoned land (Belfast Terrace) High Density Residential Map 35.

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**Submitter Number:** 687 **Submitter:** Lynden Cleugh

**Contact Name:** **Email:** cleugh.glendene@xtra.co.nz

**Address:** PO Box 196, Wanaka, New Zealand, 9343

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**Point Number** 687.1 **Provision:** 10-Entire Plan

**Position:** Support

**Summary of Submission** I generally support the approach of the District Plan Review which is to become more enabling to development in the area.

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**Point Number** 687.2 **Provision:** 410-11 Large Lot Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Adopt the submission by Land & Infrastructure Management Ltd (LIM) which seeks an increased density within the Large Lot Residential Zone.

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**Submitter Number:** 688 **Submitter:** Justin Crane and Kirsty Mactaggart

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

---

**Point Number** 688.1 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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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 a~~ New subdivision, use or development ~~to occur~~ in those areas which have potential to absorb change without significantly detracting from landscape and visual amenity values.

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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”).

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**Point Number** 688.5 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8

**Position:** Other - Please clearly indicate your position in your submission below

<b>Summary of Submission</b>	Amend as follows:  Avoid, <u>remedy or mitigate</u> subdivision and development in areas <u>specified on planning maps</u> that are identified as being unsuitable for development.		
<b>Point Number</b>	688.6	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Make non-listed activities permitted		
<b>Point Number</b>	688.7	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 863-21.4.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows:  The construction of any building including the physical activity associated with buildings including <del>roading, access, lighting, landscaping and earthworks</del> , not provided for by any other rule.		
<b>Point Number</b>	688.8	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain all other provisions in Section 21 unless otherwise stated.		
<b>Point Number</b>	688.9	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the planning maps to show lower Threeewood area as part of the Rural Residential Zone, in general accordance with the map in Attachment 1 to this submission.		
<b>Point Number</b>	688.10	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.		



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**Point Number** 688.11 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Oppose

**Summary of Submission** Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas

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**Point Number** 688.12 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2

**Position:** Oppose

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 688.13 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2

**Position:** Oppose

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 688.14 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2

**Position:** Oppose

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 688.15 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3

**Position:** Oppose

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 688.16 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Objective 26.5.1 as follows:

Objective - To recognise and protect historic heritage features in the District from the adverse effects of inappropriate land use, subdivision and development.

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**Point Number** 688.17 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1 > 1077-26.5.1.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 26.5.1.2 as follows:

Protect historic heritage features against adverse effects of land use and inappropriate development, including cumulative effects, proportionate to their level of significance.

---

**Point Number** 688.18 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1

**Position:** Support

**Summary of Submission** Amend Policy 26.5.2.1 as follows:

Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that do not avoid, remedy or mitigate permanently adversely a effects on heritage values and are in accordance with best practice.

---

**Point Number** 688.19 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1093-26.6.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend rule 26.6.2 so that subdivision of any site containing all or part of a protected feature is a restricted discretionary activity, not discretionary. Discretion should be restricted to the impact of the proposed subdivision or development on the heritage values of the protected item(s).

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**Point Number** 688.20 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1094-26.6.3

**Position:** Oppose

**Summary of Submission** Delete Rule 26.6.3 as follows:

~~Demolition - Works that result in damage, substantial removal from the site, destruction of any, or all, significant elements of the historic fabric or characteristics of a building or feature,~~

involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.

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**Point Number** 688.21 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1096-26.6.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Rule 26.6.5 as follows:

Demolition, relocation, or E external alterations to buildings listed in table 26.9 :

~~Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included...~~

---

**Point Number** 688.22 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1097-26.6.6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Rule 26.6.6 as follows:

Internal alterations to buildings listed in table 26.9

~~Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.~~

---

**Point Number** 688.23 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1098-26.6.7

**Position:** Oppose

**Summary of Submission** Delete Rule 26.6.7 as follows:

~~Development within the curtilage or setting\*~~

~~Works including earthworks, signage, lighting, street furniture, new buildings and structures.~~

~~\*Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place.  
IGOMOS New Zealand Charter 2010~~

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**Point Number** 688.24 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1108-26.6.17

**Position:** Oppose

<b>Summary of Submission</b>	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)		
<b>Point Number</b>	688.25	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1109-26.6.18
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)		
<b>Point Number</b>	688.26	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1110-26.6.19
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)		
<b>Point Number</b>	688.27	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1111-26.6.20
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rules relating to archaeological sites (Table 5 Rules 26.6.17-26.6.20)		
<b>Point Number</b>	688.28	<b>Provision:</b>	1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Correct the legal site description in Table 26.9 for the Threepwood Stables (item 242) to read as Lot 22 DP 378242 rather than Lot 2 DP 21614.		
<b>Point Number</b>	688.29	<b>Provision:</b>	771-21Rural Zone > 890- 21.5Rules - Standards > 971- 21.5.44
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm 21.5.44		
<b>Point Number</b>	688.30	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		

**Summary of Submission** Move the edge of the Outstanding Natural feature as it applies to Lot 28 DP 378242 westward and northward from Lot 1 DP 21614 so that it follows the toe of the slope and does not traverse the submitter's land.

---

**Submitter Number:** 689 **Submitter:** Kingston Lifestyle Family Trust

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 689.1 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** The site (located on Kingston-Garston Highway (State Highway 6) legally described as Lot 3 DP 12725) be rezoned from Rural General to either Kingston Township, Low Density Residential or Kingston Village Zone

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**Point Number** 689.2 **Provision:** 7-Part Seven - Maps > 7.42-Map 39 - Arthurs Point, Kingston

**Position:** Oppose

**Summary of Submission** Planning Map 39A is updated to reflect the change in zone (The site (located on Kingston-Garston Highway (State Highway 6) legally described as Lot 3 DP 12725) be rezoned from Rural General to either Kingston Township, Low Density Residential or Kingston Village Zone).

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**Point Number** 689.3 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** 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 this submission (submission 689).

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**Submitter Number:** 690 **Submitter:** Susan May Todd

**Contact Name:** **Email:** todd68@xtra.co.nz

**Address:** 68 Hogans Gully Road, Queenstown, New Zealand, 9371

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<b>Point Number</b>	690.1	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The Landscape Category boundary on Doonholme Farm (Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD) is amended to the 430m contour line as depicted on the plan contained in attachment C of this submission 690.		
<b>Point Number</b>	690.2	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Re-zone Doonholme farm Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone as shown in attachment D of this submission 690.		
<b>Point Number</b>	690.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Re-zone Doonholme farm Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone as shown in attachment D of this submission 690.		

<b>Submitter Number:</b>	691	<b>Submitter:</b>	Aaron and Rebecca Moody
<b>Contact Name:</b>		<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		
<b>Point Number</b>	691.1	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm 47 Erskine Street (Lot 1 DP 337268) as part of the Low Density Residential Zone.		
<b>Point Number</b>	691.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1203-27.2.3 Objective 3 > 1204-27.2.3.1

**Position:** Support

**Summary of Submission** Objective 27.2.3 and policy 27.2.3.1

Confirm the following:

Objective - Recognise the potential of small scale and infill subdivision while acknowledging that the opportunities to undertake comprehensive design are limited.

Policy: Acknowledge that small scale subdivision, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.6 and 27.2.2.8.

**Point Number** 691.3 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend as follows:

All subdivision activities are ~~discretionary~~ controlled activities, except otherwise stated:

And introduce suitable matters of control based on the matters proposed in objectives and policies or those matters listed under the Operative District Plan.

**Point Number** 691.4 **Provision:** 10-Entire Plan

**Position:** Not Stated

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

**Submitter Number:** 692 **Submitter:** R N Macassey, M G Valentine, L D Mills & Rippon Vineyard and Winery Land Co Limited

**Contact Name:** Phil Page **Email:** phil.page@gallawaycookallan.co.nz

**Address:** Gallaway Cook Allan PO Box 143, Dunedin, New Zealand, 9054

**Point Number** 692.1 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Not Stated

<b>Summary of Submission</b>	Amend the Urban Growth Boundary to coincide with the ONL line as described in this submission and adjust the ONL line to align with Waterfall Creek as shown on the attached plan in this submission (692).		
<b>Point Number</b>	692.2	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the Urban Growth Boundary to coincide with the ONL line as described in this submission and adjust the ONL line to align with Waterfall Creek as shown on the attached plan in this submission (692).		

<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>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		
<b>Point Number</b>	693.1	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Planning Map 30 so that the ONL line follows the lower slopes of Morvern Hill in the approximate location indicated on the planning map included in this submission.		
<b>Point Number</b>	693.2	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the zoning of those lower slopes of Morvern Hill, to the north of the amended ONL (as shown in this submission) line to Rural Residential.		
<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.		
<b>Point Number</b>	693.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies



**Position:** Oppose

**Summary of Submission**

Secondary relief:

(in the event that this Goal and associated policies are not deleted) – Amend as follows

Objective 3.2.5.1 - ~~Protect~~ Avoid, remedy and mitigate adverse effects on the natural character of Outstanding Natural Landscapes and Outstanding Natural features resulting from inappropriate 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 ~~protect them from~~ avoid remedy or mitigate the adverse effects of inappropriate subdivision and development upon them.

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.

**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”).

**Point Number**

693.7

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 784-21.2.2.1

**Position:**

Oppose

<b>Summary of Submission</b>	Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner, <u>or that do not detract from the life supporting capacity of significant soils.</u>		
<b>Point Number</b>	693.8	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 785-21.2.2.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Maintain the productive potential and <u>significant</u> soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.		
<b>Point Number</b>	693.9	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete:  <del>Control the location and type of non-farming activities in the Rural Zone, to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.</del>		
<b>Point Number</b>	693.10	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows:  Avoid, <u>remedy or mitigate</u> subdivision and development in areas <u>specified on planning maps that are</u> identified as being unsuitable for development.		
<b>Point Number</b>	693.11	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows:  Recognise the potential for <u>and benefits of diversification of rural land use farms that utilises the natural or physical resources of farms and supports the sustainability of beyond traditional farming activities.</u>		
<b>Point Number</b>	693.12	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Make non-listed activities permitted		
<hr/>			
<b>Point Number</b>	693.13	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 862-21.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete: The identification of a building platform not less than 70m <sup>2</sup> and not greater than 4000m <sup>2</sup> .		
<hr/>			
<b>Point Number</b>	693.14	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 863-21.4.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows: The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.		
<hr/>			
<b>Point Number</b>	693.15	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend / delete: These assessment matters shall be considered <del>with regard to the following principles because, in assessing the appropriateness of development in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations within the zone:</del>  21.7.1.1 <del>The assessment matters are to be stringently applied to the effect that successful applications will be exceptional cases.</del>		
<hr/>			
<b>Point Number</b>	693.16	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.		

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**Point Number** 693.17 **Provision:** 1182-27 Subdivision and Development

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas

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**Point Number** 693.18 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2

**Position:** Oppose

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 693.19 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2

**Position:** Oppose

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 693.20 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2

**Position:** Oppose

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 693.21 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3

**Position:** Oppose

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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<b>Submitter Number:</b>	694	<b>Submitter:</b>	Glentui Heights Ltd
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	694.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.		
<hr/>			
<b>Point Number</b>	694.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Bobs Cove Sub Zone as shown on the Planning Maps and show as Rural Residential Zone with no subzone.		
<hr/>			
<b>Point Number</b>	694.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 821-22.2.6 Objective 6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Delete the following:</p> <p><del>Objective - Bob's Cove Rural Residential subzone – To create comprehensively-planned residential development with ample open space and a predominance of indigenous vegetation throughout the zone.</del></p> <p><del>Policies: Ensure at least 75% of the zone is retained as undomesticated area and at least 50% of this area is established and maintained in indigenous species such that total indigenous vegetation cover is maintained over that area.</del></p> <p><del>Ensure there is open space in front of buildings that remains generally free of vegetation to avoid disrupting the open pastoral character of the area and the lake and mountain views.</del></p>		
<hr/>			
<b>Point Number</b>	694.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 821-22.2.6 Objective 6 > 822-22.2.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Delete the following:</p> <p><del>Objective - Bob's Cove Rural Residential subzone – To create comprehensively-planned</del></p>		

residential development with ample open space and a predominance of indigenous vegetation throughout the zone.

Policies: Ensure at least 75% of the zone is retained as undomesticated area and at least 50% of this area is established and maintained in indigenous species such that total indigenous vegetation cover is maintained over that area.

Ensure there is open space in front of buildings that remains generally free of vegetation to avoid disrupting the open pastoral character of the area and the lake and mountain views.

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<b>Point Number</b>	694.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 821-22.2.6 Objective 6 > 823-22.2.6.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the following:  Objective - Bob's Cove Rural Residential subzone – To create comprehensively planned residential development with ample open space and a predominance of indigenous vegetation throughout the zone.  Policies: Ensure at least 75% of the zone is retained as undomesticated area and at least 50% of this area is established and maintained in indigenous species such that total indigenous vegetation cover is maintained over that area.  Ensure there is open space in front of buildings that remains generally free of vegetation to avoid disrupting the open pastoral character of the area and the lake and mountain views.		

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<b>Point Number</b>	694.6	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 824-22.2.7 Objective 7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the following:  Objective - Bob's Cove Rural Residential Zone - To maintain and enhance the ecological and amenity values of the Bob's Cove Rural Residential zone.  Policies: To ensure views of Lake Wakatipu and the surrounding landforms from the Glenorchy- Queenstown Road are retained through appropriate landscaping and the retention of view shafts.  To ensure the ecological and amenity values of Bob's Cove are retained and, where possible, enhanced through:  <input type="checkbox"/> appropriate landscaping using native plants;  <input type="checkbox"/> restricting the use of exotic plants;  <input type="checkbox"/> removing wilding species;  <input type="checkbox"/> providing guidance on the design and colour of buildings;  <input type="checkbox"/> maintaining view shafts from the Queenstown		

<b>Point Number</b>	694.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 824-22.2.7 Objective 7 > 825-22.2.7.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Confirm the following:</p> <p>Objective - Bob's Cove Rural Residential Zone - To maintain and enhance the ecological and amenity values of the Bob's Cove Rural Residential zone.</p> <p>Policies: To ensure views of Lake Wakatipu and the surrounding landforms from the Glenorchy- Queenstown Road are retained through appropriate landscaping and the retention of view shafts.</p> <p>To ensure the ecological and amenity values of Bob's Cove are retained and, where possible, enhanced through:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> appropriate landscaping using native plants;</li> <li><input type="checkbox"/> restricting the use of exotic plants;</li> <li><input type="checkbox"/> removing wilding species;</li> <li><input type="checkbox"/> providing guidance on the design and colour of buildings;</li> <li><input type="checkbox"/> maintaining view shafts from the Queenstown</li> </ul>		

<b>Point Number</b>	694.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 824-22.2.7 Objective 7 > 826-22.2.7.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Confirm the following:</p> <p>Objective - Bob's Cove Rural Residential Zone - To maintain and enhance the ecological and amenity values of the Bob's Cove Rural Residential zone.</p> <p>Policies: To ensure views of Lake Wakatipu and the surrounding landforms from the Glenorchy- Queenstown Road are retained through appropriate landscaping and the retention of view shafts.</p> <p>To ensure the ecological and amenity values of Bob's Cove are retained and, where possible, enhanced through:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> appropriate landscaping using native plants;</li> <li><input type="checkbox"/> restricting the use of exotic plants;</li> <li><input type="checkbox"/> removing wilding species;</li> <li><input type="checkbox"/> providing guidance on the design and colour of buildings;</li> <li><input type="checkbox"/> maintaining view shafts from the Queenstown</li> </ul>		

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**Point Number** 694.9 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 901-22.5.21

**Position:** Oppose

**Summary of Submission** Delete Table 5 (Rules 22.5.21 to 22.5.32)

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**Point Number** 694.10 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 902-22.5.22

**Position:** Oppose

**Summary of Submission** Delete Table 5

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**Point Number** 694.11 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 903-22.5.23

**Position:** Oppose

**Summary of Submission** Delete Table 5

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**Point Number** 694.12 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 904-22.5.24

**Position:** Oppose

**Summary of Submission** Delete Table 5

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**Point Number** 694.13 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 905-22.5.25

**Position:** Oppose

**Summary of Submission** Delete Table 5

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**Point Number** 694.14 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 908-22.5.26





<b>Point Number</b>	694.20	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 916-22.5.32
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Table 5		
<hr/>			
<b>Point Number</b>	694.21	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Clarify that landscape classification objectives and policies do not apply to zones such as the Rural Residential Zone.		
<hr/>			
<b>Point Number</b>	694.22	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 843-22.4.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Any other activity not listed in Tables 1-7: <u>NG P</u> And make consequential amendments to list non-complying activities.		
<hr/>			
<b>Point Number</b>	694.23	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 844-22.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain as notified		
<hr/>			
<b>Point Number</b>	694.24	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain all provisions in Section 22 not otherwise submitted upon in this submission as notified unless they duplicate other provisions in which case they should be deleted.		
<hr/>			
<b>Point Number</b>	694.25	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>All subdivision activities are <del>discretionary</del> <u>controlled</u> activities, except otherwise stated:</p> <p>And introduce suitable matters of control based on the matters proposed in objectives and policies or those matters listed under the Operative District Plan.</p>		
<b>Point Number</b>	694.26	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	694.27	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	694.28	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	694.29	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	694.30	<b>Provision:</b>	7-Part Seven - Maps > 7.41-Map 38 - Wilson Bay and Bobs Cove
<b>Position:</b>	Oppose		

**Summary of Submission** Delete the Bobs Cove Sub Zone as shown on the Planning Maps and show as Rural Residential Zone with no subzone.

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**Submitter Number:** 695 **Submitter:** Anne Lousie Hamilton  
**Contact Name:** **Email:** daveannierdl@xtra.co.nz  
**Address:** 74 Morven Ferry Road, Arrow Junction, Queenstown, New Zealand, 9371

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**Point Number** 695.1 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Not Stated

**Summary of Submission** The Landscape Category boundary on Doonholme Farm (Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD) is amended to the 430m contour line as depicted on the plan contained in attachment C of this submission 695.

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**Point Number** 695.2 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Not Stated

**Summary of Submission** Re-zone Doonholme farm Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone as shown in attachment D of this submission 695.

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**Point Number** 695.3 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** Re-zone Doonholme farm Lots 4,5,10 & 11 DP300661, Sections 21,22,23,24 & 25 Blk IX Shotover SD, Sections 1 SO 420327, Sections 17,18,19,23,64, & 71 Blk VII Shotover SD from Rural General to a mix of Rural Lifestyle and Rural Visitor Zone as shown in attachment D of this submission 695.

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**Submitter Number:** 696 **Submitter:** Millbrook Country Club Ltd

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

<b>Point Number</b>	696.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Definition of "urban Development"</p> <p>Replace definition with wording along the lines of:</p> <p><del>Means any development/activity within any zone other than the Rural Zones, including any development/activity which in terms of its characteristics (such as density) and its effects (apart from bulk and location) could be established as of right in any such zone; or any activity within an urban boundary as shown on the District Planning Maps.</del></p> <p>Means development and/or activities which:</p> <p>a) Creates or takes place on a site of 1500m<sup>2</sup> or smaller; and</p> <p>b) Is connected to reticulated Council or community water and wastewater infrastructure; and</p> <p>c) Forms part of 10 or more contiguous sites which achieve both a) and b) above; but</p> <p>d) Does not include resort style development such as that within the Millbrook Zone</p>		

<b>Point Number</b>	696.2	<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>	<p>Amend the wording as follows:</p> <p>Objective - Recognise the potential for rural areas to diversify their land use beyond <del>the strong productive value</del> 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>	696.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Add new objective:</p> <p><u>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.</u></p>		

<b>Point Number</b>	696.4	<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>	<p>Reword Objective as follows:</p> <p><del>Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.</del></p> <p>Adverse effects on landscape values arising from the inappropriate use, subdivision and development of rural land are avoided, remedied or mitigated.</p>		
<b>Point Number</b>	696.5	<b>Provision:</b>	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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Reword the policy as follows:</p> <p>Identify the district's Rural Landscape Classification on the district plan maps, and <del>minimise avoid remedy or mitigate the adverse effects resulting from the inappropriate</del> of subdivision, use and development <del>on</del> <u>of</u> these landscapes</p>		
<b>Point Number</b>	696.6	<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>	Oppose		
<b>Summary of Submission</b>	<p>Delete:</p> <p><del>Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values.</del></p>		
<b>Point Number</b>	696.7	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p><del>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.</del></p>		
<b>Point Number</b>	696.8	<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		

**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.

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**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 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1

**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.~~

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**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.

---

**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

**Position:** Not Stated

**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.

---

**Point Number** 696.15 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2

**Position:** Not Stated

**Summary of Submission** Amend to clarify whether landscape classification objectives and policies apply to zones such as the Millbrook Zone.

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**Point Number** 696.16 **Provision:** 26-43 Millbrook Resort Zone

**Position:** Support

**Summary of Submission** Entire Zone - Support

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**Point Number** 696.17 **Provision:** 26-43 Millbrook Resort Zone

**Position:** Not Stated

**Summary of Submission** Amend the boundary of the Millbrook Zone as shown on the District Plan maps to reflect that shown on the structure plan within Chapter 43.



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**Point Number** 696.18 **Provision:** 7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook

**Position:** Not Stated

**Summary of Submission** Amend the boundary of the Millbrook Zone as shown on the District Plan maps to reflect that shown on the structure plan within Chapter 43.

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**Point Number** 696.19 **Provision:** 1182-27 Subdivision and Development

**Position:** Not Stated

**Summary of Submission** Reduce the number of objectives and policies in the Subdivision chapter.

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**Point Number** 696.20 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1252-27.4.3 Restricted Discretionary activities:

**Position:** Not Stated

**Summary of Submission** Amend as follows:

The following shall be ~~Restricted Discretionary controlled~~ activities:

Subdivision undertaken in accordance with a the Millbrook Structure Plan or spatial layout plan that is as set out in Section 43 identified in of the District Plan. ~~Discretion Control~~ is restricted to:

- Allotment sizes and configuration.
  - Property access.
  - Landscaping and vegetation.
  - Heritage.
  - Infrastructure and servicing (including stormwater design).
  - Natural and other hazards.
  - Open space or reserves.
  - Earthworks.
  - Easements.
- 

**Point Number** 696.21 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1322-27.7.17 Objective – Millbrook

**Position:** Not Stated

**Summary of Submission** Move Objective 27.7.17 and Policy 27.7.17.1 to the “front end” of the chapter so that it sits with the other objectives and policies.

---

**Point Number** 696.22 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1322-27.7.17 Objective – Millbrook > 1323-27.7.17.1

**Position:** Not Stated

**Summary of Submission** Move Objective 27.7.17 and Policy 27.7.17.1 to the “front end” of the chapter so that it sits with the other objectives and policies.

---

**Point Number** 696.23 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1324-27.7.18 Millbrook Structure Plan > 1325-27.7.18.1

**Position:** Not Stated

**Summary of Submission** Delete 27.7.18.1

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**Point Number** 696.24 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
  
Objective - To recognise and protect historic heritage features in the District from the adverse effects of inappropriate land use, subdivision and development.

---

**Point Number** 696.25 **Provision:** 1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
  
Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that ~~do not~~ avoid, remedy or mitigate permanently adversely a effects on heritage values and are in accordance with best practice.

---

**Point Number** 696.26 **Provision:** 1059-26 Historic Heritage > 1091-26.6 Rules > 1094-26.6.3

**Position:** Not Stated

**Summary of Submission** Delete:

Demolition - Works that result in damage, substantial removal from the site, destruction of any, or all, significant elements of the historic fabric or characteristics of a building or feature, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.

or amend rule to make it unequivocal what constitutes "demolition" and to ensure that minor alterations do not fall under this rule.

---

**Point Number** 696.27 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1096-26.6.5

**Position:** Not Stated

**Summary of Submission** Amend as follows:

External alterations to buildings listed in table 26.9 :

Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included...

---

**Point Number** 696.28 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1097-26.6.6

**Position:** Not Stated

**Summary of Submission** Amend as follows:

Internal alterations to buildings listed in table 26.9

Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.

---

**Point Number** 696.29 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1098-26.6.7

**Position:** Not Stated

**Summary of Submission** Delete

Development within the curtilage or setting<sup>3</sup> Works including earthworks, signage, lighting, street furniture, new buildings and structures.

<sup>3</sup>Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long term protection of the cultural heritage value of the place.

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Or

Amend as follows:

Development within a 30m radius of a heritage feature listed in table 26.9.

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<b>Point Number</b>	696.30	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1108-26.6.17
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete table 5		

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<b>Point Number</b>	696.31	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1109-26.6.18
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete table 5		

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<b>Point Number</b>	696.32	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1110-26.6.19
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete table 5		

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<b>Point Number</b>	696.33	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1111-26.6.20
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete table 5		

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<b>Point Number</b>	696.34	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete table 5		

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**Point Number** 696.35 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2

**Position:** Not Stated

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

---

**Point Number** 696.36 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2

**Position:** Not Stated

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 696.37 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2

**Position:** Not Stated

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 696.38 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3

**Position:** Not Stated

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 696.39 **Provision:** 185-35 Temporary Activities and Relocated Buildings

**Position:** Support

**Summary of Submission** Support.

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**Point Number** 696.40 **Provision:** 10-Entire Plan

**Position:** Not Stated

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions (submission 696).

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**Submitter Number:** 697 **Submitter:** Streat Developments Ltd

**Contact Name:** Quentin Smith **Email:** qksmith@gmail.com

**Address:** 24 Allenby Place, Wanaka, New Zealand, 9305

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**Point Number** 697.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** That the Proposed District Plan including the provisions of the Township Zone - Section 9 (DP), Rural Residential Zone - Section 22 (PDP) and PDP Map 17 be amended to allow for adjustment of the Rural Residential & Lifestyle Zone boundary with the Township Zone at Lake Hawea Township as outline in this submission.

---

**Point Number** 697.2 **Provision:** 7-Part Seven - Maps > 7.18-Map 17 - Hawea

**Position:** Not Stated

**Summary of Submission** That the Proposed District Plan including the provisions of the Township Zone - Section 9 (DP), Rural Residential Zone - Section 22 (PDP) and PDP Map 17 be amended to allow for adjustment of the Rural Residential & Lifestyle Zone boundary with the Township Zone at Lake Hawea Township as outline in this submission.

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**Point Number** 697.3 **Provision:** 1182-27 Subdivision and Development

**Position:** Not Stated

**Summary of Submission** With regards to Section 27 Subdivision and development we ask that Controlled activity status be given to subdivision where it complies with the relevant Zone and design standards.

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**Submitter Number:** 698 **Submitter:** Spence Farms Ltd

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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<b>Point Number</b>	698.1	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions (submission 698).		

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<b>Point Number</b>	698.2	<b>Provision:</b>	685-15 Local Shopping Centres
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Confirm all provisions as notified in Section 15 of the Proposed Plan unless otherwise submitted upon in this submission (698) and confirm all maps showing the extent of the Local Shopping Zone in Frankton.		

---

<b>Point Number</b>	698.3	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Confirm all provisions as notified in Section 15 of the Proposed Plan unless otherwise submitted upon in this submission (698) and confirm all maps showing the extent of the Local Shopping Zone in Frankton.		

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<b>Point Number</b>	698.4	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Confirm all provisions as notified in Section 15 of the Proposed Plan unless otherwise submitted upon in this submission and confirm all maps showing the extent of the Local Shopping Zone in Frankton.		

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<b>Point Number</b>	698.5	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Move the boundary of the Outstanding Natural Landscape as it applies 1 Hansen Road ((Lot 1 DP 26426 PT SEC 5 BLK XXI Shotover SD) and the Frankton Cemetery so that it follows the toe of the slope and sits entirely within the proposed Rural Zone.		

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<b>Point Number</b>	698.6	<b>Provision:</b>	685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 729-15.5.6
<b>Position:</b>	Not Stated		

**Summary of Submission** Amend as follows:

Building Height

a) For the Local Shopping Centre Zone located at Albert Town, Arrowtown, Fernhill, Hawea, Sunshine Bay and Wanaka the maximum building height shall be 7m.

b) For the Located Shopping Centre Zone located at 1 Hansen Road (being the land located located between Hansen Road and Frankton Cemetery) the maximum height shall be 10 m except for buildings or parts of buildings 55m of further from the State High boundary, in which case the maximum height shall be 15 m.

~~b~~c) For all other areas in the Local Shopping Centre Zone the maximum building height shall be 10m.

**Point Number** 698.7 **Provision:** 685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 728-15.5.5

**Position:** Not Stated

**Summary of Submission** Delete:

~~Residential and Visitor Accommodation Activities~~

~~All residential and visitor accommodation activities shall be restricted to first floor level or above.~~

**Point Number** 698.8 **Provision:** 685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 726-15.5.3

**Position:** Not Stated

**Summary of Submission** Amend as follows:

~~Acoustic insulation~~

~~a) A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 6 in Chapter 36.~~

~~b) All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB Rw+Ctr determined in accordance with ISO 10140 and ISO 717-1.~~

~~\*Discretion is restricted to consideration of all of the following:~~

~~the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity;~~

~~the extent of insulation proposed; and~~

~~whether covenants exist or are being volunteered which limit noise emissions on adjacent sites and/or impose no complaints covenants on the site.~~



Airport Noise – Queenstown Airport (excluding any noncritical listening environments) within the Air Noise Boundary (ANB)

New buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 4 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Table 5 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open. Note – Refer to the Definitions for a list of activities sensitive to aircraft noise (ASAN).

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<b>Submitter Number:</b>	699	<b>Submitter:</b>	Reddy Group Limited
<b>Contact Name:</b>	Nick Grala	<b>Email:</b>	n.grala@harrisingrierson.com
<b>Address:</b>	Harrison Grierson PO Box 5760, Wellesley Street, Auckland, New Zealand, 1141		

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<b>Point Number</b>	699.1	<b>Provision:</b>	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That 139 Fernhill Road be zoned MDR in its entirety, as shown on the amended zone map included as Appendix 3.		

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<b>Point Number</b>	699.2	<b>Provision:</b>	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That 10, 12, 14 and 16 Richards Park Lane be rezoned from LDR to MDR, as shown on the amended zone map included as Appendix 3.		

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<b>Point Number</b>	699.3	<b>Provision:</b>	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That 20 Aspen Grove retain its MDR zoning, as shown on the amended zone map included as Appendix 3.		

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<b>Point Number</b>	699.4	<b>Provision:</b>	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay
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<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That 139 Fernhill Road be retained within the Visitor Accommodation Sub-Zone, as shown on the amended zone map included as Appendix 3.		
<hr/>			
<b>Point Number</b>	699.5	<b>Provision:</b>	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That 10, 12, 14 and 16 Richards Park Lane and 20 Aspen Grove be included within the Visitor Accommodation Sub-Zone, as shown on the amended zone map included as Appendix 3.		
<hr/>			
<b>Point Number</b>	699.6	<b>Provision:</b>	255-8 Medium Density Residential > 256-8.1 Zone Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>The Medium Density Residential Zone has the purpose to provide land for residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply. The zone is situated in locations in Queenstown, Frankton, Arrowtown and Wanaka that are within identified urban growth boundaries, and easily accessible to local shopping zones, town centres or schools by public transport, cycling or walking. The Medium Density Residential Zone provides for an increased density of housing in locations that are supported by <del>appropriate utility</del> <u>adequate existing or planned</u> infrastructure. The zone will enable a greater supply of diverse housing options for the District. The main forms of residential development anticipated are terrace housing, semi-detached housing and detached townhouses on smaller sections. The zone will realise changes to density and character over time to provide for the social, economic, cultural and environmental wellbeing of the District. In particular, the zone will provide a greater diversity of housing options for smaller households including single persons, couples, small young families and older people seeking to downsize. It will also enable more rental accommodation for the growing population of transient workers in the District. While providing for a higher density of development than is possible in the Low Density Residential Zone, the zone utilises development controls to ensure reasonable amenity protection is maintained. Importantly, building height will be generally limited to two storeys. Development will be required to <del>adhere to</del> <u>achieve</u> high standards of <del>urban</del> design, providing site responsive built forms and utilising opportunities to create vibrant public spaces and active transport connections (walking and cycling). In Arrowtown, particular consideration will need to be given to the town's special character, and the design criteria identified by the Arrowtown Design Guidelines 2006. A high standard of environmental performance is encouraged to improve the comfort, health and overall sustainability of built forms. <del>To ensure the practical and timely realisation of housing supply, incentives for sustainable building design will expire five years after the date the zone is made operative.</del> The zone may also support visitor accommodation where this is best located within a residential environment and does not adversely impact on the supply of permanent (long term) rental accommodation. visitor accommodation within the zone will be sensitively designed with regard to its setting, and protect the privacy and amenity of guests and nearby residential uses. Community activities are anticipated given the need for such activities within residential areas and the high degree of accessibility of the zone.</p>		
<hr/>			

<b>Point Number</b>	699.7	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Medium density development <del>will be realised</del> <u>occurs</u> close to town centres, local shopping zones, activity centres, public transport routes and non-vehicular trails <del>in a manner that is responsive to housing demand pressures.</del>		
<b>Point Number</b>	699.8	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 259-8.2.1.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<del>The zone accommodates existing traditional residential housing forms (dwelling, residential flat), but fundamentally has the purpose to provide land</del> <u>Provide opportunities for medium density housing and visitor accommodation</u> close to town centres, local shopping zones, activity centres and public transport routes. <del>that is appropriate for medium density housing or visitor accommodation uses</del>		
<b>Point Number</b>	699.9	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 260-8.2.1.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>Enable M</u> <del>medium density development is anticipated up to two storeys in of</del> varying building typologies <del>forms</del> including terrace, semi-detached, duplex, townhouse and small lot detached housing.		
<b>Point Number</b>	699.10	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 261-8.2.1.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>Enable m</u> <del>More than two storeys may be possible on some</del> sloping sites where the development is able to comply with all other standards <del>(including recession planes, setbacks, density and building coverage).</del>		
<b>Point Number</b>	699.11	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 262-8.2.1.4

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The zone provides <u>Provide for compact development forms that provide a diverse housing supply and contain the outward spread of residential <u>growth areas.</u></u>		
<b>Point Number</b>	699.12	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 263-8.2.1.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Higher density development is incentivised to help support development feasibility, reduce the prevalence of land banking, and ensure greater responsiveness of housing supply to demand.		
<b>Point Number</b>	699.13	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Development provides a positive contribution to the environment through quality urban design solutions which complement and enhances local character, heritage and identity.  <u>Residential areas are attractive, healthy and safe environments with functional and quality development that positively responds to the site, neighbourhood and the wider context and which are in keeping with or complement the planned built character of the place</u>		
<b>Point Number</b>	699.14	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 265-8.2.2.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>Manage development to ensure that buildings shall address streets and provide direct connection between front doors and the street, with limited presentation of unarticulated blank walls or facades to the street.</u>		
<b>Point Number</b>	699.15	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 266-8.2.2.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>Require development to provide some form of visual connection with the street (such as through the inclusion of windows, outdoor living areas, low profile fencing or landscaping)</u>		

~~Where~~ street activation (by the methods outlined by Policy 8.2.2.1) is not practical due to ~~considerations or~~ constraints such as slope, multiple road frontages, solar orientation, aspect and privacy; ~~as a minimum buildings shall provide some form of visual connection with the street (such as through the inclusion of windows, outdoor living areas, low profile fencing or landscaping).~~

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**Point Number** 699.16 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3

**Position:** Not Stated

**Summary of Submission** ~~Street~~ frontages shall not be ~~being~~ dominated by garaging, parking and accessways.

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**Point Number** 699.17 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 268-8.2.2.4

**Position:** Not Stated

**Summary of Submission** ~~Encourage developments to reduce dominance effects~~ The mass of buildings shall be broken down through variation in facades and materials, roof form, building separation and recessions or other techniques ~~to reduce dominance on streets, parks, and neighbouring properties~~

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**Point Number** 699.18 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 269-8.2.2.5

**Position:** Not Stated

**Summary of Submission** Landscaped areas shall be well designed and integrated into the design of developments, ~~to provide~~ providing high amenity spaces for ~~outdoor living spaces~~ recreation and enjoyment, and to soften the visual impact of development ~~from the street, with particular regard to the street frontage of developments~~

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**Point Number** 699.19 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 270-8.2.2.6

**Position:** Not Stated

**Summary of Submission** ~~Require~~ Development must take account of ~~to have regard to~~ any design guide or urban design strategy applicable to the area.

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**Point Number** 699.20 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 271-8.2.2.7

**Position:** Not Stated

**Summary of Submission** Encourage The amenity and/or environmental values of natural site features (such as topography, geology, vegetation, waterways and creeks) are taken into account by to be incorporated into site layout and design, and integrated as assets to the development (where appropriate)

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**Point Number** 699.21 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 699.22 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 273-8.2.3.1

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 699.23 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 274-8.2.3.2

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 699.24 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3 > 275-8.2.3.3

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 699.25 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4

**Position:** Not Stated

**Summary of Submission** Provide reasonable protection of amenity values, within the context of an increasingly intensified suburban zone where character is changing and higher density housing is sought. Development provides high-quality on-site living environments for residents and achieves a reasonable standard of residential amenity for adjoining sites.

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**Point Number** 699.26 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 277-8.2.4.1

**Position:** Support

**Summary of Submission** Apply recession plane, building height, yard setback, site coverage, and window sill height controls as the primary means of ensuring reasonable protection of neighbours' access to sunlight, privacy and amenity values.

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**Point Number** 699.27 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 278-8.2.4.2

**Position:** Not Stated

**Summary of Submission** Ensure buildings are designed and located to respond positively to site context through methods to maximise solar gain and limit energy costs.

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**Point Number** 699.28 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4 > 279-8.2.4.3

**Position:** Not Stated

**Summary of Submission** ~~Where compliance with design controls is not practical due to site characteristics, development shall be designed to maintain solar gain to adjoining properties.~~

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**Point Number** 699.29 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 699.30 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 281-8.2.5.1

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 699.31 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 282-8.2.5.2

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 699.32 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 283-8.2.5.3

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 699.33 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 284-8.2.5.4

**Position:** Support

**Summary of Submission** Retain as notified.

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**Point Number** 699.34 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7

**Position:** Not Stated



<b>Summary of Submission</b>	Ensure medium density development efficiently utilises existing infrastructure and minimises impacts on infrastructure and roading networks. <u>Medium density development is adequately serviced by network infrastructure</u>		
<b>Point Number</b>	699.35	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 290-8.2.7.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Medium density development is provided close to town centres and local shopping zones to reduce private vehicle movements and maximise walking, cycling and public transport patronage.		
<b>Point Number</b>	699.36	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 291-8.2.7.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>Require M</u> medium density development is located in areas that are well serviced by public transport and infrastructure, trail/track networks, and is designed in a manner consistent with the capacity of <u>to be adequately serviced by existing or planned infrastructure networks.</u>		
<b>Point Number</b>	699.37	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 292-8.2.7.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Access and parking is located and designed to optimise efficiency and safety and minimise impacts to on street parking		
<b>Point Number</b>	699.38	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-8.2.7.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	A reduction in parking requirements may be considered in Queenstown and Wanaka where a site is located within 400 m of either a bus stop or the edge of a town centre zone.		
<b>Point Number</b>	699.39	<b>Provision:</b>	255-8 Medium Density

**Position:** Not Stated

**Summary of Submission** Encourage low impact approaches to storm water management, including on-site treatment and storage / dispersal approaches are enabled to limit demands on public infrastructure networks.

**Point Number** 699.40 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2

**Position:** Support

**Summary of Submission** Retain as notified.

**Point Number** 699.41 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2

**Position:** Support

**Summary of Submission** Rule: Retain as notified

**Point Number** 699.42 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2

**Position:** Not Stated

**Summary of Submission** Matters of restricted discretion:

Discretion is restricted to all of the following: · The location, external appearance, site layout and design of buildings and fences · The extent to which the development positively addresses relationship to the street · The extent to which the design advances housing diversity and promotes sustainability either through construction methods, design or function. · In Arrowtown, the extent to which the development responds positively to Arrowtown's character, utilising consistency with the Arrowtown Design Guidelines 2006 as a guide · For land fronting State Highway 6 between Hansen Road and the Shotover River, traffic and landscaping provision of a Traffic Impact Assessment, Landscaping Plan and Maintenance Program, and extent of compliance with Rule 8.5.3 · The extent to which building mass is broken down and articulated in order to reduce impacts on neighbouring properties and the public realm

· Design of Parking and access: safety, efficiency and impacts to on-street parking and neighbours · Design of landscaping The extent to which landscaped areas are well integrated

into the design of the development and contribute meaningfully to visual amenity and streetscape, including the use of small trees, shrubs or hedges that will reach at least 1.8m in height upon maturity

natural hazards Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

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<b>Point Number</b>	699.43	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1 > 375-8.5.1.2
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**Position:** Not Stated

**Summary of Submission** Retain as notified.

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<b>Point Number</b>	699.44	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
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**Position:** Not Stated

**Summary of Submission** Retain as notified.

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<b>Point Number</b>	699.45	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The maximum site density shall be one residential unit or dwelling per 250m<sup>2</sup> net site area. However, this rule shall not apply where the development can achieve certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool. ~~Notwithstanding the above, the exceptions applying to developments achieving certification to a minimum 6-star level using the New Zealand Green Building Council Homestar™ Tool shall cease to apply at a date being five years after the date the Medium Density Residential Zone is made operative.~~

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<b>Point Number</b>	699.46	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
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**Position:** Not Stated

**Summary of Submission** Retain as notified

**Submission**

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**Point Number** 699.47 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7

**Position:** Not Stated

**Summary of Submission** Retain as notified

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**Point Number** 699.48 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8

**Position:** Not Stated

**Summary of Submission** Retain as notified

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**Point Number** 699.49 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9

**Position:** Not Stated

**Summary of Submission** Continuous Building Length:  
The continuous length of any building facade above one storey shall not exceed 46 24m.

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**Point Number** 699.50 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9

**Position:** Not Stated

**Summary of Submission** Matters of restricted discretion

Where a proposal exceeds this length, discretion is restricted to all of the following: building dominance, building form and appearance. ~~The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential dominance of the building. The extent to which topography or landscaping mitigates any dominance impacts. The extent to which the height of the building influences the dominance of the building in association with the continuous building length~~

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<b>Point Number</b>	699.51	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within <u>1.5m</u> <del>4m</del> of the site boundary. Exceptions to this rule are where building elevations face the street or reserves, or where opaque glass is used for windows. In these scenarios the rule does not apply.		

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<b>Point Number</b>	699.52	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 396-8.5.11
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain as notified.		

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<b>Point Number</b>	699.53	<b>Provision:</b>	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The applicant would like to modify Map 34 of the Proposed District Plan. This can be found on the last page of this applicants submission		

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<b>Submitter Number:</b>	700	<b>Submitter:</b>	Ledge Properties Ltd and Edge Properties Ltd
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	700.1	<b>Provision:</b>	26-16 Business Mixed Use Zone > 28-16.2 Objectives and Policies > 29-16.2.1 Objective 1 > 33-16.2.1.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  <del>Residential and visitor accommodation activities of a nature consistent with a mixed use environment are enabled, while acknowledging that there will be a lower level of amenity than residential zones due to the mix of activities provided for.</del>		

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**Point Number** 700.2 **Provision:** 26-16 Business Mixed Use Zone  
> 52-16.4 Rules - Activities > 54-16.4.2

**Position:** Not Stated

**Summary of Submission** Amend as follows:

**Buildings**

*\*Discretion is restricted to consideration of all of the following: external appearance, materials, signage platform, lighting, and impact on the street, ~~and natural hazards~~ to ensure that:*

- *The design of the building blends well with and contributes to an integrated built form;*
- *The external appearance of the building is sympathetic to the surrounding natural and built environment;*
- *The detail of the facade is sympathetic to other buildings in the vicinity, having regard to; building materials, glazing treatment, symmetry, external appearance, vertical and horizontal emphasis and storage;*
- *Where residential units are proposed as part of a development, the extent to which open space is provided on site either through private open space or communal open space, or a combination thereof; and*

• *Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.*

Or in the alternative amendments which will ensure that only significant natural hazards that can reasonably be managed are subject to resource consent scrutiny.

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**Point Number** 700.3 **Provision:** 3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone

**Position:** Not Stated

**Summary of Submission** Confirm all provisions not otherwise submitted on in Section 16

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**Point Number** 700.4 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2

**Position:** Not Stated

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 700.5 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	700.6	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	700.7	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		

<b>Submitter Number:</b>	701	<b>Submitter:</b>	Paul Kane
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	Grandview, 315 Luggate Tarras Road, 3rd, Cromwell, New Zealand, 9383		
<b>Point Number</b>	701.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief Sought 33. Delete the phrase "clearance of vegetation includes the deliberate application of water where it would change the ecological conditions such that the resident indigenous plants are killed by competitive exclusion. Includes dry land cushion field species" from the definition of "Clearance of Vegetation" in chapter 2.		
<b>Point Number</b>	701.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief Sought		

34. Clarify the status of irrigation infrastructure under the definitions. It may be preferable to specifically define it as the normal controls for buildings and structures are not a good fit.

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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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**Point Number** 701.5 **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:** Not Stated

**Summary of Submission** 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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**Point Number** 701.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

**Position:** Not Stated

**Summary of Submission** Relief sought

37. In policy 21.2.1.1 the word “significant” is included ahead of “indigenous biodiversity”.



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<b>Point Number</b>	701.7	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 895-21.5.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought		

38. In 21.5.5 and 21.5.6 reduce the distance from 300 metres to a lesser distance.

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<b>Point Number</b>	701.8	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 896-21.5.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought		

38. In 21.5.5 and 21.5.6 reduce the distance from 300 metres to a lesser distance.

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<b>Point Number</b>	701.9	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought		

39. The heading to Table 3, Chapter 21 should specifically provide for irrigation infrastructure.

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<b>Point Number</b>	701.10	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 911-21.5.14 > 913-21.5.14.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	40. Amend 21.5.14.2 to read “any structure associated with farming activities as defined in this Plan. This includes any structures associated with irrigation including centre pivots and other irrigation mechanisms” or other relief consistent with paragraphs [34] and [39] above would also be suitable.		

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<b>Point Number</b>	701.11	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought		

41. Restrict the matters of discretion in rule 21.5.14, .15, .16, .17, .18, .19 and .20 to matters which are truly restricted.

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<b>Point Number</b>	701.12	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Relief sought
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42. In 21.5.15 include the phrase “For clarity centre pivots and other irrigation structures are not buildings in this Plan” or other relief consistent with paragraphs [34], [39] and [40] above would also be suitable.

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<b>Point Number</b>	701.13	<b>Provision:</b>	771-21Rural Zone > 1007-21.6Non-Notification of Applications
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Relief sought
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43. In 21.6 include a provision that states consent to construct a building will proceed non-notified.

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<b>Point Number</b>	701.14	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Relief sought
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44. Amend 33.2.1.5 to read “Recognise anticipated activities in rural areas such as farming and the efficient use of land and resources while avoiding, remedying or mitigating adverse effects on significant indigenous biodiversity values where possible.

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<b>Point Number</b>	701.15	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Relief sought
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45. In 33.2.1.9(e) include a new bullet point that states “has significance based on the indigenous vegetation coverage of the area”.

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<b>Point Number</b>	701.16	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought  46. In 33.2.3.5 include the phrase at the end of the policy “taking into account the current and historical land uses on the site”.		
<b>Point Number</b>	701.17	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought  47. In 33.3.4.2 include the phrase “For the avoidance of doubt, existing irrigated land can continue to be irrigated. This land is excluded from the indigenous vegetation clearance rules”.		
<b>Point Number</b>	701.18	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought  48. In 33.3.4 include a new exemption that allows previously unirrigated land to be irrigated.		
<b>Point Number</b>	701.19	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.6-33 Indigenous Vegetation and Biodiversity > 5.6.9-33.9 Threatened Environment Classification Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought  49. Delete Figure C2 in 33.9		

<b>Submitter Number:</b>	702	<b>Submitter:</b>	Lake Wakatipu Stations Limited
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**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 702.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Not Stated

**Summary of Submission** Primary relief:  
Delete Goal 3.2.5 and all associated policies.

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**Point Number** 702.2 **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 Goal and associated policies are not deleted) – Amend as follows

Objective 3.2.5.1 - ~~Protect~~ Avoid, remedy and mitigate adverse effects on the natural character of Outstanding Natural Landscapes and Outstanding Natural Features resulting from inappropriate 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 ~~protect them from~~ avoid remedy or mitigate the adverse effects of inappropriate subdivision and development upon them.

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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**Point Number** 702.3 **Provision:** 81-6 Landscape

**Position:** Not Stated

**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'.

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<b>Point Number</b>	702.4	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p><u>Secondary relief:</u></p> <p>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”).</p>		
<b>Point Number</b>	702.5	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 784-21.2.2.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner, <u>or that do not detract from the life supporting capacity of significant soils.</u></p>		
<b>Point Number</b>	702.6	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 785-21.2.2.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>Maintain the productive potential and <u>significant</u> soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.</p>		
<b>Point Number</b>	702.7	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Delete:</p> <p><del>Control the location and type of non-farming activities in the Rural Zone, to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.</del></p>		
<b>Point Number</b>	702.8	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Amend as follows:  Avoid, <u>remedy or mitigate</u> subdivision and development in areas <u>specified on planning maps</u> that are identified as being unsuitable for development.		
<b>Point Number</b>	702.9	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Recognise the potential for <u>and benefits of diversification of rural land use farms that utilises the natural or physical resources of farms and supports the sustainability of beyond traditional</u> farming activities.		
<b>Point Number</b>	702.10	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 862-21.4.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete:  The identification of a building platform not less than 70m <sup>2</sup> and not greater than 4000m <sup>2</sup>		
<b>Point Number</b>	702.11	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 863-21.4.10
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  The construction of any building including the physical activity associated with buildings including <del>roading, access, lighting, landscaping and earthworks</del> , not provided for by any other rule.		
<b>Point Number</b>	702.12	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend / delete:  These assessment matters shall be considered <del>with regard to the following principles because, in assessing the appropriateness of development</del> in or on Outstanding Natural Features and Landscapes, <del>the applicable activities are inappropriate in almost all locations within the zone:</del>		

21.7.1.1 The assessment matters are to be stringently applied to the effect that successful applications will be exceptional cases.

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**Point Number** 702.13 **Provision:** 1182-27 Subdivision and Development

**Position:** Not Stated

**Summary of Submission** Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.

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**Point Number** 702.14 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Not Stated

**Summary of Submission** Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas

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**Point Number** 702.15 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2

**Position:** Not Stated

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 702.16 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2

**Position:** Not Stated

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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**Point Number** 702.17 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2

**Position:** Not Stated

**Summary of Submission** Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.

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<b>Point Number</b>	702.18	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.		
<b>Point Number</b>	702.19	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the planning maps 13a to show the extent of Significant Natural Area C24A to be in accordance with the black dotted line in the attached image. - Image in the original submission		

<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>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		
<b>Point Number</b>	703.1	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p><b>The submitter is generally supportive of the sites being zoned for residential purposes.</b></p> <p><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></p> <p><b>Relief sought:</b></p> <p>12. The submitter requests that:</p> <ul style="list-style-type: none"> <li>a. The sites are zoned to provide for medium to high densities of residential development; and</li> <li>b. An outline development plan requirement is imposed over the sites; and</li> <li>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.</li> </ul>		
<b>Point Number</b>	703.2	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p><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</b></p>		



**Three Parks Special Zone.**

**Relief sought:**

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.

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<b>Point Number</b>	703.3	<b>Provision:</b>	1182-27 Subdivision and Development
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<b>Position:</b>	Not Stated
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<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>
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**Relief sought:**

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.

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<b>Point Number</b>	703.4	<b>Provision:</b>	11-4 Urban Development
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<b>Position:</b>	Not Stated
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<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>
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**Relief sought:**

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.

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<b>Submitter Number:</b>	704	<b>Submitter:</b>	Ross & Judith Young Family Trust
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<b>Contact Name:</b>	Andrew Lovelock	<b>Email:</b>	andrew.lovelock@gallawaycookallan.co.nz
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**Point Number** 704.1 **Provision:** 3-Part Three - Urban Environment > 3.10-16 Business Mixed Use Zone

**Position:** Support

**Summary of Submission** Relief sought:  
8. The Trust seeks the following relief:  
Confirm the provisions and the zoning of the Business Mixed Use zone in Wanaka.

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**Point Number** 704.2 **Provision:** 26-37 Designations

**Position:** Oppose

**Summary of Submission** 8. The Trust seeks the following relief: ii Delete all relevant parts of the provisions of Chapter 37 Designations, sub-part G so far as they apply to Recreation Reserves between the Log Cabin and Glendhu Bay, so that no form of building can occur on these Recreation Reserves.

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**Point Number** 704.3 **Provision:** 771-21 Rural Zone

**Position:** Not Stated

**Summary of Submission** A number of Recreation Reserves fall within the Wanaka lakefront between the Log Cabin and Glendhu Bay. The underlying zoning of these reserves is Rural.  
8. The Trust seeks the following relief:  
ii Delete all relevant parts of the provisions of Chapter 37 Designations, sub-part G so far as they apply to Recreation Reserves between the Log Cabin and Glendhu Bay, so that no form of building can occur on these Recreation Reserves.

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**Point Number** 704.4 **Provision:** 7-Part Seven - Maps > 7.20-Map 18a - Wanaka Airport

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** **Relief sought:**  
iii Amend Map 18a to provide for the following activities to occur as permitted or controlled activities on the land on the western corner of Mt Barker Rd and State Highway 6, legally described as Lots 1 and 10 DP3505038 and Part Section 9 Block VIII Lower Hawea Survey District, held in Computer Freehold Register 112402:  
1 airport related infrastructure;  
2 visitor accommodation.

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**Point Number** 704.5 **Provision:** 771-21 Rural Zone



**Relief sought:**

14. The submitter requests the following decision:

- a. The entertainment precinct is retained in Central Wanaka and includes the submitter's property;
- b. The height precinct is included on the submitter's property; 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 and overall assist with increasing vibrancy and facilitating hospitality activity in Wanaka.

15. If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Entertainment Precinct in the Proposed Plan as notified is given primacy over the others on the basis of it being the most appropriately located site.

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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>	706.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
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**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Avoid significant adverse effects on nature conservation values. In relation to adverse effects on nature conservation values that are not 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 offset.

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<b>Point Number</b>	706.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
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**Position:** Not Stated

**Summary of Submission** Exotic  
Amend as follows:  
~~In relation to trees and plants means species which are not indigenous to that part of the New Zealand~~  
Non native plant and tree species introduced into an area where they do not occur naturally.

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**Point Number** 706.3 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Indigenous Vegetation  
Amend as Follows:  
Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand through natural processes without human ~~assistance~~-Intervention.

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**Point Number** 706.4 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Support

**Summary of Submission** Nature Conservation Values

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**Point Number** 706.5 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Add new definition:  
'Margin'  
Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.

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**Point Number** 706.6 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4

**Position:** Support

**Summary of Submission** Supports the goal.

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**Point Number** 706.7 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 93-3.2.4.1Objective 1

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Promote development and activities that sustain or enhance the life supporting capacity of air, water, soil and ecosystems and maintain indigenous biodiversity.

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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>	<p>Amend as follows:</p> <p>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</p>		
<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
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p><u>Avoid significant adverse effects on nature conservation values. In relation to adverse effects on nature conservation values that are not significant :</u></p> <p>(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.</p>		
<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
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Add new policy:  Policy 3.2.4.2.3. <u>“Maintain indigenous biodiversity through resource consent processes”</u></p>		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Supports the objective.</p>		
<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

**Position:** Not Stated

**Summary of Submission** Amend as follows:

That development and use ~~does~~ not 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.

**Submission**

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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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**Point Number** 706.21 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

**Position:** Not Stated



<b>Summary of Submission</b>	<p>Add the following:</p> <p><u>Recognise that the greatest loss of biodiversity has been on the basin floors</u></p> <p><u>Recognise that extensive low-intensity pastoral farming based on grassland-shrubland ecosystems contributes to the district's nature conservation, landscape, recreation and tourism values.</u></p> <p><u>Recognise the importance of healthy tall tussock grassland for catchment water yield.</u></p>		
<b>Point Number</b>	706.22	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		
<b>Point Number</b>	706.23	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		
<b>Point Number</b>	706.24	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 780-21.2.1.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy		
<b>Point Number</b>	706.25	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>Safeguard the life supporting capacity of water <u>and water bodies</u> through the integrated management of the effects of activities</p>		
<b>Point Number</b>	706.26	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies >

**Position:** Support

**Summary of Submission** Supports the policy.

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**Point Number** 706.27 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3

**Position:** Not Stated

**Summary of Submission** Add new policy:  
Avoid the degradation of natural wetlands.

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**Point Number** 706.28 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5

**Position:** Not Stated

**Summary of Submission** Support with amendment:  
Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade amenity, water, wetlands landscape and indigenous biodiversity values.

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**Point Number** 706.29 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5 > 796-21.2.5.4

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Ensure potential adverse effects of ~~large-scale~~ extractive activities (including mineral exploration) are avoided or remedied, particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.

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**Point Number** 706.30 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8

**Position:** Support

**Summary of Submission** Supports the objective.

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<b>Point Number</b>	706.31	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows: Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, <u>Indigenous Vegetation</u> , <u>Wilding and Exotic Trees</u> and Landscape chapters.		
<b>Point Number</b>	706.32	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows: Ensure commercial activities do not degrade landscape <u>and nature conservation</u> values, rural amenity, or impinge on farming activities		
<b>Point Number</b>	706.33	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows: Avoid the establishment of commercial, retail, <u>forestry</u> and industrial activities where they would degrade rural quality or character, amenity , <u>nature conservation</u> values , and landscape.		
<b>Point Number</b>	706.34	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 812-21.2.9.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows: <del>Encourage</del> <u>Require</u> forestry to be consistent with topography and vegetation patterns, to locate outside of the Outstanding Natural Features and Landscapes, <u>significant natural areas</u> and ensure forestry does not degrade the landscape character or visual amenity <u>or nature conservation</u> values of the Rural Land		
<b>Point Number</b>	706.35	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 818-21.2.10.2

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and <u>nature conservation</u> <del>natural</del> -values.		
<b>Point Number</b>	706.36	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 819-21.2.10.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within farms may enable landscape <u>and nature conservation</u> values to be sustained in the longer term. Such positive effects should be taken into account in the assessment of any resource consent applications.		
<b>Point Number</b>	706.37	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  <del>Protect,</del> <u>Preserve</u> , maintain or enhance the surface of lakes and rivers and their margins.		
<b>Point Number</b>	706.38	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 827-21.2.12.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows; Recognise the white-water , <u>wild and scenic</u> values of the District's rivers and, in particular, the values of the Kawarau , <u>Nevis</u> and Shotover Rivers as <del>two</del> three of the few remaining major unmodified white-water rivers in New Zealand, and to support measures to protect this characteristic.		
<b>Point Number</b>	706.39	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 828-21.2.12.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Supports the policy.		

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**Point Number** 706.40 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 874-21.4.21

**Position:** Not Stated

**Summary of Submission** Amend to make Forestry Activities a discretionary activity.

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**Point Number** 706.41 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 883-21.4.30

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
d. The activity will not be undertaken on an Outstanding Natural Feature ,landscape or significant indigenous area, or within the margin of any water body.

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**Point Number** 706.42 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 884-21.4.31

**Position:** Not Stated

**Summary of Submission** Amend to read as follows: That the land is returned to its original productive capacity or to indigenous vegetation.

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**Point Number** 706.43 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards

**Position:** Not Stated

**Summary of Submission** Add a standard for Forestry and shelter belts to provide for:

- Shall not be established within 20m of water bodies or where trees could fall within a 20m buffer
- Forestry is to avoid being located in ONF and ONL.
- Forestry or shelter belts shall not be established where there is significant indigenous vegetation

Forestry and shelter belts will avoid planting trees that have a potential to naturalise and spread.

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**Point Number** 706.44 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 894-21.5.4

**Position:** Support

**Summary of Submission** Supports the rule.

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**Point Number** 706.45 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7

**Position:** Not Stated

**Summary of Submission** Add: Deer, Beef, Cattle to the activities to be set back from water bodies.

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**Point Number** 706.46 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 911-21.5.14

**Position:** Not Stated

**Summary of Submission** Add Nature Conservation Values as an assessment matter.

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**Point Number** 706.47 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15

**Position:** Not Stated

**Summary of Submission** Add Nature Conservation Values as an assessment matter.

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**Point Number** 706.48 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 918-21.5.16

**Position:** Not Stated

**Summary of Submission** Add Nature Conservation Values as an assessment matter.

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**Point Number** 706.49 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 919-21.5.17

**Position:** Not Stated

**Summary of Submission** Add Nature Conservation Values as an assessment matter.

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**Point Number** 706.50 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows: Maintain and enhance the district's landscape quality, character and visual amenity <u>and nature conservation</u> values while enabling rural living opportunities in areas that can avoid detracting from those landscapes.		
<b>Point Number</b>	706.51	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add new policy: <u>Any development including subdivision shall avoid SNA's and avoid undermining the integrity of nature conservation values.</u>		
<b>Point Number</b>	706.52	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 847-22.4.3.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add the following as a matter of discretion: <u>Nature Conservation Values</u>		
<b>Point Number</b>	706.53	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 849-22.4.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Makarora Rural Lifestyle zone and rezone Rural. Amend maps to rezone the Makarora Valley as Rural except for the town ship.		
<b>Point Number</b>	706.54	<b>Provision:</b>	7-Part Seven - Maps > 7.2-Map 2 -Makarora (Part),Mount Aspiring National Park
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the Makarora Rural Lifestyle zone and rezone Rural. Amend maps to rezone the Makarora Valley as Rural except for the town ship.		
<b>Point Number</b>	706.55	<b>Provision:</b>	7-Part Seven - Maps > 7.17-Map 16 -Makarora,Makarora Township and Makarora West

**Position:** Oppose

**Summary of Submission** Delete the Makarora Rural Lifestyle zone and rezone Rural.  
Amend maps to rezone the Makarora Valley as Rural except for the town ship.

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**Point Number** 706.56 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 875-22.5.6

**Position:** Support

**Summary of Submission** Supports the rule.

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**Point Number** 706.57 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

**Summary of Submission** Delete the Rural Lifestyle zone at Rekos Point and rezone as Rural, being the land located between Kane Road and the Clutha River, identified on Planning Map 18 and 18a.

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**Point Number** 706.58 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Oppose

**Summary of Submission** Delete the Rural Lifestyle zone at Rekos Point and rezone as Rural, being the land located between Kane Road and the Clutha River, identified on Planning Map 18 and 18a

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**Point Number** 706.59 **Provision:** 7-Part Seven - Maps > 7.20-Map 18a - Wanaka Airport

**Position:** Oppose

**Summary of Submission** Delete the Rural Lifestyle zone at Rekos Point and rezone as Rural, being the land located between Kane Road and the Clutha River, identified on Planning Map 18 and 18a

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**Point Number** 706.60 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4

**Position:** Support

**Summary of Submission** Support the objective.

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<b>Point Number</b>	706.61	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		
<hr/>			
<b>Point Number</b>	706.62	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1208-27.2.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		
<hr/>			
<b>Point Number</b>	706.63	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1209-27.2.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		
<hr/>			
<b>Point Number</b>	706.64	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		
<hr/>			
<b>Point Number</b>	706.65	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Generally support with the exception of amendments.		
<hr/>			

<b>Point Number</b>	706.66	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend first paragraph as follows:</p> <p>The District contains a diverse range of habitats that support indigenous plants and animals, <u>including species that are endemic to the district, threatened either nationally or regionally. Distinctive habitats include comprising forests, shrubland, herb fields, tussock grasslands, wetlands, lake and river margins.</u> Indigenous biodiversity is also an important component of ecosystem services and the District's landscapes.</p>		
<b>Point Number</b>	706.67	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend third paragraph as follows:</p> <p><u>Significant adverse effects resulting from removal or clearance of indigenous vegetation should be avoided. Where the adverse effects are not significant and cannot be avoided, remedied or mitigated and would diminish the District's indigenous biodiversity values, opportunities for the protection, restoration and enhancement of other similar habitats areas are encouraged to offset the adverse effects of clearance and ensure no net the loss and preferably a net gain of those indigenous biodiversity values. Biodiversity offsetting should not be applied to justify impacts on vulnerable and irreplaceable biodiversity values or biodiversity values which cannot be offset.</u></p>		
<b>Point Number</b>	706.68	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend final paragraph as follows:</p> <p>The District's lowlands comprising the lower slopes of mountain ranges and valley floors have been modified by urban growth, farming activities and rural residential development. Much of the indigenous vegetation habitat has been removed, <u>or modified, and the remaining remnants are likely to be vulnerable and important to retain.</u> These areas are identified in the Land Environments of New Zealand Threatened Environment Classification as either acutely or chronically threatened environments, having less than 20% indigenous vegetation remaining.</p>		
<b>Point Number</b>	706.69	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the objective.		

<b>Point Number</b>	706.70	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Identify <u>and protect</u> the District's Significant Natural Areas and schedule them in the District Plan, including the ongoing identification <u>and protection</u> of Significant Natural Areas through resource consent applications, using the criteria set out in Policy 33.2.1.9.		
<b>Point Number</b>	706.71	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 31-33.2.1.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		
<b>Point Number</b>	706.72	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 32-33.2.1.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Provide standards in the District Plan for <u>the protection maintenance and enhancement of</u> indigenous vegetation that is not identified as a Significant Natural Area or threatened species, which are practical to apply and that permit the <del>removal</del> <u>clearance</u> of a limited area of indigenous vegetation <u>in specified circumstances</u> .		
<b>Point Number</b>	706.73	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 33-33.2.1.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the policy.		
<b>Point Number</b>	706.74	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
<b>Position:</b>	Not Stated		

**Summary of Submission** Amend as follows:

Recognise anticipated activities in rural areas such as farming and the efficient use of land and resources ~~while having regard to~~ however these must be undertaken in a way that protects the significant indigenous vegetation and habitats of indigenous fauna and maintains and enhances indigenous biodiversity. ~~the maintenance, protection or enhancement of indigenous biodiversity values.~~

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**Point Number** 706.75 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6

**Position:** Not Stated

**Summary of Submission** Amend as follows:

Encourage the long-term protection of indigenous vegetation and in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as ~~open space covenants~~ administered under the Queen Elizabeth II National Trust Act, Reserves Act, or Conservation Act and other protective mechanisms.

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**Point Number** 706.76 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7

**Position:** Not Stated

**Summary of Submission** Amend as follows:

Activities involving the clearance of indigenous vegetation are undertaken in a manner to ensure the District's indigenous biodiversity ~~values is~~ protected, maintained or enhanced.

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**Point Number** 706.77 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8

**Position:** Oppose

**Summary of Submission** Delete and Replace as follows:

~~Where the adverse effects of an activity on indigenous biodiversity cannot be avoided, remedied or mitigated, consideration will be given to whether there has been any compensation or biodiversity offset proposed and the extent to which any offset will result in a net indigenous biodiversity gain~~

If the ecosystem or habitat cannot be avoided, adverse effects are managed by avoiding significant adverse effects. Where adverse effects are not significant:

(a)they 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

(d) Where residual adverse effects remain, and cannot be mitigated they are offset.

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<b>Point Number</b>	706.78	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the Criteria to read:  a. Representative Whether an area of indigenous vegetation or habitat of indigenous fauna is representative, typical or characteristic of the natural diversity of the relevant ecological district.  b. Rarity –Retain  c Diversity add and Pattern Whether an area supports a high diversity of indigenous ecosystem types, indigenous taxa or has changes in species composition reflecting the existence of diverse natural features or gradients.  Add “or” between each of the criteria.		

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<b>Point Number</b>	706.79	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add new policy:  Facilitate and support restoration of degraded natural ecosystems and indigenous habitats using <del>where possible</del> indigenous species that naturally occur and/or previously occurred in the area.		

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<b>Point Number</b>	706.80	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend to read:  <u>Protect and enhance significant indigenous vegetation and habitats of indigenous fauna, including rare or threatened indigenous species.</u>		

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<b>Point Number</b>	706.81	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1
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<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend to read:  <u>Avoid the clearance of indigenous vegetation within Significant Natural Areas including those that meet the criteria in Policy 33.2.1.9 that would reduce indigenous biodiversity values.</u>		
<b>Point Number</b>	706.82	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete and replace as follows:  <del>Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance.</del>  <u>Allow the clearance of indigenous vegetation within Significant Natural Areas only in exceptional circumstances and in circumstances where significant adverse effects are avoided. Where adverse effects are not significant: they are avoided in the first instance; where they cannot be avoided, they are remedied; where they cannot be remedied they are mitigated; and Where residual adverse effects remain, and cannot be mitigated they are offset.</u>		
<b>Point Number</b>	706.83	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  Recognise that the majority of Significant Natural Areas are located within land used For farming activity and provide for small scale, low impact indigenous vegetation <del>removal clearance to enable existing uses, stock grazing, the construction of fences and small scale farm tracks,</del> and the maintenance of existing fences and tracks, roads, structures <u>excluding their expansion provided the biodiversity values are safeguarded.</u>		
<b>Point Number</b>	706.84	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add the following new policy:  <u>Significant adverse effects of the use and development on habitats of indigenous birds in wetlands, beds of rivers and lakes and their margins for breeding, roosting, feeding and migration are avoided and other effects are avoided, remedied or mitigated.</u>		

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**Point Number** 706.85 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3

**Position:** Not Stated

**Summary of Submission** Amend to read:  
Ensure the ~~efficient use~~ management and development of land, including ski-field development, farming activities and infrastructure improvements, ~~does~~ not reduce the District's indigenous biodiversity values. Or To maintain and enhance indigenous biodiversity when undertaking land management and development activities.

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**Point Number** 706.86 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3

**Position:** Not Stated

**Summary of Submission** Amend the policies 33.2.3.1 - 33.2.3.7 as set out in other submission points by Forest and Bird and make these assessment matters.

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**Point Number** 706.87 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 44-33.2.3.1

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
~~Provide standards controlling the clearance of indigenous vegetation within 20 meters of water bodies, and~~ Ensure that proposals for clearance do not reduce indigenous biodiversity values, create erosion, or adversely affect natural character along the margins of waterways.

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**Point Number** 706.88 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 45-33.2.3.2

**Position:** Oppose

**Summary of Submission** Delete this policy.

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**Point Number** 706.89 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>Encourage the retention <u>and enhancement</u> of indigenous vegetation <u>including</u> in locations that have potential for regeneration, provide connectivity, stability, <u>and</u> particularly where productive values are low, or in riparian areas or gullies.</p>		
<b>Point Number</b>	706.90	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend to read:</p> <p>When considering the proposals for the clearance of indigenous vegetation, avoid: effects on threatened species; areas within a land environment (defined by the Land Environments of New Zealand at Level IV) identified as having less than 20% indigenous vegetation remaining;</p>		
<b>Point Number</b>	706.91	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	This is more of an assessment matter and should be included in a separate section.		
<b>Point Number</b>	706.92	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 49-33.2.3.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Incorporate into the policy:</p> <p><u>'Ensure indigenous vegetation removal does not adversely affect the natural character of the margins of water ways'</u></p>		
<b>Point Number</b>	706.93	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 50-33.2.3.7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	This is an assessment matter. This matter is likely to cumulatively exacerbate biodiversity loss, by reducing the area of habitat available and over time may lead to extirpation of species		



from areas.

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**Point Number** 706.94 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4

**Position:** Support

**Summary of Submission** Supports the objective.

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**Point Number** 706.95 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 52-33.2.4.1

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
  
Recognise that alpine environments contribute to the distinct indigenous biodiversity and landscape qualities of the District and ~~are vulnerable to~~ should be protected from change through vegetation clearance or establishment of exotic plants.

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**Point Number** 706.96 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 53-33.2.4.2

**Position:** Support

**Summary of Submission** Supports the policy.

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**Point Number** 706.97 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification

**Position:** Support

**Summary of Submission** Support this section, especially 33.3.2.1-33.3.2.3. These policies make it clear that the rules apply to all zones including unformed roads.

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**Point Number** 706.98 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 66-33.3.3.1

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support.		
<b>Point Number</b>	706.99	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 67-33.3.3.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend. The main problem is the use of indigenous vegetation rather than coverage by indigenous species. Need to include words coverage by and vascular and non-vascular and plant.		
<b>Point Number</b>	706.100	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 68-33.3.3.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Need to include words coverage by and vascular and non-vascular and plants.		
<b>Point Number</b>	706.101	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 69-33.3.3.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Needs to be clearer. Amend as follows:  <u>Structural dominance is attained when indigenous species are in the tallest stratum and are visually conspicuous, and coverage by indigenous species exceeds 20% of the total area.</u>		
<b>Point Number</b>	706.102	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 77-33.4.1
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Support, non compliance should be a discretionary activity.		
<b>Point Number</b>	706.103	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 78-33.4.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Make the removal of SNA a non-complying activity.		
<b>Point Number</b>	706.104	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 79-33.4.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Make non-compliance with 'alpine environments' rule a non-complying activity.		
<b>Point Number</b>	706.105	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 73-33.3.4.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete this Exemption.		
<b>Point Number</b>	706.106	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete the exemption for drains. Clearance of drains can result in further drainage of wetlands, and increased sedimentation in water ways.		
<b>Point Number</b>	706.107	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 75-33.3.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the exemption.		

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**Point Number** 706.108 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities

**Position:** Oppose

**Summary of Submission** 5000m<sup>2</sup> is large and will not enable the maintenance of indigenous biodiversity throughout the district. The Rule fails to provide opportunities to protect areas meeting the criteria for SNA's.

Delete and replace with standards restricting clearance of indigenous vegetation of certain plants/communities or 500m<sup>2</sup> generally.

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**Point Number** 706.109 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 85-33.5.5

**Position:** Support

**Summary of Submission** Support.

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**Point Number** 706.110 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 87-33.5.7

**Position:** Oppose

**Summary of Submission** Earth works result in significant adverse effects and should not be a permitted activity in SNA's in order to meet RMA requirements meet the Plan's strategic direction, Objectives and Policies with regard to nature conservation values.

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**Point Number** 706.111 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8

**Position:** Oppose

**Summary of Submission** Reject, there should not be any permitted clearance within SNAs.

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**Point Number** 706.112 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 91-33.5.9

**Position:** Not Stated

**Summary of Submission** Retain with amendment: Does not involve exotic tree or shrub planting, or establishment of

<b>Submission</b>	<u>pasture or crop.</u>		
<b>Point Number</b>	706.113	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 92-33.5.10
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain with amendments: Does not involve the clearance of indigenous vegetation, the planting of shelterbelts, or any <del>exotic tree or shrub</del> planting of exotic species.  Retain clarification.		
<b>Point Number</b>	706.114	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 93-33.6 Non-Notification of Applications
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain.		
<b>Point Number</b>	706.115	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support list provided it is a complete and up to date list. It also needs to include threatened plants include other plants that occur naturally within the District and are listed in the current New Zealand Threat Classification as either Threatened or At Risk.		
<b>Point Number</b>	706.116	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain full list and make certain that boundaries adequately protect the full SNA and provide a buffer to avoid edge effects.		
<b>Point Number</b>	706.117	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add assessment matters to assist decision makers to interpret the plan.		

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**Point Number** 706.118 **Provision:** 174-34 Wilding Exotic Trees > 175-34.1 Purpose

**Position:** Not Stated

**Summary of Submission** Need to recognise that dense stands of wilding conifers can also affect water yield.

Amend as follows:

Wilding trees are spreading across parts of the District and have visually degraded parts of the landscape, biodiversity values and can threaten the productive values of the soil resource, and reduce on water yield The spread of wilding trees has left other areas vulnerable to landscape and biodiversity degradation.

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**Point Number** 706.119 **Provision:** 174-34 Wilding Exotic Trees > 176-34.2 Objective and Policy

**Position:** Not Stated

**Summary of Submission** Need to recognise that dense stands of wilding conifers can also affect water yield.

Amend as follows:

Protect the District's landscape, biodiversity and water and soil resource values from the spread of wilding exotic trees.

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**Point Number** 706.120 **Provision:** 174-34 Wilding Exotic Trees > 181-34.4 Rule – Planting of wilding exotic trees > 182-34.4.1

**Position:** Not Stated

**Summary of Submission** Support with following amendments: Add; Buddleja davididi Grey willow – Salix cinerea Crack willow, Salix fragilis Rowan tree, Sorbus aucuparia; Cotoneaster simonsii

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**Submitter Number:** 707 **Submitter:** Wanaka on Water

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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

<b>Summary of Submission</b>	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.		
<b>Point Number</b>	707.2	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	707.3	<b>Provision:</b>	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.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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.		
<b>Point Number</b>	707.4	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 614-13.2.5 Objective 5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	6. The Body Corporate seeks the following decision from the local authority: (b) Confirm Objective 13.2.5 and Policy 13.2.5.1.		
<b>Point Number</b>	707.5	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 614-13.2.5 Objective 5 > 615-13.2.5.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	6. The Body Corporate seeks the following decision from the local authority:(b) Confirm Objective 13.2.5 and Policy 13.2.5.1.		
<b>Point Number</b>	707.6	<b>Provision:</b>	592-13 Wanaka Town Centre
<b>Position:</b>	Not Stated		

**Summary of Submission** 6. The Body Corporate seeks the following decision from the local authority:(c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;  
{d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

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**Point Number** 707.7 **Provision:** 7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

**Position:** Not Stated

**Summary of Submission** 6. The Body Corporate seeks the following decision from the local authority:(c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;

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**Point Number** 707.8 **Provision:** 592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 614-13.2.5 Objective 5 > 616-13.2.5.2

**Position:** Not Stated

**Summary of Submission** 6. The Body Corporate seeks the following decision from the local authority:(c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;  
{d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

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**Point Number** 707.9 **Provision:** 592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies > 614-13.2.5 Objective 5 > 617-13.2.5.3.

**Position:** Not Stated

**Summary of Submission** 6. The Body Corporate seeks the following decision from the local authority:(c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;  
{d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

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**Point Number** 707.10 **Provision:** 592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** 6. The Body Corporate seeks the following decision from the local authority:(c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;  
{d} Delete all policies related to the Lower Ardmore Entertainment Precinct.

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<b>Point Number</b>	707.11	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 667-13.5.10
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>(e) Amend the noise rules applying to the Wanaka Town Centre as follows:</p> <p>(i) Retain the noise rules stated in the Operative District Plan;  (ii) Require any noise mitigation to be undertaken by noise producers;  (iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise limits.</p> <p>(f) Any additional or consequential relief to give effect to this submission.</p>		
<hr/>			
<b>Point Number</b>	707.12	<b>Provision:</b>	592-13 Wanaka Town Centre > 632-13.4 Rules - Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>(e) Amend the noise rules applying to the Wanaka Town Centre as follows:</p> <p>(i) Retain the noise rules stated in the Operative District Plan;  (ii) Require any noise mitigation to be undertaken by noise producers;  (iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise limits.</p> <p>(f) Any additional or consequential relief to give effect to this submission.</p>		
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<b>Point Number</b>	707.13	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>(e) Amend the noise rules applying to the Wanaka Town Centre as follows:</p> <p>(i) Retain the noise rules stated in the Operative District Plan;  (ii) Require any noise mitigation to be undertaken by noise producers;  (iii) Make appropriate amendments to the proposed District Plan such that no bar or restaurant activity shall occur on road reserves and reserve land beyond the operative district plan noise limits.</p> <p>(f) Any additional or consequential relief to give effect to this submission.</p>		
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<b>Submitter Number:</b>	708	<b>Submitter:</b>	NZ Fire Service
<b>Contact Name:</b>	Stephen Hill	<b>Email:</b>	Stephen.Hill@fire.org.nz

<b>Address:</b>	PO Box 341, Dunedin, New Zealand, 9054		
<b>Point Number</b>	708.1	<b>Provision:</b>	245-36 Noise > 252-36.4Rules - Activities > 255-36.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approve Rule 36.4.3 as currently worded and as a Permitted Activity.		

<b>Submitter Number:</b>	709	<b>Submitter:</b>	Aspiring Lifestyle Retirement Village
<b>Contact Name:</b>	Duncan White	<b>Email:</b>	duncan.white@ppgroup.co.nz
<b>Address:</b>	Paterson Pitts Partners (Wanaka) Ltd PO Box 283, Wanaka , New Zealand, 9343		
<b>Point Number</b>	709.1	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p><b><u>Relief sought:</u></b></p> <p>That a more appropriate zoning than Large Lot Residential should be identified for the hospital site within Lot 1 DP 417191 north of the Wanaka Lakes Health Centre (Lot 1 DP 410739) on Cardrona Valley Road. That the proposed Low Density Residential zoning of the Aspiring Lifestyle Retirement Village (part of Lot 1 DP 417191) be confirmed.</p>		
<b>Point Number</b>	709.2	<b>Provision:</b>	410-11 Large Lot Residential
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That a more appropriate zoning than Large Lot Residential should be identified for the hospital site within Lot 1 DP 417191 north of the Wanaka Lakes Health Centre (Lot 1 DP 410739) on Cardrona Valley Road.		
<b>Point Number</b>	709.3	<b>Provision:</b>	138-7 Low Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Relief:</p> <p>That the proposed Low Density Residential zoning of the Aspiring Lifestyle Retirement Village (part of Lot 1 DP 417191) be confirmed.</p>		



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 > 2.1-3 Strategic Direction > 2.1.2-3.2 Goals, Objectives and Policies > 2.1.2.7-3.2.7 Goal 7
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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 Taiaroa 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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<b>Point Number</b>	711.5	<b>Provision:</b>	1059-26 Historic Heritage
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**Position:** Not Stated

**Summary of Submission**

Page 145 of the Kai Tahu Ki Otago Natural Resource Management Plan 2005 item 11.11 lists 29 desired outcomes for the protection of sites and areas and could be used as a guideline.

--All names of sites of importance to Maori as identified in the area shown on the Taiaroa Map of 1879/80 (refer to submission for map) 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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<b>Point Number</b>	711.6	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The Queenstown Lakes District Council should educate landowners and others in the area that history does matter and actively encourage the notification of finds to the relevant authority. -The Queenstown Lakes District Council should approach Kai Tahu Ki Otago and engage that organisation in a joint education program. -That there is, and will not be any penalty for so doing.		

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<b>Point Number</b>	711.7	<b>Provision:</b>	7-Part Seven - Maps > 7.43-Map 40 - Areas of Cultural Significance
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	MANUWHAIA  The Neck One of the most sacred of sites in the South Island is not shown. The publication 'Manuhaea: A sacred place' by Takerei Norton gives some detail in regard to the site's importance to Maori and the page headed 'Conclusion' is attached for your perusal (please refer to submission).  I recommend: That this area be included on map 40 That this area be included in Areas of significance to Maori That the Queenstown Lakes District Council make an approach to (I; both the Department of Conservation (initially Wanaka] and Ngai Tahu, Christchurch for joint development of this sacred site under the proposed Plan. This would be a long overdue recognition of the rich Maori history imbedded in this area and in some way atone for the continuing lack of action in ensuring the identification, recording of, and protection of archaeological finds that continue to be destroyed.		

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<b>Point Number</b>	711.8	<b>Provision:</b>	1059-26 Historic Heritage > 1150-26.11 Sites of Significance to Maori
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	MANUWHAIA  The Neck One of the most sacred of sites in the South Island is not shown. The publication 'Manuhaea: A sacred place' by Takerei Norton gives some detail in regard to the site's importance to Maori and the page headed 'Conclusion' is attached for your perusal (please refer to submission).  I recommend: That this area be included on map 40 That this area be included in Areas of significance to Maori		

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**Point Number** 711.9 **Provision:** 1059-26 Historic Heritage >  
1150-26.11 Sites of Significance  
to Maori

**Position:** Not Stated

**Summary of Submission** MATUKITUKI CULTIVATED AREA/GARDENS

The area is of approximately 3000 sqm [+ or -] on a hillock a short distance from the river and is accessed by a Department of Conservation track up the left hand side of the Matukituki River from the bridge to West Wanaka Station. A walk of about one hour. The area shows distinct signs of having been cultivated in the past. There are ridges and channelling cut into the ground much akin to potato ridging of today. Significant damage has been effected by the activities of livestock. It may well be that this was/is lthe place where Te Mohene was caught' by Te Puoho's party as shown on the map drawn by Huruhuru for Shortland in 1844. Te Puoho proceeded to Tukurau where he met his death. His wives composed and sang a moving waiata when they were advised of his demise some time later. The Department of Conservation has fenced part of the hillock under Tenure review.

I recommend  
That this site be included in the proposed district plan, Sites of Significance to Maori 26.11

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**Point Number** 711.10 **Provision:** 1059-26 Historic Heritage >  
1066-26.3 Information  
Requirements > 1067-26.3.1  
Archaeology Alert Layer

**Position:** Not Stated

**Summary of Submission** --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.

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**Submitter Number:** 712 **Submitter:** Bobs Cove Developments  
Limited

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 712.1 **Provision:** 8-General DP Review Comments

**Position:** Not Stated

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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**Point Number** 712.2 **Provision:** 8-General DP Review Comments

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Retain all provisions not otherwise submitted upon in this submission as notified unless they duplicate other provisions in which case they should be deleted.

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**Point Number** 712.3 **Provision:** 7-Part Seven - Maps > 7.41-Map 38 - Wilson Bay and Bobs Cove

**Position:** Oppose

**Summary of Submission** Rezone the "Rural General" zoned land identified in the attached Drawing by Paterson Pitts (refer to submission) as Proposed Section 1 to "Rural Residential".

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**Point Number** 712.4 **Provision:** 771-21Rural Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** New Rule for Chapter 21 – Rural

Insert provision to exempt buildings within an approved building platform from complying with boundary setback rules and standards. Suggested wording is as follows:

The boundary setback rules and standards in this chapter do not apply to buildings located within an approved building platform.

And/or  
Amend all the boundary setback provisions as required to give the same effect (including 21.5.1, 21.5.35, 22.5.4, 22.5.26, 22.5.28).

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**Point Number** 712.5 **Provision:** 7-Part Seven - Maps > 7.41-Map 38 - Wilson Bay and Bobs Cove

**Position:** Oppose

**Summary of Submission** Delete the Bobs Cove Sub Zone as shown on the Planning Maps and show as Rural Residential Zone with no subzone.

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**Point Number** 712.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 821-22.2.6 Objective 6

**Position:** Oppose

**Summary of Submission** Delete this objective



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<b>Point Number</b>	712.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 821-22.2.6 Objective 6 > 822-22.2.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete this policy		

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<b>Point Number</b>	712.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 821-22.2.6 Objective 6 > 823-22.2.6.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete this policy		

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<b>Point Number</b>	712.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 824-22.2.7 Objective 7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the following:  Objective - Bob's Cove Rural Residential Zone - To maintain and enhance the ecological and amenity values of the Bob's Cove Rural Residential zone.  Policies: To ensure views of Lake Wakatipu and the surrounding landforms from the Glenorchy-Queenstown Road are retained through appropriate landscaping and the retention of view shafts.  To ensure the ecological and amenity values of Bob's Cove are retained and, where possible, enhanced through: · appropriate landscaping using native plants; · restricting the use of exotic plants; · removing wilding species; · providing guidance on the design and colour of buildings; · maintaining view shafts from the Queenstown-Glenorchy Road		

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<b>Point Number</b>	712.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rules 22.5.21 to 22.5.32 - delete Table 5		

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**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.

---

**Point Number** 712.12 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 843-22.4.1

**Position:** Oppose

**Summary of Submission** Any other activity not listed in Tables 1-7: NG P  
And make consequential amendments to list non-complying activities.

---

**Point Number** 712.13 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 844-22.4.2

**Position:** Support

**Summary of Submission** Retain as notified

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**Point Number** 712.14 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend as follows:  
All subdivision activities are ~~discretionary~~ controlled activities, except otherwise stated:  
And introduce suitable matters of control based on the matters proposed in objectives and policies or those matters listed under the Operative District Plan.

---

**Point Number** 712.15 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend policy 28.3.1.2 as follows:  
28.3.1.2 Restrict the establishment of activities which have the potential to increase significant

natural hazard risk, or which may have an impact upon the community and built environment.

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**Point Number** 712.16 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend objective 28.3.2 as follows:  
Development on land subject to a significant natural hazards only occurs where the risks to the community and the built environment are satisfactorily avoided or appropriately managed or mitigated.

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**Point Number** 712.17 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 28.3.2.2 as follows:  
Allow subdivision and development of land subject to significant natural hazards where ~~the proposed activity~~ it does not:

- Accelerate or worsen the natural hazard risk and/or its potential impacts.
- Expose vulnerable activities to intolerable natural hazard risk.
- Create an unacceptable risk to human life.
- ~~Increase the natural hazard risk to other properties.~~
- Require additional works and costs that would be borne by the public community.

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**Point Number** 712.18 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 28.3.2.3 as follows:  
Ensure new subdivision or land development ~~all proposals to subdivide or develop land that is at threat from a subject to significant natural hazards risk (identified on the District Plan Maps) is assessed in terms of provide an assessment covering:~~

- The type, frequency and scale of the natural hazard and the effects of a natural hazard event on the subject land.
- The ~~type of activity being undertaken~~ and its vulnerability of the activity in relation to the natural hazards.
- ~~The effects of a natural hazard event on the subject land.~~
- The potential for the activity to exacerbate the natural hazard risk ~~both in and off the subject land.~~
- ~~The potential for any structures on the subject land to be relocated.~~
- The location, design and construction of buildings and structures to mitigate the effects of natural hazards, ~~such as the raising of floor levels.~~
- ~~Site layout and m~~ Management techniques that ~~to~~ avoid or minimise the adverse effects of natural hazards, ~~including access and egress during a hazard event.~~

<b>Submitter Number:</b>	713	<b>Submitter:</b>	Heli Tours Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	713.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions		
<hr/>			
<b>Point Number</b>	713.2	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25 > 941-21.5.25.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support these standards that do not require additional resource consents when a concession or recreation permit is held.		
<hr/>			
<b>Point Number</b>	713.3	<b>Provision:</b>	245-36 Noise > 260-36.5 Rules-Standards > 273-36.5.13
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend rule so that the noise limits are measured as Lmax, not Ldn. Also amend rule so that non-conformance is a discretionary activity, not a non-complying activity.		
<hr/>			

<b>Submitter Number:</b>	714	<b>Submitter:</b>	Kopuwait Investments Limited
<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	714.1	<b>Provision:</b>	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to:  ...Development within the Special Character Area of the Town Centre Zone (shown on Planning Maps) is required to be consistent with the Queenstown Town Centre Design		

Guidelines 2015, reflecting the specific character and design attributes of development in this part of the Town Centre. The Entertainment Precincts (also shown on Planning Maps) has have permitted noise thresholds that are higher than other parts of the Town Centre in order to encourage those noisier operations to locate in the most central part of town, where it will have least effect on residential zones.

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<b>Point Number</b>	714.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 470-12.2.1.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 12.2.1.3		

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<b>Point Number</b>	714.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1. > 471-12.2.1.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 12.2.1.4		

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<b>Point Number</b>	714.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Add a foot note reference to Objective 12.2.3 What is a “reasonable level” of amenity needs to be considered in light of policy 12.2.1.4		

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<b>Point Number</b>	714.5	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 483-12.2.3.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Require activities within the Town Centre Zone to comply with noise limits, and sensitive uses within the Town Centre to insulate <u>and self-protect</u> for noise in order to mitigate the adverse effects of noise within and adjacent to the Town Centre Zone.		

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<b>Point Number</b>	714.6	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 485-12.2.3.3
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**Position:** Not Stated

**Summary of Submission** Amend to;

Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by:

(a) Enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre;

(b) Providing for noisier night time activity within the entertainment precincts in order to minimise effects on adjacent residential zones adjacent to the Town Centre; and

(c) Ensuring that the nature and scale of licensed premises located in the Town Centre Transition subzone result in effects that are compatible with adjoining residential zones.

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**Point Number** 714.7 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3. > 486-12.2.3.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Acknowledge self protection as a method by amending the policy as follows:

*"...Acknowledging that the level of amenity will be lower than in residential zones due to the density, mixed use, and late night nature of the Town Centre and requiring that such sensitive uses are insulated and self-protected from for noise; ..."*

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**Point Number** 714.8 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Add new policies 12.2.5.6 and 12.2.5.7 as follows:

*"12.2.5.6 - Encourage the day time and night time use of outdoor areas for use by bars and restaurants in and around the Steamer Wharf Complex with appropriate seating, tables and/or planting to enhance the vibrancy and visual amenity."*

*"12.2.5.7 - Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the Building Code to avoid reverse sensitivity."*

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**Point Number** 714.9 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Add a new rule to specifically relate to the entertainment precinct at Steamer Wharf, as follows (and as further detailed in the submission, in terms of the matters of discretion):

*"Licensed Premises with Entertainment Precinct at Steamer Wharf : 12.4.4.17 Premises within the Steamer Wharf Entertainment Precinct licensed for the consumption of liquor on the premises between the hours of 1am and 8am, provided that this rule shall not apply to the*

*sale of liquor to any person who is residing (permanently or temporarily) on the premises."*

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**Point Number** 714.10 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 512-12.4.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Rule 12.4.4.1 and delete Rule 12.4.4.2:

*Licensed Premises 12.4.4.1. Other than in the ~~Town Centre Transition subzone Entertainment Precinct at Steamer Wharf~~, premises licensed for the consumption of liquor on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor: a. To any person who is residing (permanently or temporarily) on the premises; and/or b. To any person who is present on the premises for the purpose of drinking and dining up until 12am.*

*\*In relation to ~~both 12.4.4.1 and 12.4.4.2~~ above, discretion is restricted to consideration all of the following: • ~~The scale of the activity;~~ • ~~Car parking and traffic generation;~~ • ~~Effects on amenity (including that of adjoining residential zones and public reserves);~~ • ~~The provision of screening and/ or buffer areas between the site and adjoining residential zones;~~ • ~~The configuration of activities within the building and site (e.g. outdoor seating, entrances);~~ • ~~Potential noise issues effects, and hours of operation;~~ and • ~~Consideration of any alcohol policy or bylaw~~*

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**Point Number** 714.11 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 515-12.4.5

**Position:** Oppose

**Summary of Submission** Delete this rule as it is covered in Rule 12.4.4.1

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**Point Number** 714.12 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Provide for increased noise levels within the Steamer Wharf Entertainment Precinct and also to exclude the measurement for compliance being other sites within the precinct, amend Rule 12.5.11 by adding a further exemption at the end of 12.5.11.5 as follows:

*"• Noise from within the Steamer Wharf Entertainment Precinct that is measured at sites within the precinct."*

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**Point Number** 714.13 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13

**Position:** Other - Please clearly indicate your position in your submission below

<b>Summary of Submission</b>	Update the rule to include the Steamer Wharf Entertainment Precinct, by making the reference to 'Entertainment Precinct' plural.		
<b>Point Number</b>	714.14	<b>Provision:</b>	464-12 Queenstown Town Centre > 584-12.6 Non-Notification of Applications
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend rule 12.6.2 as follows: <i>"The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited notified: ...</i>  <i><u>12.6.2.4 Licenced premises, and the sale and supply of alcohol within the Steamer Wharf Entertainment Precinct.</u></i> "		
<b>Point Number</b>	714.15	<b>Provision:</b>	245-36 Noise > 246-36.1 Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the zone purpose as follows:  <i>"...Noise in relation to town centres is not addressed in this chapter, but rather in the Town Centres chapters. This is due to the town centre-specific complexities on noise in those zones, and its fundamental nature as an issue that interrelates with all other issues in those zones. <u>Therefore, the objectives, polices and rules in this chapter do not require consideration in relation to activities undertaken within the Town Centre.</u>"</i>		
<b>Point Number</b>	714.16	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Identify the Steamer Wharf area as an Entertainment Precinct overlay on an Amended Planning Map 36; and if conflict arises between the PDP Entertainment Precinct or any other such area suggested by other submitters, that the Steamer Wharf Entertainment Precinct is given primacy as it is the most appropriately located.		
<b>Point Number</b>	714.17	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Identify the Steamer Wharf area as an Entertainment Precinct overlay on an Amended Planning Map 36 and if conflict arises between the PDP Entertainment Precinct or any other such area suggested by other submitters, that the Steamer Wharf Entertainment Precinct is given primacy as it is the most appropriately located.		
<b>Point Number</b>	714.18	<b>Provision:</b>	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose





<b>Point Number</b>	715.4	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	. Extension of the Urban Growth Boundary to include the entire area depicted on the plans contained in Attachment [B] to this submission.		
<hr/>			
<b>Point Number</b>	715.5	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 294-41.2.1.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete		
<hr/>			
<b>Point Number</b>	715.6	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 300-41.2.1.10
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Policy 41.2.1.10. Delete the words"... while ensuring that development associated with those activities does not over domesticate the landscape".		
<hr/>			
<b>Point Number</b>	715.7	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 303-41.2.1.13
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Policy 41.2.1.13. Add the words "and Residential (Homestead Bay) Activity Area" after the word "Area".		
<hr/>			
<b>Point Number</b>	715.8	<b>Provision:</b>	287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 316-41.2.1.26
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete		
<hr/>			
<b>Point Number</b>	715.9	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 339-41.4.6 > 340-41.4.6.1

**Position:** Not Stated

**Summary of Submission** 41.4.6.1 Within the R(HD) A - E, R(HB) D - E, ~~and~~ R(HD-SH) 1 and R(HB-SH) A - C Activity Areas, any residential activity which results in either:

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**Point Number** 715.10 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 358-41.4.9.11

**Position:** Not Stated

**Summary of Submission** Add new sentences.

There shall be 1 residence accessory to farming activities provided for in the OSL adjacent to State Highway 6 within lot 8 DP 443832. The activities shall also include the airport within lot 8 DP 443832 and associated aviation and commercial recreation activities.

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**Point Number** 715.11 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 362-41.4.9.15

**Position:** Not Stated

**Summary of Submission** Delete the words "12 low level" and replace with "41",

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**Point Number** 715.12 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 363-41.4.9.16

**Position:** Not Stated

**Summary of Submission** Delete

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**Point Number** 715.13 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 380-41.5.2 > 387-41.5.2.7

**Position:** Not Stated

**Summary of Submission** Delete

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**Point Number** 715.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6 > 408-41.5.6.1

**Position:** Not Stated

**Summary of Submission** Delete, or make provision for 2 new access points to be created within lot 8 DP 443832 as Controlled Activities (with control limited to design and location for State Highway traffic safety considerations).

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**Point Number** 715.15 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 413-41.5.8 > 414-41.5.8.1

**Position:** Not Stated

**Summary of Submission** Add the following:  
R(HB)D and-E 10-15 per Ha  
R(HB-SH)A-C 10-15 per Ha

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**Point Number** 715.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 423-41.5.11

**Position:** Not Stated

**Summary of Submission** Delete

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**Point Number** 715.17 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12 > 426-41.5.12.2

**Position:** Not Stated

**Summary of Submission** Add new U) below (j): Open Space Residential (OSR) and Open Space Landscape (OSL) limited to one residence within lot 8 DP 443832: 7m.

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**Point Number** 715.18 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 436-41.5.15 > 438-41.5.15.2

**Position:** Not Stated

**Summary of Submission** On any site within the EIC, R(HD), R(HD-SH), R(HB), R(HB-SH) buildings shall not exceed a maximum building coverage of 50%, except:

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**Point Number** 715.19 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 436-

**Position:** Not Stated

**Summary of Submission** Delete

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**Submitter Number:** 716 **Submitter:** Ngai Tahu Tourism Ltd

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 716.1 **Provision:** 8-General DP Review Comments

**Position:** Not Stated

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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**Point Number** 716.2 **Provision:** 8-General DP Review Comments

**Position:** Not Stated

**Summary of Submission** That all provisions not amended in response to this submission be retained as notified unless it duplicates another provision in which case it should be deleted.

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**Point Number** 716.3 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Insert new definition for "Tourism Activity". Suggested wording is as follows: Tourism Activity: Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.

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**Point Number** 716.4 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Not Stated

<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>		
<b>Point Number</b>	716.5	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>To recognise and provide for the significant socioeconomic benefits of tourism activities across the District.</u>		
<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>	<u>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.</u>		
<b>Point Number</b>	716.7	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rules as required to ensure: (i) tourism activities outside or not affected by a value protected by s6 of the RMA are enabled via the permitted, controlled, or restricted discretionary activity status; (ii) tourism activities within or affected by a value protected by section 6 of the RMA are provided for as a restricted discretionary or discretionary activity; (iii) tourism activities are not classified as a non-complying or prohibited activity.		
<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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**Point Number** 716.9 **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** ~~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** 716.10 **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** 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

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and <del>protect them from</del> <u>manage</u> the adverse effects of subdivision and development.		
<b>Point Number</b>	716.14	<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>	<del>Minimize</del> <u>Manage</u> the adverse landscape effects of subdivision, use or development in specified Rural Landscapes.		
<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 <del>ongoing</del> viability of <del>landuse</del> <u>farming</u> and that evolving forms of <del>agricultural</del> land use. which may change the landscape <u>character</u> , are anticipated.		
<b>Point Number</b>	716.16	<b>Provision:</b>	7-Part Seven - Maps > 7.42-Map 39 - Arthurs Point, Kingston
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone land legally described as SEC 1 SO 23662 SEC 4 SO 23901, PT SEC 3 SO 23901 BLK XIX SHOTOVER SO - MORNING STAR BEACH RECREATION RESERVE, SEC 133 BLK XIX SHOTOVER SO, LOTS 1-2 OP 25724, and the adjoining road reserve/marginal strip from "Rural General" to "Rural Visitor" or "Visitor". The location of this land is illustrated in this submission.		
<b>Point Number</b>	716.17	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 974-21.5.44.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule to allow the potential for recreational and commercial boating activities to occur on the Beansburn tributary of the Dart River. Suggested wording is follows:  Any tributary of the Dart and Rees rivers (except the Rockburn <u>and Beansburn</u> tributaries <del>y</del> of		



the Dart River) or upstream of Muddy Creek on the Rees River.

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**Point Number** 716.18 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 991-21.5.47 > 995-21.5.47.4

**Position:** Not Stated

**Summary of Submission** Amend standard to reduce the number of commercial jet boat operators upstream of the confluence of the Beansburn from two to one. Suggested wording is as follows:

Dart River - The total number of commercial motorised boating activities shall not exceed 26 trips in anyone day. No more than ~~two~~ one commercial jet boat operators shall operate upstream of the confluence of the Beansburn, other than for tramper and angler access only.

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**Submitter Number:** 717 **Submitter:** The Jandel Trust

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 717.1 **Provision:** 255-8 Medium Density Residential

**Position:** Not Stated

**Summary of Submission** The rezoning of the 179 Frankton-Ladies Miles Highway and wider area to Business Mixed Use zone or Industrial zone as shown on the map attached to this submission.

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**Point Number** 717.2 **Provision:** 10-Entire Plan

**Position:** Not Stated

**Summary of Submission** 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.

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**Point Number** 717.3 **Provision:** 255-8 Medium Density Residential > 256-8.1 Zone Purpose

**Position:** Not Stated

**Summary of Submission** Amend as follows:

The Medium Density Residential Zone has the purpose to provide land for primarily residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre or are located in areas that have lower residential amenity as a result of proximity to industrial zones or busy roads, and do not impact on the primary role of the zone to provide housing supply...

**Point Number** 717.4 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 259-8.2.1.1

**Position:** Not Stated

**Summary of Submission** Amend as follows:

8.2.1.1 The zone accommodates existing traditional residential housing forms (dwelling, residential flat), but fundamentally has the purpose to provide land close to town centres, local shopping zones, activity centres and public transport routes that is appropriate for medium density housing, workers accommodation or visitor accommodation uses.

**Point Number** 717.5 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1

**Position:** Not Stated

**Summary of Submission** Add new policy:

8.2.1.6 Encourage and provide for workers accommodation to be established higher densities and support workers accommodation as an ancillary land use to help offset potential adverse effects from non-residential activity.

**Point Number** 717.6 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 270-8.2.2.6

**Position:** Oppose

**Summary of Submission** Delete policy 8.2.2.6

**Point Number** 717.7 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 276-8.2.4 Objective 4

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Add new policy:</p> <p><u>8.2.4.3 Providing an appropriate level of amenity while acknowledging that amenity will be reduced as a result of the proximity to existing non-residential activity, the State Highway and nearby Industrial and Commercial Zones.</u></p>		
<b>Point Number</b>	717.8	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: > 306-8.2.10.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>8.2.10.3 Commercial activities which generate adverse noise effects are not supported in the residential environment, <u>with the exception of any existing lawfully established uses.</u></p>		
<b>Point Number</b>	717.9	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-8.2.11.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>8.2.11.6 A safe and legible walking and cycle environment is provided that:</p> <ul style="list-style-type: none"> <li>• links to the external network and pedestrian and cyclist destinations on the southern side of State Highway 6 (such as public transport stations, schools, open space, and commercial areas) along the safest, most direct and convenient routes</li> <li>• is of a form and layout that encourages walking and cycling</li> <li>• provides a safe and convenient waiting area adjacent to the State Highway, which provides shelter from weather</li> <li>• provides a direct and legible network.</li> </ul> <p>Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) to determine compliance with this policy.</p>		
<b>Point Number</b>	717.10	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>8.2.11 Objective - The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a <u>high quality residential mixed use</u> environment which <u>some</u> is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network, and is appropriately serviced.</p>		

<b>Point Number</b>	717.11	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objective 8.2.13		
<hr/>			
<b>Point Number</b>	717.12	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-8.2.13.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>8.2.13.1 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80m of the State Highway <u>or 100m from non residential activities</u> shall be designed to meet internal sound levels of AS/ NZ 2107:2000.</p>		
<hr/>			
<b>Point Number</b>	717.13	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 339-8.4.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Alter activity status to discretionary for bulk material storage over 200m2 in area. Below this area is permitted if not directly visible from outside of the site.		
<hr/>			
<b>Point Number</b>	717.14	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend as follows:</p> <p>8.5.3.1 Transport, parking and access design that:</p> <p>a. Ensures connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, <u>or existing access locations</u>.</p> <p>b. There is no new vehicular access to the State Highway Network.</p>		
<hr/>			
<b>Point Number</b>	717.15	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Delete Rule 8.5.3.2		
<b>Point Number</b>	717.16	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 > 392-8.5.8.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 8.5.8.1 – Minimum Boundary Setback		
<b>Point Number</b>	717.17	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 8.5.10 – Window Sill Heights		
<b>Point Number</b>	717.18	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 27.5.1 – Standards for Subdivision		
<b>Point Number</b>	717.19	<b>Provision:</b>	245-36 Noise > 247-36.2 Objectives and Policies > 248-36.2.1Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objective 36.2.1		
<b>Point Number</b>	717.20	<b>Provision:</b>	245-36 Noise > 247-36.2 Objectives and Policies > 248-36.2.1Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows:  <u>36.2.1.2 Avoid, remedy or mitigate adverse noise reverse sensitivity effects, and avoid or mitigate new noise sensitive activities from establishing in the proximity of consented or existing noise generating activities.</u>		

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**Point Number** 717.21 **Provision:** 245-36 Noise > 249-36.3 Other Provisions > 251-36.3.2 Clarification

**Position:** Not Stated

**Summary of Submission** Add a new matter:

36.3.2.11 Compliance with the noise standards for those activities lawfully established in the Rural Zones prior to the District Plan review being adopted shall be administered in accordance with the zone rules at the time that the activity was consented or lawfully established. To avoid doubt, compliance location would remain at the notional boundary of the residential units or platforms that were in place at the time that the consent was granted or activity was lawfully established.

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**Point Number** 717.22 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Not Stated

**Summary of Submission** The rezoning of the 179 Frankton-Ladies Miles Highway and wider area to Business Mixed Use zone or Industrial zone as shown on the map attached to this submission.

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**Point Number** 717.23 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:

**Position:** Not Stated

**Summary of Submission** Amend as follows:

8.2.10 Objective - Provide for limited smallscale commercial activities where such activities:

- contribute to a diverse residential environment;
- maintain residential character and amenity; and
- do not compromise the primary purpose of the zone for residential use.

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**Submitter Number:** 718 **Submitter:** Allium Trustees Limited

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 718.1 **Provision:** 8-General DP Review Comments

**Position:** Not Stated

<b>Summary of Submission</b>	Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions		
<b>Point Number</b>	718.2	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the "Low Density" zoned land outlined in black below to High Density Residential (refer to map in submission). The land is generally located between Manchester Place and Vancouver Drive.		
<b>Point Number</b>	718.3	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Confirm all provisions within the Proposed High Density Residential Zone.		

<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		
<b>Point Number</b>	719.1	<b>Provision:</b>	9-1 Introduction > 45-1.7 Information to be submitted > 50-1.7.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Designations 1.7.5 from the Introduction Chapter		
<b>Point Number</b>	719.2	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the definition `SH6 Roundabout Works`.		
<b>Point Number</b>	719.3	<b>Provision:</b>	54-2Definitions

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the definition of 'Utility' by adding the bullet point • " <u>structures for transport on land by cycleways, rail, roads, walkways, or any other means.</u> "		
<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		
<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		
<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		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Amend Objective 3.2.2.1 to read as follows: • to manage the cost of Council infrastructure; and		
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 3.2.2.1.1 as proposed		



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**Point Number** 719.9 **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:** Not Stated

**Summary of Submission** Retain Policy 3.2.2.1.2 as proposed

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**Point Number** 719.10 **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:** Not Stated

**Summary of Submission** Retain Policy 3.2.2.1.3 as proposed

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**Point Number** 719.11 **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** Retain Policy 3.2.4.8.1 as proposed

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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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<b>Point Number</b>	719.14	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 16-4.2.1.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 4.2.1.2 as proposed.		
<hr/>			
<b>Point Number</b>	719.15	<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>	Retain Policy 4.2.1.4 as proposed.		
<hr/>			
<b>Point Number</b>	719.16	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 19-4.2.1.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	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."		
<hr/>			
<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		
<hr/>			
<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		
<hr/>			
<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		
<hr/>			
<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 of <u>land use and transport</u>		
<hr/>			
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 4.2.3.4 as proposed.		
<hr/>			
<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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support and Amend  Amend Policy 4.2.4.1 as follows: • <u>land use and transport</u> networks are integrated and the viability of public and active transport is improved		
<hr/>			

<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Policy 4.2.4.2 as proposed		
<hr/>			
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support 4.2.6 Objective		
<hr/>			
<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support Policy 4.2.6.1		
<hr/>			
<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		
<hr/>			
<b>Point Number</b>	719.28	<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>	Support		
<b>Summary of Submission</b>	Retain Policy 6.3.1.5 as proposed		
<hr/>			
<b>Point Number</b>	719.29	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 101-6.3.2.3
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Retain Policy 6.3.2.3 as proposed		
<b>Point Number</b>	719.30	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 117-6.3.5.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 6.3.5.5 as proposed		
<b>Point Number</b>	719.31	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 141-7.2.1 Objective 1. > 142-7.2.1.1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 7.2.1.1 as proposed		
<b>Point Number</b>	719.32	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 7.2.7 Objective as proposed.		
<b>Point Number</b>	719.33	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7 > 165-7.2.7.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend</p> <p>Amend Policy 7.2.7.3 as follows:</p> <p>Development is integrated with <u>all transport networks</u>, and improves connections to, public transport services and active transport networks (tracks, trails, walkways and cycleways).</p>		
<b>Point Number</b>	719.34	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend  Add an additional policy to 7.2.10 Objective as follows: <u>7.2.10.3 Ensure all new and altered buildings for residential and other noise sensitive activities (including community uses) located within the State highway road noise effects area are designed to meet internal sound levels of AS/NZ 2107:2000</u>		
<b>Point Number</b>	719.35	<b>Provision:</b>	138-7 Low Density Residential > 140-7.2 Objectives and Policies > 174-7.2.10 > 176-7.2.10.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 7.4.10.2 as follows: • Parking and access: safety; <u>and efficiency of the roading network</u> , and impacts to on-street parking and neighbours		
<b>Point Number</b>	719.36	<b>Provision:</b>	138-7 Low Density Residential > 184-7.4 Rules - Activities > 214-7.4.22
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 7.4.22 as follows: • Parking and access: safety; <u>and efficiency of the roading network</u> , and impacts to on-street parking and neighbours		
<b>Point Number</b>	719.37	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add an additional Rule 7.5.9.3 as follows:  <u>7.5.9.3 Any new residential buildings, or buildings, or buildings containing activities sensitive to road noise, located within:</u>  <u>• 80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater,</u> <u>or</u> <u>• 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 km/h.</u>  <u>Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(1 hr) inside bedrooms or 40 dB LAeq(1 hr) inside other habitable spaces in accordance with AS/NZ2107:2000.</u>		
<b>Point Number</b>	719.38	<b>Provision:</b>	138-7 Low Density Residential > 251-7.6 Non-Notification of Applications > 252-7.6.1
<b>Position:</b>	Oppose		

**Summary of Submission** Amend Rule to read as follows:  
  
Applications for controlled activities shall not require the written consent of other persons and shall not be notified or limited notified, except for:  
  
7.6.1.1 visitor accommodation adjacent to the State highway where the road controlling authority shall be deemed an affected party

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**Point Number** 719.39 **Provision:** 138-7 Low Density Residential > 251-7.6 Non-Notification of Applications > 253-7.6.2

**Position:** Oppose

**Summary of Submission** Amend Rule 7.6.2.1 as follows:  
  
Residential development, except for residential development adjacent to the State highway where the road controlling authority shall be deemed an affected party.

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**Point Number** 719.40 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 281-8.2.5.1

**Position:** Support

**Summary of Submission** Retain Policy 8.2.5.1 as proposed

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**Point Number** 719.41 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7

**Position:** Support

**Summary of Submission** Retain 8.2.7 Objective as proposed

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**Point Number** 719.42 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 291-8.2.7.2

**Position:** Not Stated

**Summary of Submission** Amend 8.2.7.2 as follows:  
...trail/trail networks, and is designed in a manner consistent with the capacity to ensure that it does not adversely affect the safety, efficiency and functionality of infrastructure networks.

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**Point Number** 719.43 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives

**Position:** Not Stated

**Summary of Submission** Amend Policy 8.2.7.3 to read as follows:

Access and parking is located and designed to ~~optimise~~ maintain the efficiency and safety of the transport network and minimise impacts to on-street parking.

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**Point Number** 719.44 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 301-8.2.9.2

**Position:** Not Stated

**Summary of Submission** Amend 8.2.9.2 to read as follows:  
Visitor accommodation shall be designed in a manner to ~~limit~~ mitigate the adverse effects on residential areas associated with noise, vehicle access and parking on transport networks and residential areas

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**Point Number** 719.45 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 302-8.2.9.3

**Position:** Support

**Summary of Submission** Retain Policy 8.2.9.3 as proposed

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**Point Number** 719.46 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11

**Position:** Support

**Summary of Submission** If this area of land is to be re-zoned Medium Density Residential then this policy should be retained as proposed.

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**Point Number** 719.47 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 312-8.2.11.2

**Position:** Support

**Summary of Submission** Retain Policy 8.2.11.2 as proposed.

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<b>Point Number</b>	719.48	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 314-8.2.11.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 8.2.11.4 and the advice notes as proposed		
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<b>Point Number</b>	719.49	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 315-8.2.11.5.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 8.2.11.5 as proposed		
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<b>Point Number</b>	719.50	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-8.2.11.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 8.2.11.6 as proposed.		
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<b>Point Number</b>	719.51	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 8.2.13 Objective as proposed		
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<b>Point Number</b>	719.52	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-8.2.13.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 8.2.13.1 as proposed		
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<b>Point Number</b>	719.53	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules -

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support and Amend

Retain Policy 8.4.11.2 with the following amendment to the 7th bullet point:

- Parking and access: safety, and efficiency of the roading network, and impacts to on-street parking and neighbours

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**Point Number**

719.54

**Provision:**

255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23

**Position:**

Not Stated

**Summary of Submission**

Amend

Amend Rule 8.4.23 as follows:

- Parking and access: safety, and efficiency of the roading network, and impacts to on-street parking and neighbours

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**Point Number**

719.55

**Provision:**

255-8 Medium Density Residential > 334-8.4 Rules - Activities > 368-8.4.26

**Position:**

Oppose

**Summary of Submission**

Change the activity status of Rule 8.4.26 to Non-complying

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**Point Number**

719.56

**Provision:**

255-8 Medium Density Residential > 334-8.4 Rules - Activities > 370-8.4.28

**Position:**

Oppose

**Summary of Submission**

Delete Rule 8.4.28

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**Point Number**

719.57

**Provision:**

255-8 Medium Density Residential > 372-8.5 Rules - Standards > 376-8.5.2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Rules as follows:

8.5.2.1 For buildings located within 80m of a State Highway 6 ~~between~~ ~~(between~~ Hansen

Read and the Shotover River)

Any new residential buildings, or buildings containing activities sensitive to road noise, and located within 80 metres of the seal edge of a State Highway 6 between Lake Hayes and Frankton shall be designed, constructed and maintained to meet ensure that the internal noise levels do not exceed 35dB LAeq (1 hr) inside bedrooms or 40 dB LAeq(1 hr) inside other habitable spaces in accordance with AS/NZ2107:2000.

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<b>Point Number</b>	719.58	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Retain Rules - Standard 8.5.3
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<b>Point Number</b>	719.59	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Amend Rules - Standard 8.5.3.1a as follows: a Ensures connections to the State highway network are only via Hansen Road, the Eastern Access <u>Road</u> Roundabout, and/or Ferry Hill Drive
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<b>Point Number</b>	719.60	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Add another traffic impact assessment matter to Rules - Standard 8.5.3.2 as follows: <u>q Integration with pedestrian and cvcling networks, particularly the cross SH6 connections.</u>
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<b>Point Number</b>	719.61	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Amend Rules - Standard 8.S.3.2c as follows: c. An access network design via Hansen Road, the Eastern Access <u>Road</u> Roundabout, and/or Ferry Hill Drive, and the avoidance of any new access to the State highway network
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<b>Point Number</b>	719.62	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 > 392-8.5.8.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Rules - Standard 8.5.8.1 as follows: 8.5.8.1 Road boundary setback: 3m, <u>except for state highway boundaries which shall be 4. Sm.</u>		
<b>Point Number</b>	719.63	<b>Provision:</b>	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 406-8.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 8.6.1 to read as follows: Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited- notified.~ <u>except for 8.6. 1. 1 visitor accommodation adjacent to the State highway where the road controlling authority shall be deemed an affected party.</u>		
<b>Point Number</b>	719.64	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.65	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 > 49-9.2.6.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.66	<b>Provision:</b>	26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 > 51-9.2.6.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 9.2.6.4 as follows: Ensure access and parking is located and designed to optimise <u>the connectivity, efficiency and safety of the transport network.</u>		

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**Point Number** 719.67 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Add a new Objective 9.2.7 as follows:  
9.2.7 Objective - Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects.

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**Point Number** 719.68 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Add a new Policy 9.2.7.1 as follows:  
9.2.7. 7 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80m of the State highway shall be designed to meet internal sound levels of AS/NZ 2707:2000.

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**Point Number** 719.69 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities > 66-9.4.4

**Position:** Not Stated

**Summary of Submission** Amend Rule 9.4.4 as follows:  
. Parking and access arrangements and the safety and efficiency of the roading network.

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**Point Number** 719.70 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities > 68-9.4.6

**Position:** Oppose

**Summary of Submission** Change the activity status of Rule 9.4.6 to Restricted Discretionary or full Discretionary.

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**Point Number** 719.71 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities > 71-9.4.9

**Position:** Not Stated

**Summary of Submission** Amend Rule 9.4.9 as follows:  
. Parking and access: safety, and efficiency of the roading network, and impacts to on-street parking and neighbours

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**Point Number** 719.72 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities > 72-9.4.10

**Position:** Not Stated

**Summary of Submission** Amend Rule 9.4.10 as follows:  
. Parking and access arrangements: safety, and efficiency of the roading network. and potential impacts on- neighbours' amenity and on-street parking.

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**Point Number** 719.73 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 108-9.5.9 > 109-9.5.9.1

**Position:** Not Stated

**Summary of Submission** Amend Rule 9.5.9.1 as follows:  
9.5.9.7 Road boundary setback: 2m, except for state highwav boundaries which shall be 4.5m.

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**Point Number** 719.74 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards

**Position:** Not Stated

**Summary of Submission** Add an additional Rule 9.5.9.3 as follows:  
9.5.9.3 Any new residential buildings, or buildings containing activities sensitive to road noise, located within 80 metres of the seal edge of a State Highway shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeqC7 hr) inside bedrooms or 40 dB LAeq(7 hr) inside other habitable spaces in accordance with AS/NZ2 7 07:2000.

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**Point Number** 719.75 **Provision:** 26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 121-9.6.2

**Position:** Oppose

**Summary of Submission** Amend Rule 9.6.2 to read as follows:  
9.6.2. 7 Residential development involving the development of 4 or more dwellings that do not require direct access to a State highway.

9.6.2.2 Visitor accommodation that does not require direct access to a State highway.

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**Point Number** 719.76 **Provision:** 410-11 Large Lot Residential > 412-11.2 Objectives and Policies

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add a new Objective 11. 2.3 as follows: <u>77.2.3 Objective - Manage the development of land within noise affected environments to ensure mitigation of noise and reverse sensitivity effects.</u>		
<b>Point Number</b>	719.77	<b>Provision:</b>	410-11 Large Lot Residential > 412-11.2 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add a policy to 7.2.10 Objective as follows: <u>11.2.3.1 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within the State highway noise effects area shall be designed to meet internal sound levels of AS/NZ 2707:2000.</u>		
<b>Point Number</b>	719.78	<b>Provision:</b>	410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 454-11.5.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add a new Rule 11.5.4.1 as follows: <u>11. 5 .4.1 For buildings located adjacent to a State highway. Any new residential buildings, or buildings containing activities sensitive to road noise, located within: 80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater. or . 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 km/h.</u>  <u>Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(7 hr) inside bedrooms or 40 dB LAeq(7 hr) inside other habitable spaces in accordance with AS/NZ2 707:2000.</u>		
<b>Point Number</b>	719.79	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489- 12.2.4Objective 4 > 490-12.2.4.1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.80	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489- 12.2.4Objective 4 > 491-12.2.4.2
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.81	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 493-12.2.4.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.82	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 494-12.2.4.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.83	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 495-12.2.4.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy 12.2.4.6 to read as follows: Encourage visitor accommodation to be located and designed in a manner that minimises traffic issues that may otherwise affect the <u>safety, efficiency and functionality of the roading network, and the safety and amenity of pedestrian and cyclists, particularly in peak periods.</u>		
<b>Point Number</b>	719.84	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 510-12.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Rule 12.4.2 to read as follows: . The location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to <u>maintaining the safety and efficiency of the roading network, and</u> minimising private vehicle movements to/from.....		
<b>Point Number</b>	719.85	<b>Provision:</b>	464-12 Queenstown Town Centre > 584-12.6 Non-Notification of Applications > 585-12.6.1



<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 12.6.1 to read as follows: Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited- notified.~ <u>except for 12.6. 1. 1 visitor accommodation adjacent to the State highway where the road controlling authority shall be deemed an affected party.</u>		
<b>Point Number</b>	719.86	<b>Provision:</b>	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.87	<b>Provision:</b>	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3 > 702-15.2.3.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.88	<b>Provision:</b>	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3 > 703-15.2.3.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.89	<b>Provision:</b>	685-15 Local Shopping Centres > 687-15.2 Objectives and Policies > 699-15.2.3 Objective 3 > 704-15.2.3.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.90	<b>Provision:</b>	685-15 Local Shopping Centres > 711-15.4 Rules - Activities
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Amend Rule 15.4.3.2a by adding the following requirement: <u>(vi) No direct access to the State highway.</u>		
<b>Point Number</b>	719.91	<b>Provision:</b>	685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 715-15.4.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.92	<b>Provision:</b>	685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 724-15.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 15.5.1 to read as follows: . The traffic effects of additional building coverage <u>on the State highway</u> , particularly with regard to the intersection between Hansen Road and State Highway 6.		
<b>Point Number</b>	719.93	<b>Provision:</b>	685-15 Local Shopping Centres > 723-15.5 Rules - Standards > 727-15.5.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.94	<b>Provision:</b>	685-15 Local Shopping Centres > 732-15.6 Non-Notification of Applications > 734-15.6.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete		
<b>Point Number</b>	719.95	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 777-21.2.1.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.96	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 779-21.2.1.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.97	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.98	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.99	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 815-21.2.9.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.100	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 892-21.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support and amend:  Retain Rule 21.5.2 and add an additional Rule 21.5.2.1 as follows: <u>Any new dwelling, located within:</u> <u>. 80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater,</u> <u>or</u>		

. 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 kmh. Shall be designed, constructed and maintained to ensure that the internal noise levels for dwellings do not exceed 35 dB LAeq(7 hr) inside bedrooms or 40 dB LAeq(7 hr) inside other habitable spaces in accordance with AS/NZ2 7 07:2000.

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<b>Point Number</b>	719.101	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 934-21.5.22
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.102	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 939-21.5.24
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.103	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 966-21.5.39
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.104	<b>Provision:</b>	771-21Rural Zone > 1007-21.6Non-Notification of Applications > 1008-21.6.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		

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<b>Point Number</b>	719.105	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL > 1017-21.7.1.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 21.7.1.5a as proposed.		

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<b>Point Number</b>	719.106	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 21.7.2.5a as proposed.		

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<b>Point Number</b>	719.107	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.108	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 811-22.2.2.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

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<b>Point Number</b>	719.109	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 816-22.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.110	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 816-22.2.4 Objective 4 > 817-22.2.4.1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.111	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 816-22.2.4 Objective 4 > 818-22.2.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.112	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.113	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5 > 820-22.2.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.114	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 854-22.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.115	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 855-22.4.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.116	<b>Provision:</b>	797-22 Rural Residential and
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**Position:** Not Stated

**Summary of Submission** Amend Rule 22.5.5 to read as follows:  
The minimum setback of any building from a road boundary shall be 10m, except for State highways where the minimum setback shall be 20m. and except in the Rural Residential Zone at the north of Lake Hayes, the minimum setback from Speargrass Flaat Road shall be 1 Sm.

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**Point Number** 719.117 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications > 937-22.6.1.

**Position:** Oppose

**Summary of Submission** Amend Rule 22.6.1 to read as follows:  
Controlled activity Home occupation (Rule 22.4.9), except where access is onto a State highway.

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**Point Number** 719.118 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications > 938-22.6.2.

**Position:** Oppose

**Summary of Submission** Amend Rule 22.6.2 to read as follows:  
Controlled activity Visitor Accommodation within a Visitor Accommodation subzone (Rule 22.4.10), except where the access is onto a State highway.

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**Point Number** 719.119 **Provision:** 948-23 Gibbston Character Zone > 950-23.2 Objectives and Policies > 951-23.2.1 Objective 1 > 960-23.2.1.9.

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.120 **Provision:** 948-23 Gibbston Character Zone > 950-23.2 Objectives and Policies > 971-23.2.4 Objective 4. > 974-23.2.4.3

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.121 **Provision:** 948-23 Gibbston Character Zone  
> 988-23.4 Rules - Activities >  
1002-23.4.14

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.122 **Provision:** 948-23 Gibbston Character Zone  
> 988-23.4 Rules - Activities >  
1004-23.4.16

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.123 **Provision:** 948-23 Gibbston Character Zone  
> 1009-23.5 Rules - Standards >  
1018-23.5.6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support but add additional rule

Add a new Rule 23.5.6.1 as follows:

23.5.6.1 For buildings located adjacent to a State highway. Any new residential buildings, or buildings containing activities sensitive to road noise, located within:  
. 80 metres of the seal edge of a State Highway that has a speed limit of 70km/h and greater,  
or  
. 40 metres of the seal edge of a State Highway that has a speed limit of less than 70 km/h.

Shall be designed, constructed and maintained to ensure that the internal noise levels do not exceed 35 dB LAeq(1 hr) inside bedrooms or 40 dB LAeq(1 hr) inside other habitable spaces in accordance with AS/NZ2107:2000.

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**Point Number** 719.124 **Provision:** 948-23 Gibbston Character Zone  
> 1009-23.5 Rules - Standards >  
1020-23.5.8

**Position:** Support

**Summary of Submission** Retain

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<b>Point Number</b>	719.125	<b>Provision:</b>	948-23 Gibbston Character Zone > 1009-23.5 Rules - Standards > 1023-23.5.11
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<hr/>			
<b>Point Number</b>	719.126	<b>Provision:</b>	948-23 Gibbston Character Zone > 1027-23.6 Non-Notification of Applications > 1028-23.6.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<hr/>			
<b>Point Number</b>	719.127	<b>Provision:</b>	948-23 Gibbston Character Zone > 1027-23.6 Non-Notification of Applications > 1029-23.6.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 23.6.2 to read as follows: Controlled activity winery and farm buildings (Rule 23.4.16), <u>except where the access is directly onto a State highway.</u>		
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<b>Point Number</b>	719.128	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1190-27.2.1.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		
<hr/>			
<b>Point Number</b>	719.129	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1191-27.2.1.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		
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<b>Point Number</b>	719.130	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1197-27.2.2.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		
<hr/>			
<b>Point Number</b>	719.131	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1198-27.2.2.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		
<hr/>			
<b>Point Number</b>	719.132	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1199-27.2.2.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		
<hr/>			
<b>Point Number</b>	719.133	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	retain		
<hr/>			
<b>Point Number</b>	719.134	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1215-27.2.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend		
	Amend Policy 27.2.5.1 to read as follows: Integrate subdivision roading with the existing road		

networks in ~~an~~ a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.

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<b>Point Number</b>	719.135	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1216-27.2.5.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.136	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1217-27.2.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.137	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.138	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.139	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2
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**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.140 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8 > 1241-27.2.8.2

**Position:** Not Stated

**Summary of Submission** Amend the 4th bullet point of Policy 27.2.8.2 as follows:  
. The location of existing or proposed accesses and easements for access and services.

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**Point Number** 719.141 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend and provide a minimum lot size for subdivisions within the Rural Zone and Gibbston Character Zone.

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**Point Number** 719.142 **Provision:** 1182-27 Subdivision and Development > 1270-27.6 Rules - Exemptions > 1271-27.6.1 Permitted activities > 1273-27.6.1.2

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.143 **Provision:** 1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications > 1354-27.9.2

**Position:** Support

**Summary of Submission** Retain

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<b>Point Number</b>	719.144	<b>Provision:</b>	1182-27 Subdivision and Development > 1355-27.10 Rules - General provisions > 1356-27.10.1 State Highways > 1357-27.10.1.1.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Rule 27.10.1.1 to read as follows: Attention is drawn to the need to obtain a <u>Section 93 notice consent</u> from the <u>Minister of Transport NZ Transport Agency</u> for all subdivisions with access onto State highways that are declared Limited Access Roads (LAR)... ..		
<b>Point Number</b>	719.145	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy 28.3.1.1 to read as follows: <u>Where practicable</u> , ensure assets or infrastructure are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property, infrastructural networks and other parts of the environment.		
<b>Point Number</b>	719.146	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 17-28.3.2.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.147	<b>Provision:</b>	26-30 Energy and Utilities > 27-30.1 Purpose > 29-30.1.2 Utilities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	719.148	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 45-30.2.4 Objective 4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend  Amend 30.2.4 Objective to read as follows:		

The location of land use developments, site layout and building design takes into consideration energy efficiency and conservation.

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**Point Number** 719.149 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 45-30.2.4 Objective 4 > 50-30.2.4.5

**Position:** Not Stated

**Summary of Submission** Amend Policy 30.2.4.5 to read as follows:  
Land use developments and transport planning should be integrated ~~Transport networks should be designed~~ be designed so that the number, length and need for vehicle trips is minimised, and reliance on private motor vehicles is reduced, to assist in reducing energy consumption.

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**Point Number** 719.150 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.151 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 193-35.2.1.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support but add additional rule  
Retain Policy 35.2.1.5 as proposed and add an additional rule to give effect to this Policy.

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**Point Number** 719.152 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 187-35.2 Objectives and Policies > 188-35.2.1 Objective 1 > 196-35.2.1.8

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support but add additional rule

Retain Policy 35.2.1.8 as proposed and add an additional rule to give effect to this policy.

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<b>Point Number</b>	719.153	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8
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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>	719.154	<b>Provision:</b>	245-36 Noise > 247-36.2 Objectives and Policies > 248-36.2.1Objective 1
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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>	719.155	<b>Provision:</b>	245-36 Noise > 247-36.2 Objectives and Policies
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Retain Policy 36.2.1.2 as proposed.
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<b>Point Number</b>	719.156	<b>Provision:</b>	245-36 Noise > 252-36.4Rules - Activities > 253-36.4.1
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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>	719.157	<b>Provision:</b>	26-37Designations
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Review and correction of section 37 of the Plan to list designations in numerical order.
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<b>Point Number</b>	719.158	<b>Provision:</b>	26-37Designations > 36-C.Conditions for Specific Designations > 52-
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**Position:** Oppose

**Summary of  
Submission**

Delete the heading

Review and correction of Designation 29 to correctly identify the site. Insert the structure plan that is referenced in the condition. Delete reference to State highway 6A; retain setback required from State highway 6. Delete reference to State highway 6A; retain setback required from State highway 6.

Delete reference to State highway 6A; retain setback required from State highway 6.

Insert the following:

g) The sign shall display site related messages only.

Amend the condition as follows:

If Grant Road is utilised in terms of providing vehicular access to the QEC, then an entry sign can be established at the entrance off Grant Road that advertises activities undertaken within the QEC.

Insert an advice note as follows:

Advice Note

Where events on the site may generate traffic that changes the normal operation of State highway 6 and/or the safe use of road users (motorists, cyclists or pedestrians), early engagement with the NZ Transport Agency is recommended. Under the Code of Practice for Temporary Traffic Management, a Temporary Traffic Management Plan may be required to be prepared and approved by the Transport Agency prior to implementation. This process may take up to two months.

**Point Number**

719.159

**Provision:**

287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 315-41.2.1.25

**Position:**

Support

**Summary of  
Submission**

retain

**Point Number**

719.160

**Provision:**

287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6

**Position:**

Not Stated

**Summary of  
Submission**

Amend Rule 41.5.6 to read as follows:

41.5.6. 1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road and Woolshed Road, as shown on the Structure Plan.

47.5.6.2 No more than 500 residential units may be built within the R(HD) and R(SH-HD) Activity Areas without the Woolshed Road intersection being completed and available for use.

The Woolshed Road access shall not be used until that road's intersection upgrade with State Highway 6 has been completed and available for use.

47.5.6.3 No more than 300 residential units/titles may be built, or no more than 2,400 vehicle movements per day (weekly average) may be generated, whichever is the lesser, within the EIC, R(HD) and R(SH-HD) Activity Areas of the Jacks Point Zone until the Woolshed Road



intersection upgrade is completed and available for use.

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<b>Point Number</b>	719.161	<b>Provision:</b>	287-41 Jacks Point Zone > 448-41.6 Non-Notification of Applications > 450-41.6.2 > 455-41.6.2.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		

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<b>Point Number</b>	719.162	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Map 21 Amend the labelling of the State highway as follows: <del>Wanaka-Luggate Hwy State Highway 6</del> <u>State Highway 84</u>		

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<b>Point Number</b>	719.163	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Neutral  Use a consistent method of labelling State highway designations throughout the District.		

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<b>Point Number</b>	719.164	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Neutral  Insert appropriate references to enable specific designations to be identified.		

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<b>Point Number</b>	719.165	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Neutral  There is an inconsistency between the two maps regarding the mapping of the whole of designation 318; it appears on Map 248 but not on Map 18.		

Amend the appropriate map to correct the inconsistency.

---

**Point Number** 719.166 **Provision:** 7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Neutral  
Amend the map to include the correct annotation; or delete the unlabelled designation from Map 21

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**Point Number** 719.167 **Provision:** 7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Neutral  
Amend the map to include the correct annotation; or delete the unlabelled designation from Map 31

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**Point Number** 719.168 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Oppose

**Summary of Submission** Correct the boundaries of designation number 29.

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**Point Number** 719.169 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Oppose

**Summary of Submission** Delete the unlabelled designation from Map 33

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**Submitter Number:** 720 **Submitter:** Reavers NZ Limited

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349

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<b>Point Number</b>	720.1	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone from Rural to Industrial the land adjacent to Glenda Drive and SH6 identified on planning map 31.		
<hr/>			
<b>Point Number</b>	720.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rezone from Rural to Industrial the land adjacent to Glenda Drive and SH6 identified on planning map 31.		
<hr/>			

<b>Submitter Number:</b>	721	<b>Submitter:</b>	Robert & Lynette Duncan
<b>Contact Name:</b>	Phil Page	<b>Email:</b>	phil.page@gallawaycookallan.co.nz
<b>Address:</b>	Gallaway Cook Allan PO Box 143, Dunedin, New Zealand, 9054		
<hr/>			
<b>Point Number</b>	721.1	<b>Provision:</b>	7-Part Seven - Maps > 7.22-Map 20 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Rezone the Large Lot Residential land on Aubrey Road as Medium Density Residential to be consistent with the Environment Court decision on Plan Change 45 (North Lake)		
<hr/>			

<b>Submitter Number:</b>	722	<b>Submitter:</b>	Firestone Investments Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	722.1	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Confirm Lot 5 DP 351561 is zoned High Density Residential		

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<b>Point Number</b>	722.2	<b>Provision:</b>	26-9 High Density Residential > 91-9.5 Rules - Standards > 92-9.5.1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Support the Restricted Discretionary activity status placed upon the building heights above 7m and below 10m.
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<b>Submitter Number:</b>	723	<b>Submitter:</b>	Wakatipu Aero Club
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<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
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<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		
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<b>Point Number</b>	723.1	<b>Provision:</b>	8-General DP Review Comments
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Refer to full submission for details as:
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"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:

- a. Chapter 2: Definitions;
- b. Chapter 3: Strategic Direction;
- c. Chapter 21: Rural;
- d. Chapter 22: Rural Residential & Rural lifestyle;
- e. Chapter 23: Gibbston Character Zone;
- f. Chapter 27: Subdivision & Development;
- g. Chapter 36: Noise
- h. Planning Maps."

"The submitter requests the following decision:

- a. Provision is made in the Proposed Plan to recognise existing uses;
- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. 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 this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

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<b>Point Number</b>	723.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
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**Position:** Support

**Summary of Submission** Support

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**Point Number** 723.3 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1

**Position:** Support

**Summary of Submission** Support

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**Point Number** 723.4 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Condition support:

"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."

Reference to informal airports. See submission for full details.

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**Point Number** 723.5 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Conditional Support:

"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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**Point Number** 723.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Conditional Support:

"This objective is supported providing the changes to the location and frequency controls

requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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**Point Number** 723.7 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** New policy.

"Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects"

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**Point Number** 723.8 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

**Position:** Not Stated

**Summary of Submission** Support and retain

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**Point Number** 723.9 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend;

"Informal Airports Located on Public Conservation and Crown Pastoral Land  
Informal airports that comply with the following standards shall be permitted activities:  
21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987;  
21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948;  
21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of ~~500~~ 100 metres from any ~~formed legal road~~ or the notional boundary of any residential unit or approved building platform not located on the same site."

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**Point Number** 723.10 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend:

"Informal Airports Located on other Rural Zoned Land

Informal Airports that comply with the following standards shall be permitted activities:

21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights\* per week;

21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;

21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of ~~500~~ 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from ~~any formed legal road~~ or the notional boundary of any residential unit of building platform not located on the same site.

\* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."

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**Submitter Number:** 724 **Submitter:** Queenstown Gold Ltd

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9350

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**Point Number** 724.1 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**Position:** Support

**Summary of Submission** Confirm Lot 1 DP 306661 and Lot 2 DP 27703 on the eastern side of upper Brecon Street as being within the Queenstown Town Centre zone.

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**Point Number** 724.2 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1

**Position:** Not Stated

**Summary of Submission** Amend the rule as follows:

Buildings, including verandas, and any pedestrian link provided as part of the building/development:

\* ~~Discretion Control~~ is limited restricted to consideration of all of the following: design, appearance, signage, lighting, and impact on the streetscape

• Consistency with the Queenstown Town Centre Design Guidelines (2015), where applicable;

• External appearance, including materials and colours;

• Signage platforms;

• Lighting;

• The impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas;

• The contribution the building makes to the safety of the Town Centre through adherence to CPTED principles;

• The contribution the building makes to pedestrian flows and linkages;

• The provision of active street frontages and, where relevant, outdoor dining/patronage

opportunities; and

• Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.

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<b>Point Number</b>	724.3	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Reconsider the extensive number of hazard related policies, remove unnecessary tautology and ensure they are focused on significant natural hazards only.
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<b>Point Number</b>	724.4	<b>Provision:</b>	26-37Designations > 36-C.Conditions for Specific Designations > 80-C.75Designation #488 Aurora – Electricity Substation and Ancillary Purposes
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Require as a condition for designation 570 the following:  The proposed designation is confirmed in accordance with the plan titled Aurora 33kV Substation – Queenstown: Site Survey and Mapping stamped as approved on 8 May 2012.
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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>	Gallaway Cook Allan 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.
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<b>Position:</b>	Not Stated
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<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>Point Number</b>	725.2	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 238-7.5.9
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**Position:** Not Stated

**Summary of Submission** In the Low Density Residential area adjacent to 246 Riverbank Road, Wanaka, add setbacks and landscaping to protect against reverse sensitivity effects.

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**Point Number** 725.3 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Not Stated

**Summary of Submission** Decline any extension of the Industrial B zone in Wanaka as there is no legal jurisdiction to consider this extension.

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**Point Number** 725.4 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Not Stated

**Summary of Submission** Rezone 246 Riverbank Road a special character zone, similar to the form of the Gibbston Character Zone. See submission for further detail.

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**Point Number** 725.5 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities

**Position:** Not Stated

**Summary of Submission** Provision for the protection of the rural productive vineyard activity and associated activities, including appropriate buffer and transition areas between the zones to address reverse sensitivity effects. See submission for further detail.

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**Point Number** 725.6 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Not Stated

**Summary of Submission** Amend the Urban Growth Boundary line for Wanaka to reflect the line shown on the attached Plan Change 46 which included some of 246 Riverbank Road. See submission for further detail.

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**Submitter Number:** 726 **Submitter:** Upper Clutha Transport

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd 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.		
<hr/>			
<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 Submission</b>	Amend Policy 3.2.1.2.2 as follows: Reinforce and support the role that township commercial <u>and industrial</u> precincts and local shopping centres fulfil in serving local needs.		
<hr/>			
<b>Point Number</b>	726.3	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows: Objective - To recognise and protect historic heritage features in the District from the adverse effects of <u>inappropriate</u> land use, subdivision and development.		
<hr/>			
<b>Point Number</b>	726.4	<b>Provision:</b>	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows: Encourage the ongoing economic use of heritage buildings and sites by allowing adaptations and uses that <del>do not</del> <u>avoid, remedy or mitigate</u> permanently adversely a <u>effects on</u> heritage values and are in accordance with best practice.		
<hr/>			
<b>Point Number</b>	726.5	<b>Provision:</b>	1059-26 Historic Heritage > 1091-26.6 Rules > 1094-26.6.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete or amend rule to make it unequivocal what constitutes “demolition” and to ensure that minor alterations do not fall under this rule.  Demolition - Works that result in damage, substantial removal from the site, destruction of		

any, or all, significant elements of the historic fabric or characteristics of a building or feature, involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs and any associated additions.

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**Point Number** 726.6 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1096-26.6.5

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
External alterations to buildings listed in table 26.9 :

Works affecting the fabric or characteristics of buildings and features. Additions to buildings such as signs, lighting and street furniture are also included...

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**Point Number** 726.7 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1097-26.6.6

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Internal alterations to buildings listed in table 26.9

Works affecting the historic fabric or characteristics of a building including (but not limited to) the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building or object.

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**Point Number** 726.8 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules > 1098-26.6.7

**Position:** Oppose

**Summary of Submission** Delete:  
Development within the curtilage or setting<sup>3</sup> Works including earthworks, signage, lighting, street furniture, new buildings and structures.

<sup>3</sup>Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the longterm protection of the cultural heritage value of the place. ICOMOS New Zealand Charter 2010

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**Point Number** 726.9 **Provision:** 1059-26 Historic Heritage >  
1091-26.6 Rules

<b>Position:</b>	Oppose
<b>Summary of Submission</b>	Delete provisions relating to archaeological sites.

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<b>Submitter Number:</b>	727	<b>Submitter:</b>	Belfast Corporation Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	727.1	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the identified land on Belfast Terrace from "Medium Density" zone to High Density Residential zone. See submission for further detail.		

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<b>Point Number</b>	727.2	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend provisions to allow for an increase in density within the Medium Density Zone		

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<b>Point Number</b>	727.3	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm all provisions within the Proposed High Density Residential Zone.		

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<b>Submitter Number:</b>	728	<b>Submitter:</b>	Wanaka Residents Association
<b>Contact Name:</b>	Sally Battson	<b>Email:</b>	wanakaresidentsassociation@gmail.com
<b>Address:</b>	PO Box 723, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	728.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	That all of the provisions in the Operative District Plan relating to Outstanding Natural Landscape (Wakatipu Basin) be applied to all Outstanding Natural Landscape across the whole district.		
<hr/>			
<b>Point Number</b>	728.2	<b>Provision:</b>	592-13 Wanaka Town Centre > 594-13.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>We <b>support</b> the adoption of clauses:</p> <ul style="list-style-type: none"> <li>• 13.2.2</li> <li>• 13.2.3</li> <li>• 13.2.4</li> <li>• 13.2.5 - with the EXCEPTION of 13.2.5.2.</li> <li>• 13.2.6</li> </ul> <p>We <b>oppose</b> changes to noise levels as per 13.2.5.2</p> <p>We request that current noise rules be retained.</p>		
<hr/>			
<b>Point Number</b>	728.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the Council increase the minimum lot size for the proposed medium density residential zone		
<hr/>			
<b>Point Number</b>	728.4	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	The application of a protective Designation for the Bullock Creek source area and water course		
<hr/>			

<b>Submitter Number:</b>	729	<b>Submitter:</b>	Infinity Investment Group Limited
<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		

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**Point Number** 729.1 **Provision:** 255-8 Medium Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The medium density land at Wanaka on the southern side of Aubrey Road is further evaluated and the medium density zoning is removed from visually prominent locations. An outline development plan requirement is imposed over the site that identifies areas of the site that are not suitable for development.

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**Point Number** 729.2 **Provision:** 1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The medium density land at Wanaka on the southern side of Aubrey Road is further evaluated and the medium density zoning is removed from visually prominent locations. An outline development plan requirement is imposed over the site that identifies areas of the site that are not suitable for development.

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**Point Number** 729.3 **Provision:** 7-Part Seven - Maps > 7.22-Map 20 - Wanaka

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** The medium density land at Wanaka on the southern side of Aubrey Road is further evaluated and the medium density zoning is removed from visually prominent locations. An outline development plan requirement is imposed over the site that identifies areas of the site that are not suitable for development.

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**Submitter Number:** 730 **Submitter:** Adrian Snow

**Contact Name:** **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 730.1 **Provision:** 8-General DP Review Comments

**Position:** Not Stated

**Summary of Submission** Refer to full submission for details as:  
"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:  
a. Chapter 2: Definitions;  
b. Chapter 3: Strategic Direction;

- c. Chapter 21: Rural;
- d. Chapter 22: Rural Residential & Rural lifestyle;
- e. Chapter 23: Gibbston Character Zone;
- f. Chapter 27: Subdivision & Development;
- g. Chapter 36: Noise
- h. Planning Maps."

"The submitter requests the following decision:

- a. Provision is made in the Proposed Plan to recognise existing uses;
- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. 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 this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

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<b>Point Number</b>	730.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

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<b>Point Number</b>	730.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

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<b>Point Number</b>	730.4	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Condition support:</p> <p>"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."</p> <p>Reference to informal airports. See submission for full details.</p>		

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<b>Point Number</b>	730.5	<b>Provision:</b>	771-21Rural Zone > 773-
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Conditional Support:

"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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**Point Number**

730.6

**Provision:**

771-21Rural Zone > 773-  
21.2Objectives and Policies >  
820-21.2.11Objective - 11 > 822-  
21.2.11.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Conditional Support:

"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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**Point Number**

730.7

**Provision:**

771-21Rural Zone > 773-  
21.2Objectives and Policies >  
820-21.2.11Objective - 11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

New policy.

"Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects"

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**Point Number**

730.8

**Provision:**

771-21Rural Zone > 853-  
21.4Rules - Activities > 878-  
21.4.25

**Position:** Not Stated

**Summary of Submission**

Support and retain

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**Point Number**

730.9

**Provision:**

771-21Rural Zone > 890-  
21.5Rules - Standards > 940-  
21.5.25

**Position:** Other - Please clearly indicate your position in your submission below



**Summary of Submission** Amend;

"Informal Airports Located on Public Conservation and Crown Pastoral Land  
 Informal airports that comply with the following standards shall be permitted activities:  
 21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987;  
 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948;  
 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of ~~500~~ 100 metres from any ~~formed legal road~~ or the notional boundary of any residential unit or approved building platform not located on the same site."

**Point Number** 730.10 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend:

"Informal Airports Located on other Rural Zoned Land  
 Informal Airports that comply with the following standards shall be permitted activities:  
 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights\* per week;  
 21.5.26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of ~~500~~ 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from ~~any formed legal road~~ or the notional boundary of any residential unit of building platform not located on the same site.  
 \* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."

**Submitter Number:** 731 **Submitter:** Mulwood Investments Limited

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** John Edmonds + Associates Ltd PO Box 95, Queenstown, New Zealand, 9348

**Point Number** 731.1 **Provision:** 7-Part Seven - Maps > 7.38-Map 35 - Queenstown

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Rezone the land at 33 Belfast Terrace from "Medium Density" zone to High Density Residential. See submission for further detail.

<b>Point Number</b>	731.2	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend provisions to allow for an increase in density within the Medium Density Zone		
<hr/>			
<b>Point Number</b>	731.3	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm all provisions within the Proposed High Density Residential Zone.		
<hr/>			

<b>Submitter Number:</b>	732	<b>Submitter:</b>	Revell William Buckham
<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	732.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Refer to full submission for details as:</p> <p>"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:</p> <ol style="list-style-type: none"> <li>a. Chapter 2: Definitions;</li> <li>b. Chapter 3: Strategic Direction;</li> <li>c. Chapter 21: Rural;</li> <li>d. Chapter 22: Rural Residential &amp; Rural lifestyle;</li> <li>e. Chapter 23: Gibbston Character Zone;</li> <li>f. Chapter 27: Subdivision &amp; Development;</li> <li>g. Chapter 36: Noise</li> <li>h. Planning Maps." <p>"The submitter requests the following decision:</p> <ol style="list-style-type: none"> <li>a. Provision is made in the Proposed Plan to recognise existing uses;</li> <li>b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;</li> <li>c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;</li> <li>d. 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 this submission." <p>Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.</p> </li></ol></li></ol>		

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**Point Number** 732.2 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4

**Position:** Support

**Summary of Submission** Support

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**Point Number** 732.3 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1

**Position:** Support

**Summary of Submission** Support

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**Point Number** 732.4 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Condition support:  
"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."  
Reference to informal airports. See submission for full details.

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**Point Number** 732.5 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Conditional Support:  
"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."  
Reference to informal airports. See full submission for details.

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**Point Number** 732.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Conditional Support:</p> <p>"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."</p> <p>Reference to informal airports. See full submission for details.</p>		
<b>Point Number</b>	732.7	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>New policy.</p> <p><u>"Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects"</u></p>		
<b>Point Number</b>	732.8	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support and retain		
<b>Point Number</b>	732.9	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend;</p> <p>"Informal Airports Located on Public Conservation and Crown Pastoral Land  Informal airports that comply with the following standards shall be permitted activities:  21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987;  21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948;  21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of <del>500</del> <u>100</u> metres from any <del>formed legal road</del> or the notional boundary of any residential unit or approved building platform not located on the same site."</p>		
<b>Point Number</b>	732.10	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend:

"Informal Airports Located on other Rural Zoned Land

Informal Airports that comply with the following standards shall be permitted activities:

21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights\* per week;

21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;

21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of ~~500~~ 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from ~~any formed legal road~~ or the notional boundary of any residential unit of building platform not located on the same site.

\* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."

**Submitter Number:** 733

**Submitter:** John Young

**Contact Name:**

**Email:**

**Address:** 117 Riverbank Road, Wanaka, New Zealand, 9382

**Point Number** 733.1

**Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission**

Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone.

**Point Number** 733.2

**Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Not Stated

**Summary of Submission**

Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.

**Point Number** 733.3

**Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission**

Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone



**Position:** Support

**Summary of Submission** Support

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**Point Number** 734.4 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Condition support:

"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."

Reference to informal airports. See submission for full details.

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**Point Number** 734.5 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Conditional Support:

"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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**Point Number** 734.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Conditional Support:

"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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**Point Number** 734.7 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** New policy.  
"Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects"

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**Point Number** 734.8 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

**Position:** Not Stated

**Summary of Submission** Support and retain

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**Point Number** 734.9 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend;  
"Informal Airports Located on Public Conservation and Crown Pastoral Land  
Informal airports that comply with the following standards shall be permitted activities:  
21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987;  
21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948;  
21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of ~~500~~ 100 metres from any ~~formed legal road~~ or the notional boundary of any residential unit or approved building platform not located on the same site."

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**Point Number** 734.10 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend;  
"Informal Airports Located on other Rural Zoned Land  
Informal Airports that comply with the following standards shall be permitted activities:  
21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights\* per week;  
21.5;26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of ~~500~~ 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any ~~formed legal road~~ or the notional boundary of any residential unit of building platform not located on the same site.  
\* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and





**Position:** Not Stated

**Summary of Submission** Specifically retain the following rule: "*(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities*" and that there be no residential and/ or commercial subdivision and development in this area.

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**Point Number** 735.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

**Position:** Not Stated

**Summary of Submission** Specifically retain the following rule: "*(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space*" and that there be no residential and/ or commercial subdivision and development in this area.

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**Point Number** 735.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12

**Position:** Not Stated

**Summary of Submission** Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.

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**Point Number** 735.7 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

**Position:** Not Stated

**Summary of Submission** With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

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**Point Number** 735.8 **Provision:** 287-41 Jacks Point Zone

**Position:** Not Stated

**Summary of Submission** Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.

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**Point Number** 735.9 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		
<b>Point Number</b>	735.10	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		
<b>Point Number</b>	735.11	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		
<b>Point Number</b>	735.12	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.		
<b>Point Number</b>	735.13	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		
<b>Point Number</b>	735.14	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.		
<b>Point Number</b>	735.15	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.		
<b>Point Number</b>	735.16	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		

<b>Submitter Number:</b>	736	<b>Submitter:</b>	Southern Lakes Learn to Fly Limited
<b>Contact Name:</b>	Ivan Krippner	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		
<b>Point Number</b>	736.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Refer to full submission for details as:</p> <p>"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:</p> <ul style="list-style-type: none"> <li>a. Chapter 2: Definitions;</li> <li>b. Chapter 3: Strategic Direction;</li> <li>c. Chapter 21: Rural;</li> <li>d. Chapter 22: Rural Residential &amp; Rural lifestyle;</li> <li>e. Chapter 23: Gibbston Character Zone;</li> <li>f. Chapter 27: Subdivision &amp; Development;</li> <li>g. Chapter 36: Noise</li> <li>h. Planning Maps." <p>"The submitter requests the following decision:</p> <ul style="list-style-type: none"> <li>a. Provision is made in the Proposed Plan to recognise existing uses;</li> </ul> </li></ul>		

- b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;
- c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;
- d. 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 this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

<b>Point Number</b>	736.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

<b>Point Number</b>	736.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

<b>Point Number</b>	736.4	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Condition support:</p> <p>"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."</p> <p>Reference to informal airports. See submission for full details.</p>		

<b>Point Number</b>	736.5	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Conditional Support:</p> <p>"This objective is supported providing the changes to the location and frequency controls</p>		

requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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**Point Number** 736.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Conditional Support:  
"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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**Point Number** 736.7 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** New policy.  
"Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects"

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**Point Number** 736.8 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

**Position:** Not Stated

**Summary of Submission** Support and retain

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**Point Number** 736.9 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend;  
"Informal Airports Located on Public Conservation and Crown Pastoral Land  
Informal airports that comply with the following standards shall be permitted activities:  
21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987;  
21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the

Land Act 1948;  
 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of ~~500~~ 100 metres from any ~~formed legal road~~ or the notional boundary of any residential unit or approved building platform not located on the same site."

**Point Number** 736.10 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend:  
 "Informal Airports Located on other Rural Zoned Land  
 Informal Airports that comply with the following standards shall be permitted activities:  
 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights\* per week;  
 21.5.26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of ~~500~~ 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any ~~formed legal road~~ or the notional boundary of any residential unit of building platform not located on the same site.  
 \* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."

**Submitter Number:** 737 **Submitter:** Sneaky Curlew Pty Ltd  
**Contact Name:** Duncan White **Email:** duncan.white@ppgroup.co.nz  
**Address:** Paterson Pitts Partners (Wanaka) Ltd PO Box 283, Wanaka, New Zealand, 9343

**Point Number** 737.1 **Provision:** 255-8 Medium Density Residential  
**Position:** Support  
**Summary of Submission** Confirm the Medium Density Residential zone south of the Wanaka Town Centre, with the exception that the area proposed as Medium Density Residential - Wanaka Town Centre Transition Overlay (immediately to the south of Brownston Street in the blocks from Dungarvon Street to Chalmers Street for half the block depth to Upton Street) be rezoned to Wanaka Town Centre zone.

**Point Number** 737.2 **Provision:** 255-8 Medium Density Residential  
**Position:** Not Stated

<b>Summary of Submission</b>	Possibly the Medium Density Residential - Wanaka Town Centre Transition Overlay be applied for half a block depth on the north side of Upton St, between Helwick and Dungarvon Streets.		
<b>Point Number</b>	737.3	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Confirm the Medium Density Residential zone south of the Wanaka Town Centre, with the exception that the area proposed as Medium Density Residential - Wanaka Town Centre Transition Overlay (immediately to the south of Brownston Street in the blocks from Dungarvon Street to Chalmers Street for half the block depth to Upton Street) be rezoned to Wanaka Town Centre zone.		
<b>Point Number</b>	737.4	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Possibly the Medium Density Residential - Wanaka Town Centre Transition Overlay be applied for half a block depth on the north side of Upton St, between Helwick and Dungarvon Streets.		

<b>Submitter Number:</b>	738	<b>Submitter:</b>	Hank Sproull
<b>Contact Name:</b>		<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		
<b>Point Number</b>	738.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Refer to full submission for details as:</p> <p>"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:</p> <ul style="list-style-type: none"> <li>a. Chapter 2: Definitions;</li> <li>b. Chapter 3: Strategic Direction;</li> <li>c. Chapter 21: Rural;</li> <li>d. Chapter 22: Rural Residential &amp; Rural lifestyle;</li> <li>e. Chapter 23: Gibbston Character Zone;</li> <li>f. Chapter 27: Subdivision &amp; Development;</li> <li>g. Chapter 36: Noise</li> <li>h. Planning Maps." <p>"The submitter requests the following decision:</p> <ul style="list-style-type: none"> <li>a. Provision is made in the Proposed Plan to recognise existing uses;</li> <li>b. For new informal airports, the restriction on movements be amended to 10 in any calendar</li> </ul> </li></ul>		



week;  
 c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;  
 d. 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 this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

<b>Point Number</b>	738.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

<b>Point Number</b>	738.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

<b>Point Number</b>	738.4	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Condition support:  "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."  Reference to informal airports. See submission for full details.		

<b>Point Number</b>	738.5	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Conditional Support:  "This objective is supported providing the changes to the location and frequency controls		

requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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**Point Number** 738.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Conditional Support:  
"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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**Point Number** 738.7 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** New policy.  
"Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects"

**Point Number** 738.8 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

**Position:** Not Stated

**Summary of Submission** Support and retain

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**Point Number** 738.9 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend;  
"Informal Airports Located on Public Conservation and Crown Pastoral Land  
Informal airports that comply with the following standards shall be permitted activities:  
21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987;  
21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the

Land Act 1948;  
21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of ~~500~~ 100 metres from any ~~formed legal road~~ or the notional boundary of any residential unit or approved building platform not located on the same site."

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**Point Number** 738.10 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend:

"Informal Airports Located on other Rural Zoned Land

Informal Airports that comply with the following standards shall be permitted activities:  
21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights\* per week;  
21.5.26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of ~~500~~ 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any ~~formed legal road~~ or the notional boundary of any residential unit of building platform not located on the same site.  
\* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."

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**Submitter Number:** 739 **Submitter:** Southern Lakes Learn to Fly Limited

**Contact Name:** Aaron Pearse **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 739.1 **Provision:** 8-General DP Review Comments

**Position:** Not Stated

**Summary of Submission**

Refer to full submission for details as:

"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:  
a. Chapter 2: Definitions;  
b. Chapter 3: Strategic Direction;  
c. Chapter 21: Rural;  
d. Chapter 22: Rural Residential & Rural lifestyle;  
e. Chapter 23: Gibbston Character Zone;  
f. Chapter 27: Subdivision & Development;  
g. Chapter 36: Noise  
h. Planning Maps."

"The submitter requests the following decision:  
a. Provision is made in the Proposed Plan to recognise existing uses;  
b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;  
c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;  
d. 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 this submission."

Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.

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<b>Point Number</b>	739.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

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<b>Point Number</b>	739.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

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<b>Point Number</b>	739.4	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Condition support:  "This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."  Reference to informal airports. See submission for full details.		

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<b>Point Number</b>	739.5	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission** Conditional Support:  
"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."  
Reference to informal airports. See full submission for details.

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**Point Number** 739.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Conditional Support:  
"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."  
Reference to informal airports. See full submission for details.

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**Point Number** 739.7 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** New policy.  
"Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects"

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**Point Number** 739.8 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

**Position:** Not Stated

**Summary of Submission** Support and retain

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**Point Number** 739.9 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend;  
"Informal Airports Located on Public Conservation and Crown Pastoral Land  
Informal airports that comply with the following standards shall be permitted activities:  
21.5.25.1 Informal airports located on Public Conservation Land where the operator of the

aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987;  
 21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948;  
 21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
 21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of ~~500~~ 100 metres from any ~~formed legal road~~ or the notional boundary of any residential unit or approved building platform not located on the same site."

**Point Number** 739.10 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend:  
 "Informal Airports Located on other Rural Zoned Land  
 Informal Airports that comply with the following standards shall be permitted activities:  
 21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights\* per week;  
 21.5.26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
 21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of ~~500~~ 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from ~~any formed legal road~~ or the notional boundary of any residential unit of building platform not located on the same site.  
 \* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."

**Submitter Number:** 740 **Submitter:** Wakatipu Wilding Conifer Control Group

**Contact Name:** Peter Willsman **Email:** pwillsman@xtra.co.nz

**Address:** Queenstown, New Zealand, 9300

**Point Number** 740.1 **Provision:** 174-34 Wilding Exotic Trees

**Position:** Support

**Summary of Submission** Strongly affirms the total ban of planting of all wilding species.

**Point Number** 740.2 **Provision:** 174-34 Wilding Exotic Trees

**Position:** Other - Please clearly indicate your position in your submission below

<b>Summary of Submission</b>	Support of banning wilding species, but QLDC also need to recognise the importance of encouraging the planing of appropriate "fine non spreading trees".		
<b>Point Number</b>	740.3	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Removal all wildings from Council Reserves and Council land		
<b>Point Number</b>	740.4	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	QLDC needs to advertise through mail outs and social media's etc on wilding pines and appropriate planting		

<b>Submitter Number:</b>	741	<b>Submitter:</b>	Marianne Roulston
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	95 Riverbank Road, Wanaka, New Zealand, 9382		
<b>Point Number</b>	741.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Rlverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone.		
<b>Point Number</b>	741.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.		
<b>Point Number</b>	741.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		

**Summary of Submission** Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone

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**Submitter Number:** 742 **Submitter:** Gerald Telford

**Contact Name:** **Email:**

**Address:** 79 Riverbank Road, Wanaka, New Zealand, 9382

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**Point Number** 742.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone.

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**Point Number** 742.2 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Not Stated

**Summary of Submission** Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.

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**Point Number** 742.3 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone

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**Submitter Number:** 743 **Submitter:** K and M R Thomlinson

**Contact Name:** **Email:**

**Address:** 36 Riverbank Road, Wanaka, New Zealand, 9382

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**Point Number** 743.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle



<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone.		
<b>Point Number</b>	743.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.		
<b>Point Number</b>	743.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		

<b>Submitter Number:</b>	744	<b>Submitter:</b>	Wyuna Preserve Residents Association Incorporated
<b>Contact Name:</b>	Jay Cameron	<b>Email:</b>	Jay.Cameron@darbypartners.co.nz
<b>Address:</b>	PO Box 1164, Queenstown, New Zealand, 9348		
<b>Point Number</b>	744.1	<b>Provision:</b>	26-37Designations > 36-C.Conditions for Specific Designations
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Designation # 239 - Recreation Reserve (Aerodrome)</p> <p>Relief Sought:</p> <p>Part C of Designation #239 be amended to include:</p> <ol style="list-style-type: none"> <li>1. Hours of operation (except for emergencies) for all aircraft flight operations shall be 8:00am to 8:00pm;</li> <li>2. Unless necessary to do so for safety and/or emergencies no arrivals or departures to the airstrip shall overfly the Wyuna Preserve subdivision.</li> <li>3. Circulatory flights that originate from or land at the aerodrome and have the potential to concentrate noise over the Glenorchy Township or Wyuna Preserve are prohibited.</li> <li>4. There shall be no more than thirteen leases/licenses issued for aviation operators using the aerodrome.</li> <li>5. The scale, nature and intensity of use of the aerodrome shall be maintained at the level of use that occurred as at 26th August 2015. For the avoidance of doubt this was [insert max # of</li> </ol>		

flights].

Submitter also seeks such further or consequential or alternative amendments necessary to give effect to this submission.

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<b>Point Number</b>	744.2	<b>Provision:</b>	7-Part Seven - Maps > 7.10-Map 9 - Glenorchy Rural, Lake Wakatipu
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Designation # 239 - Recreation Reserve (Aerodrome)  Relief Sought:  Part C of Designation #239 be amended to include:  1. Hours of operation (except for emergencies) for all aircraft flight operations shall be 8:00am to 8:00pm; 2. Unless necessary to do so for safety and/or emergencies no arrivals or departures to the airstrip shall overfly the Wyuna Preserve subdivision. 3. Circulatory flights that originate from or land at the aerodrome and have the potential to concentrate noise over the Glenorchy Township or Wyuna Preserve are prohibited. 4. There shall be no more than thirteen leases/licenses issued for aviation operators using the aerodrome. 5. The scale, nature and intensity of use of the aerodrome shall be maintained at the level of use that occurred as at 26th August 2015. For the avoidance of doubt this was [insert max # of flights].  Submitter also seeks such further or consequential or alternative amendments necessary to give effect to this submission.		

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<b>Submitter Number:</b>	745	<b>Submitter:</b>	Danni and Simon Stewart
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	145 Riverbank Road, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	745.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone.		

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<b>Point Number</b>	745.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
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<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.		
<b>Point Number</b>	745.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		

<b>Submitter Number:</b>	746	<b>Submitter:</b>	Bunnings Limited
<b>Contact Name:</b>	Matt Norwell	<b>Email:</b>	
<b>Address:</b>	Barker & Associates Limited PO Box 1986, Shortland Street, Auckland, New Zealand, 1140		
<b>Point Number</b>	746.1	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 53-16.4.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain Rule 16.4.1;		
<b>Point Number</b>	746.2	<b>Provision:</b>	26-16Business Mixed Use Zone > 28-16.2Objectives and Policies > 29-16.2.1Objective 1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Introduce a new policy as 16.2.1.10 of the Business Mixed Use Zone to read as follows: <u>"16.2.1.10 Ensure that the operational and functional requirements of non-residential activities are recognised and provided for."</u>		
<b>Point Number</b>	746.3	<b>Provision:</b>	26-16Business Mixed Use Zone > 52-16.4Rules - Activities > 54-16.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	De-tune the urban design related matters for restricted discretion on all proposed buildings in this zone (Rule 16.4.2) to allow for a flexible built form for non-residential activities;		

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**Point Number** 746.4 **Provision:** 26-16Business Mixed Use Zone  
> 52-16.4Rules - Activities > 60-  
16.4.6

**Position:** Not Stated

**Summary of Submission**

EITHER:

Delete Rule 16.4.6 requiring specific assessment for Warehousing, Storage & Lock-up Facilities (including vehicle storage) and Trade Suppliers activities;

OR

Amend Rule 16.4.6 to read as follows:

“Warehousing, Storage & Lock-up Facilities (including vehicle storage) and ~~Trade Suppliers~~  
Building Suppliers

\*Discretion is restricted to consideration of all of the following:

- The impact of buildings on the streetscape and neighbouring residential properties in terms of dominance impacts from large, utilitarian buildings;
  - The provision, location and screening of access, parking and traffic generation; and
  - Landscaping.”
- 

**Point Number** 746.5 **Provision:** 54-2Definitions > 56-  
2.2Definitions

**Position:** Not Stated

**Summary of Submission**

Amend the definition for Building Supplier to read:

~~Building Supplier (Three Parks and Industrial B Zones)~~

Means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings and without limiting the generality of this term, includes:

- glaziers;
  - locksmiths; and
  - suppliers of:
  - awnings and window coverings;
  - ....
  - timber and building materials; and
  - garden and patio supplies”
- 

**Point Number** 746.6 **Provision:** 54-2Definitions > 56-  
2.2Definitions

**Position:** Not Stated

**Summary of Submission**

Amend the definition of “Commercial Activity”, “Retail Activity” and “Large Format Retail” to specifically exclude “Building Supplier” as follows:

“... and excludes Building Supplier”

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**Point Number** 746.7 **Provision:** 245-36 Noise > 260-36.5 Rules-  
Standards > 267-36.5.7

**Position:** Not Stated

<b>Summary of Submission</b>	Delete the reference to Industrial Zones in the noise provisions at Rule 36.5.7.		
<b>Point Number</b>	746.8	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	All consequential or alternative relief to give effect to the specific amendments noted in this submission is also sought.		

<b>Submitter Number:</b>	747	<b>Submitter:</b>	M and E Hamer
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	29 Riverbank Road, Wanaka, New Zealand, 9382		
<b>Point Number</b>	747.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone.		
<b>Point Number</b>	747.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.		
<b>Point Number</b>	747.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		

<b>Submitter Number:</b>	748	<b>Submitter:</b>	Jodi Todd
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<b>Contact Name:</b>		<b>Email:</b>	jodi.todd@colliers.com
<b>Address:</b>	PO Box 362, Wanaka, New Zealand, 9343		
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<b>Point Number</b>	748.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	That complying subdivisions be either a Controlled or Restricted Discretionary Activity.		
<hr/>			

<b>Submitter Number:</b>	749	<b>Submitter:</b>	Craig and Maree Jolly and Shaw
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	41 Riverbank Road, Wanaka, New Zealand, 9382		
<hr/>			
<b>Point Number</b>	749.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone.		
<hr/>			
<b>Point Number</b>	749.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.		
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<b>Point Number</b>	749.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		
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<b>Point Number</b>	751.2	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the location of the ONL line shown on Planning Maps 31, 31a and 33, to the location shown on the plan contained within Appendix 1 attached to this submission.		

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<b>Point Number</b>	751.3	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the location of the ONL line shown on Planning Maps 31, 31a and 33, to the location shown on the plan contained within Appendix 1 attached to this submission.		

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<b>Point Number</b>	751.4	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<ol style="list-style-type: none"><li>1. Remove the area of rural zone shown on Planning Maps 31, 31a and 33, along the northern side of State Highway 6 between Hansen Road and the Eastern Access Road and below the Queenstown Airport Outer Control Boundary and within the Queenstown Urban Growth Boundary; and</li><li>2. Rezone the former rural land and part of the Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, below the Urban Growth Boundary as Industrial; or alternatively</li><li>3. Rezone the area of Rural Zone and part Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, and within the Queenstown Urban Growth Boundary as any mix of Low, Medium or High Density Residential, Industrial, Business Mixed Use or Local Shopping Centre Zones.</li></ol>		

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<b>Point Number</b>	751.5	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<ol style="list-style-type: none"><li>1. Remove the area of rural zone shown on Planning Maps 31, 31a and 33, along the northern side of State Highway 6 between Hansen Road and the Eastern Access Road and below the Queenstown Airport Outer Control Boundary and within the Queenstown Urban Growth Boundary; and</li><li>2. Rezone the former rural land and part of the Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, below the Urban Growth Boundary as Industrial; or alternatively</li><li>3. Rezone the area of Rural Zone and part Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, and within the Queenstown Urban Growth Boundary as any mix of Low, Medium or High Density Residential, Industrial, Business Mixed Use or Local Shopping Centre Zones.</li></ol>		

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<b>Point Number</b>	751.6	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>1. Remove the area of rural zone shown on Planning Maps 31, 31a and 33, along the northern side of State Highway 6 between Hansen Road and the Eastern Access Road and below the Queenstown Airport Outer Control Boundary and within the Queenstown Urban Growth Boundary; and</p> <p>2. Rezone the former rural land and part of the Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, below the Urban Growth Boundary as Industrial; or alternatively</p> <p>3. Rezone the area of Rural Zone and part Medium Density Residential Zone on the northern side of State Highway 6 located between Hansen Road and the Eastern Access Road, and within the Queenstown Urban Growth Boundary as any mix of Low, Medium or High Density Residential, Industrial, Business Mixed Use or Local Shopping Centre Zones.</p>		
<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>	<p>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:</p> <p><u>Land within the Air Noise Boundary...</u>  Land use within the <del>Air Noise Boundary</del> or Outer Control Boundary of the Queenstown Airport is managed to <del>prohibit or limit</del> <u>minimise the adverse effects of the establishment</u> of Activities Sensitive to Aircraft Noise <u>on the operations of Queenstown Airport.</u></p>		
<b>Point Number</b>	751.8	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the provisions		
<b>Point Number</b>	751.9	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Insert a rule within Table 1 'Activities – Rural Zone' providing for the construction and exterior alteration of buildings located on any site created under the rural living provisions of the Transitional District Plan as a permitted activity.		

<b>Submitter Number:</b>	752	<b>Submitter:</b>	Michael Farrier
<b>Contact Name:</b>		<b>Email:</b>	mike.farrier@xtra.co.nz
<b>Address:</b>	31 Bedford Street, Arrowtown, New Zealand, 9302		
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<b>Point Number</b>	752.1	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Current Arrowtown Urban boundaries are maintained.		
<hr/>			
<b>Point Number</b>	752.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The meaning of character of Arrowtown is fully defined.		
<hr/>			
<b>Point Number</b>	752.3	<b>Provision:</b>	138-7 Low Density Residential > 217-7.5 Rules - Standards > 230-7.5.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Low Density requirements are retained as current and the minimum lot size is retained at 600m2 with no provision to allow 300m2 lots.		
<hr/>			
<b>Point Number</b>	752.4	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The proposed Medium Density Zone is removed from the Plan on the basis of the character of Arrowtown, infrastructural requirements, amenity value and current atmospheric respirable particulate concentrations.		
<hr/>			
<b>Point Number</b>	752.5	<b>Provision:</b>	4-Part Three - Urban Environment
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Current Arrowtown Urban boundaries are maintained.		
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<b>Point Number</b>	752.6	<b>Provision:</b>	4-Part Three - Urban Environment
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The housing density in all Arrowtown Urban Zones shall not be increased on the basis of current measured PM10 concentrations, or respirable particulate matter in the atmosphere. This is known to have a severe effect on the health of people.		
<hr/>			
<b>Point Number</b>	752.7	<b>Provision:</b>	4-Part Three - Urban Environment
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reference to the Arrowtown Design Guidelines 2006 is removed from the proposed plan and reference made to new Guidelines that reflect the current character of Arrowtown and which have been subject to consultation under a RMA process as for the Proposed Plan. Preferably all planning and landscape requirements shall be part of the Proposed District Plan and not a separate document.		
<hr/>			
<b>Point Number</b>	752.8	<b>Provision:</b>	14-10 Arrowtown Residential Historic Management Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Provision for resident parking only in the Arrowtown Residential Historic Management Zone.		
<hr/>			
<b>Point Number</b>	752.9	<b>Provision:</b>	458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities > 490-10.4.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Colour in Clause 10.4.4 be defined by quoting international colour code colours or removed from the plan.		
<hr/>			
<b>Point Number</b>	752.10	<b>Provision:</b>	458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities > 490-10.4.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Fencing above 1.2m in Clause 10.4.4 is referred to as the street boundary line fencing above 1.2m.		
<hr/>			
<b>Point Number</b>	752.11	<b>Provision:</b>	458-10Arrowtown Residential Historic Management Zone > 486-10.4Rules - Activities

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The installation of photo-voltaic panels and roofing profiles suitable for photo-voltaic laminates shall be a permitted activity under the plan in the Arrowtown Residential Historic Management Zone.		
<b>Point Number</b>	752.12	<b>Provision:</b>	14-10 Arrowtown Residential Historic Management Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The use of low maintenance natural timber finishes shall be permitted in the Arrowtown Residential Historic Management Zone.		
<b>Point Number</b>	752.13	<b>Provision:</b>	4-Part Three - Urban Environment
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Footpath, curbing and channeling and street lighting to the appropriate NZ Standards shall be prescribed for all Zones in Arrowtown.		
<b>Point Number</b>	752.14	<b>Provision:</b>	1059-26 Historic Heritage
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	A requirement placed in the Plan to maintain and manage listed heritage items (maintenance schedule).		
<b>Point Number</b>	752.15	<b>Provision:</b>	682-32 Protected Trees
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	A requirement placed in the Plan to maintain and manage protected trees (maintenance schedule). The Plan shall require a successions plan to periodically replace damaged and diseased trees.		
<b>Point Number</b>	752.16	<b>Provision:</b>	6-Part Five - District Wide Matters
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The planting of shrubs and trees that are identified by Allergy New Zealand as causing severe allergic reactions are prohibited by the Plan. The Council could proactive and remove Council owned trees that are known to cause allergic reactions.		

<b>Point Number</b>	752.17	<b>Provision:</b>	6-Part Five - District Wide Matters
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Provisions in the Plan to protect the shallow Bush Creek source of the Arrowtown potable water source from contamination and the appropriate management of the closed landfill locations up Bush Creek.		
<b>Point Number</b>	752.18	<b>Provision:</b>	4-Part Three - Urban Environmant
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	In the unlikely event of infill housing being permitted a section 32 report shall be prepared covering the cost of infrastructural service upgrades requirements and the implications of increased PM10 particulate on the health of residents. Rules in the Plan to ensure that neighbors are appropriately consulted and compensated for loss of amenity values and rules to ensure sufficient motor vehicle parking is provided for at least four vehicles on each property.		
<b>Point Number</b>	752.19	<b>Provision:</b>	4-Part Three - Urban Environmant
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The Plan shall require adequate street storm water drainage in all locations in the Arrowtown Urban Zone and provision is made to "treat" (grass berms, infiltration) storm water before discharge into the Arrow River.		

<b>Submitter Number:</b>	753	<b>Submitter:</b>	Graham P and Mary H Dowdall
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	7 Riverbank Road, RD2, Wanaka, New Zealand, 9382		
<b>Point Number</b>	753.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone.		
<b>Point Number</b>	753.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.		
<b>Point Number</b>	753.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Rlverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		

<b>Submitter Number:</b>	754	<b>Submitter:</b>	Bruce Patton
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	6A Cone Peak Close, Lake Hayes Estate, Queenstown, New Zealand, 9304		
<b>Point Number</b>	754.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezoning of land, ONL, or urban growth boundaries should follow land form, ie follow terrace edges and other geographic features.		
<b>Point Number</b>	754.2	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	District Plan needs to be looking forward 10 -20 years and zoning land according to growth expectations and in areas that it would like to see developed. This would enable long term planning of infrastructure as well.		

<b>Submitter Number:</b>	755	<b>Submitter:</b>	Guardians of Lake Wanaka
<b>Contact Name:</b>	Don Robertson	<b>Email:</b>	donandgaye@xtra.co.nz
<b>Address:</b>	Department of Conservation PO Box 93, Wanaka, New Zealand, 9344		
<b>Point Number</b>	755.1	<b>Provision:</b>	5-Part Four - Rural Environment

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	If the omission of mention of water quality, of stormwater, and of impacts on ecosystems, is deliberate, then this should be stated and explained. If not then it should be addressed. It is not clear why these aspects are omitted.		
<b>Point Number</b>	755.2	<b>Provision:</b>	6-Part Five - District Wide Matters
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	With reference to the slim mention of management of water and aquatic life, ecosystems etc, suggests that there should be cross reference to other chapters which strengthen the intent of this chapter of the District Plan to provide for good management of waterways and aquatic ecosystems. Without this Chapter 5 is weak.		
<b>Point Number</b>	755.3	<b>Provision:</b>	57-3Strategic Direction > 58-3.1Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support intent.		
<b>Point Number</b>	755.4	<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>	Support		
<b>Summary of Submission</b>	Support intent.		
<b>Point Number</b>	755.5	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support intent.		
<b>Point Number</b>	755.6	<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>	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>Point Number</b>	755.9	<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>	Support intent. However the wording is too weak to ensure confidence that the intent will be achieved.		
<b>Point Number</b>	755.10	<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>	Support intent. However the wording is too weak to ensure confidence that the intent will be achieved.		
<b>Point Number</b>	755.11	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support intent. However the wording is too weak to ensure confidence that the intent will be achieved.		



<b>Point Number</b>	755.12	<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>	Support intent. However the wording is too weak to ensure confidence that the intent will be achieved.		
<b>Point Number</b>	755.13	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 103-6.3.2.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Waterways, lakes & wetlands are not adequately covered in policy <b>6.3.2.5</b> .		
<b>Point Number</b>	755.14	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support but wording is too weak to ensure confidence that intent will be achieved,		
<b>Point Number</b>	755.15	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3 > 788-21.2.3.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support but wording is too weak to ensure confidence that intent will be achieved,		
<b>Point Number</b>	755.16	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	This is unclear. Why is it only referring to dairy farming? What are the "rules" referred to? Concerned that actions to manage these very serious issues could fall into the gaps between ORC and QLDC responsibilities.		
<b>Point Number</b>	755.17	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	This objective and associated policies (except for 21.2.12.5) limit their focus to “Protect, maintain or enhance the surface of lakes and rivers and their margins”. This seems odd. Why? Does this have something to do with the split responsibilities between the District and Regional Councils?		
<b>Point Number</b>	755.18	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Chapter has no specific acknowledgment of aquatic biodiversity or its protection. This chapter heading is misleading and should be revisited. Vegetation is “biodiversity”.		
<b>Point Number</b>	755.19	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	“Purpose” states “Much of the indigenous vegetation habitat has been removed” - in fact removal will also be a consequence for all of the very many other organisms dependent on vegetation. Also what about aquatic environments? Lakes, rivers streams, wetlands and aquifers are all rich habitats for biodiversity –but are not mentioned in the Purpose.		
<b>Point Number</b>	755.20	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support the intent of the objective and all of the many policies in this chapter but suggest that some deficiencies include the absence of clear definitions of the animal size cut-off for any quantitative assessments of biodiversity, the absence of mention of any metrics of biodiversity which might help determine whether objectives are being achieved, or capable of being achieved, the absence of specific mention in objectives or policies of biodiversity in aquatic ecosystems, and in some cases referring to vegetation as if it is all of the biodiversity in the habitats mentioned		

<b>Submitter Number:</b>	756	<b>Submitter:</b>	E B Skeggs
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	52 Riverbank Road, Wanaka, New Zealand, 9382		

<b>Point Number</b>	756.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone.		
<hr/>			
<b>Point Number</b>	756.2	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.		
<hr/>			
<b>Point Number</b>	756.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		
<hr/>			

<b>Submitter Number:</b>	757	<b>Submitter:</b>	Otago Polytechnic
<b>Contact Name:</b>	Philip Cullen	<b>Email:</b>	philip.cullen@op.ac.nz
<b>Address:</b>	Forth Street, Private Bag 1910, Dunedin, New Zealand, 9054		
<hr/>			
<b>Point Number</b>	757.1	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	"I seek the following decision from the local authority: that Chapter 41, Planning Map 18 and any other provisions related to enabling the establishment of education and innovation facilities at Jacks Point be approved..."		
<hr/>			
<b>Point Number</b>	757.2	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	"I seek the following decision from the local authority: that Chapter 41, Planning Map 18 and any other provisions related to enabling the establishment of education and innovation facilities at Jacks Point be approved..."		



<b>Point Number</b>	758.5	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 975-21.5.44.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rule with no changes.		
<hr/>			
<b>Point Number</b>	758.6	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 976-21.5.44.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rule with no changes.		
<hr/>			
<b>Point Number</b>	758.7	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 977-21.5.44.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rule with no changes.		
<hr/>			
<b>Point Number</b>	758.8	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 978-21.5.44.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change activity to permitted activity.		
<hr/>			
<b>Point Number</b>	758.9	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 979-21.5.44.8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rule with no changes.		
<hr/>			
<b>Point Number</b>	758.10	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 980-21.5.44.9
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Retain rule with no changes.		
<b>Point Number</b>	758.11	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 981-21.5.44.10
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Change activity to permitted activity as noted with Rule 21.5.38.		
<b>Point Number</b>	758.12	<b>Provision:</b>	245-36 Noise > 283-36.8 Acoustic Measurement and Assessment > 284-36.8.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Add bullet point as follows:</p> <ul style="list-style-type: none"> <li>• ? 92 dB LASmax for vessels competing in jet boat race events to be operated between the hours of 0800 to 1800.</li> </ul>		

<b>Submitter Number:</b>	759	<b>Submitter:</b>	Shaping our Future
<b>Contact Name:</b>	David Kennedy	<b>Email:</b>	executive@shapingourfuture.org.nz
<b>Address:</b>	New Zealand, -		
<b>Point Number</b>	759.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Submitters request QLDC to action high level tasks within the District Plan and elsewhere. See full submission.		

<b>Submitter Number:</b>	760	<b>Submitter:</b>	Southern Lakes Aviation Limited
<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		

<b>Point Number</b>	760.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Refer to full submission for details as:</p> <p>"The specific provisions of the Proposed Plan that this submission relates to includes, but is not limited to, the provisions in the following chapters:</p> <ul style="list-style-type: none"> <li>a. Chapter 2: Definitions;</li> <li>b. Chapter 3: Strategic Direction;</li> <li>c. Chapter 21: Rural;</li> <li>d. Chapter 22: Rural Residential &amp; Rural lifestyle;</li> <li>e. Chapter 23: Gibbsion Character Zone;</li> <li>f. Chapter 27: Subdivision &amp; Development;</li> <li>g. Chapter 36: Noise</li> <li>h. Planning Maps." <p>"The submitter requests the following decision:</p> <ul style="list-style-type: none"> <li>a. Provision is made in the Proposed Plan to recognise existing uses;</li> <li>b. For new informal airports, the restriction on movements be amended to 10 in any calendar week;</li> <li>c. The setback on new alighting areas be 100 metres for fixed wing and 100 metres for rotary wing aircraft;</li> <li>d. 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 this submission." <p>Submitter has only provided a review of Rules relating to Informal Airports within the Proposed Rural Zone but mentions that the submission may relate to all the above zones and maps as necessary.</p> </li></ul></li></ul>		

<b>Point Number</b>	760.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

<b>Point Number</b>	760.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

<b>Point Number</b>	760.4	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Condition support:  
"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."  
Reference to informal airports. See submission for full details.

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**Point Number** 760.5 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Conditional Support:  
"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."  
Reference to informal airports. See full submission for details.

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**Point Number** 760.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Conditional Support:  
"This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted."  
Reference to informal airports. See full submission for details.

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**Point Number** 760.7 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** New policy.  
"Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects"

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**Point Number** 760.8 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25



**Position:** Support

**Summary of Submission** Support and retain

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**Point Number** 760.9 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend;

"Informal Airports Located on Public Conservation and Crown Pastoral Land  
Informal airports that comply with the following standards shall be permitted activities:  
21.5.25.1 Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987;  
21.5.25.2 Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948;  
21.5.25.3 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of ~~500~~ 100 metres from any ~~formed legal road~~ or the notional boundary of any residential unit or approved building platform not located on the same site."

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**Point Number** 760.10 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend:

"Informal Airports Located on other Rural Zoned Land  
  
Informal Airports that comply with the following standards shall be permitted activities:  
21.5.26.1 Informal airports on any site that do not exceed a frequency of use of 10 flights\* per week;  
21.5.26.2 Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities;  
21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of ~~500~~ 100 metres for rotary wing aircraft and 100 metres for fixed wing aircraft from any ~~formed legal road~~ or the notional boundary of any residential unit of building platform not located on the same site.  
\* note for the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure."

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**Submitter Number:** 761 **Submitter:** ORFEL Ltd

**Contact Name:** Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz

**Address:** Boffa Miskell Ltd PO Box 110, Christchurch, New Zealand, 8140

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**Point Number** 761.1 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 69-3.2.1.3Objective 3.

**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.

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**Point Number** 761.2 **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** 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.

---

**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~~Subdivision, use or development **to occur**s in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

---

**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**.

---

**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.

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**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.~~

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**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

<b>Summary of Submission</b>	Delete Policy 6.3.1.8		
<b>Point Number</b>	761.9	<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>	Delete Policy 6.3.1.11.		
<b>Point Number</b>	761.10	<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>	<p>Support in Part</p> <p>Amend Objective 6.3.2 as follows:</p> <p>Avoid <b>a</b>Adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development <b>are avoided</b>.</p>		
<b>Point Number</b>	761.11	<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>	Delete Policy 6.3.2.2.		
<b>Point Number</b>	761.12	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 101-6.3.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Delete Policies 6.3.2.3 and 6.3.2.4 and add a new policy as follows:</p> <p><b><u>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.</u></b></p>		
<b>Point Number</b>	761.13	<b>Provision:</b>	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.**

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**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~~**Subdivision 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.

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**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.

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**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.**

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**Point Number** 761.19 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in Part

Amend Objective 22.2.1 as follows:

~~Maintain and enhance~~ The district's landscape quality, character and visual amenity values **are maintained and enhanced** while enabling rural living opportunities in areas that can avoid detracting from those landscapes **are enabled.**

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**Point Number** 761.20 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 807-22.2.1.7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in Part

Move Policy 22.2.1.7 to sit under Objective 22.2.3.

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**Point Number** 761.21 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part. Move Policy 22.2.1.7 to sit under Objective 22.2.3.

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**Point Number** 761.22 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in Part

Amend Objective 22.2.2 as follows:

Ensure the **Within the rural residential and rural lifestyle zones**, predominant land uses are rural, residential and where appropriate, visitor and community activities.

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**Point Number** 761.23 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in Part

Amend Objective 22.2.3

~~Manage n~~New development and **adequately manages** natural hazards **risks**.

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**Point Number** 761.24 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 846-22.4.3.1

**Position:** Support

**Summary of Submission** Retain Rule 22.4.3.1 unchanged.

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**Point Number** 761.25 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 847-22.4.3.2

**Position:** Support

**Summary of Submission** Retain rule 22.4.3.2 unchanged.

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<b>Point Number</b>	761.26	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 848-22.4.3.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rule 22.4.3.3 unchanged.		

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<b>Point Number</b>	761.27	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 851-22.4.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rule 22.4.6 unchanged.		

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<b>Point Number</b>	761.28	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Rule 22.5.1 Building Materials and Colours, as follows:</p> <p>All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</p> <p>Exterior colours of buildings <b><u>materials shall be:</u></b></p> <p>22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;</p> <p>22.5.1.2 Pre-painted steel, and all roofs shall <b><u>For roofs</u></b> have a reflectance value not greater than 20%;</p> <p>22.5.1.3 Surface finishes shall <b><u>For all other external surfaces</u></b> have a reflectance value of not greater than 30%. <b><u>Except that this rule shall not apply to any locally sourced stone (e.g. schist)</u></b></p> <p><b><u>These rules do not apply to any material or surface colours used inside any building.</u></b></p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.</li> <li>• Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.</li> <li>• The size and height of the building where the subject colours would be applied.</li> </ul>		

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<b>Point Number</b>	761.29	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Rule 27.4.1, as follows:</p> <p>All subdivision activities are <del>discretionary</del> <b>controlled</b> activities, except <b>as</b> otherwise stated:</p> <p>Council's control is limited to:</p> <ul style="list-style-type: none"> <li>• <u>Lot sizes, averages and dimensions</u></li> <li>• <u>Subdivision design</u></li> <li>• <u>Property access</u></li> <li>• <u>Esplanade provision</u></li> <li>• <u>Natural hazards</u></li> <li>• <u>Fire fighting water supply</u></li> <li>• <u>Water supply</u></li> <li>• <u>Stormwater disposal</u></li> <li>• <u>Sewage treatment and disposal</u></li> <li>• <u>Energy supply and telecommunications</u></li> <li>• <u>Open space and recreation?</u></li> <li>• <u>Easements</u></li> <li>• <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u></li> </ul>		
<b>Point Number</b>	761.30	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Insert new Rule 27.5.5 Boundary adjustments, as follows:</p> <p><b><u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u></b></p> <p><b><u>(i) the building platform is retained.</u></b></p> <p><b><u>(ii) no additional separately saleable lots are created.</u></b></p> <p><b><u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u></b></p>		
<b>Point Number</b>	761.31	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Planning Map 31 (Lower Shotover), by rezoning the northern part of the submitter's site on Fitzpatrick Road, Queenstown (Lot 1 DP476877) from Rural General to Rural Lifestyle Zone as shown in Appendix 2 to the submission (761).</p>		

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**Point Number** 761.32 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1 > 865-22.5.1.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Rule 22.5.1 Building Materials and Colours, as follows:

All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:

Exterior colours of buildings **materials shall be:**

22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;

22.5.1.2 Pre-painted steel, and all roofs shall **For roofs** have a reflectance value not greater than 20%;

22.5.1.3 Surface finishes shall **For all other external surfaces** have a reflectance value of not greater than 30%. **Except that this rule shall not apply to any locally sourced stone (e.g. schist)**

**These rules do not apply to any material or surface colours used inside any building.**

Discretion is restricted to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.
- The size and height of the building where the subject colours would be applied.

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**Point Number** 761.33 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1 > 866-22.5.1.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Rule 22.5.1 Building Materials and Colours, as follows:

All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:

Exterior colours of buildings **materials shall be:**

22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;

22.5.1.2 ~~Pre-painted steel, and all roofs shall~~ **For roofs** have a reflectance value not greater than 20%;

22.5.1.3 ~~Surface finishes shall~~ **For all other external surfaces** have a reflectance value of not greater than 30%. **Except that this rule shall not apply to any locally sourced stone (e.g. schist)**

**These rules do not apply to any material or surface colours used inside any building.**

Discretion is restricted to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.
- The size and height of the building where the subject colours would be applied.

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<b>Point Number</b>	761.34	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1 > 867-22.5.1.3
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Amend Rule 22.5.1 Building Materials and Colours, as follows:

All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:

Exterior colours of buildings **materials shall be:**

22.5.1.1 ~~All exterior surfaces shall be coloured~~ in the range of black, browns, greens or greys;

22.5.1.2 ~~Pre-painted steel, and all roofs shall~~ **For roofs** have a reflectance value not greater than 20%;

22.5.1.3 ~~Surface finishes shall~~ **For all other external surfaces** have a reflectance value of not greater than 30%. **Except that this rule shall not apply to any locally sourced stone (e.g. schist)**

**These rules do not apply to any material or surface colours used inside any building.**

Discretion is restricted to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.
- The size and height of the building where the subject colours would be applied.

<b>Point Number</b>	761.35	<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>	<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> <p>Amend <b>Objective 3.2.1.4</b> as follows:</p> <p><del>Recognise the potential for rural areas to diversify their</del> <u>Diversification of land use in rural areas occurs</u> 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>	761.36	<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>	<p>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.</p> <p>Amend Objective 3.2.1.4 as follows:</p> <p><del>Recognise the potential for rural areas to diversify their</del> <u>Diversification of land use in rural areas occurs</u> 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>Submitter Number:</b>	762	<b>Submitter:</b>	Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited
<b>Contact Name:</b>	Chris Ferguson	<b>Email:</b>	Chris.Ferguson@boffamiskell.co.nz
<b>Address:</b>	Boffa Miskell Ltd PO Box 110, Christchurch, New Zealand, 8140		
<b>Point Number</b>	762.1	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules -

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in Part

Amend Rule 27.4.2, as follows:

The following shall be non-complying activities: a Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a restricted discretionary or discretionary activity.

- Jacks Point Zone

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<b>Point Number</b>	762.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
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**Position:** Oppose

**Summary of Submission**

Amend Rule 27.4.1, as follows:

All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:

Council's control is limited to:

- Lot sizes, averages and dimensions
- Subdivision design
- Property access
- Esplanade provision
- Natural hazards
- Fire fighting water supply
- Water supply
- Stormwater disposal
- Sewage treatment and disposal
- Energy supply and telecommunications
- Open space and recreation
- Easements
- The nature, scale and adequacy of environmental protection measures associated with earthworks

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<b>Point Number</b>	762.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Submitter requests the insertion of a new Rule 27.5.5 Boundary adjustments, as follows:

Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:

(i) the building platform is retained.

(ii) no additional separately saleable lots are created.

(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.

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**Point Number** 762.4 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
Amend Rule 27.5.1 Lot Size Table for the Jacks Point Zone, as follows:  
Table shown in submission 762.

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**Point Number** 762.5 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
1. Insert a heading below Policy 27.7.14.1, as follows:  
27.14.2 Matters of discretion for subdivision within the Jacks Point Zone  
2. Renumber subsequent rules and provisions; and  
Amend Rule 27.7.14.3, as follows:  
In addition to above (provisions 27.7.14.4~~2~~) within the R(HD) Activity Areas ....

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**Point Number** 762.6 **Provision:** 1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1309-27.7.14 Objective - Jacks Point Zone > 1312-27.7.14.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in Part  
1. Insert a heading below Policy 27.7.14.1, as follows:  
27.14.2 Matters of discretion for subdivision within the Jacks Point Zone

2. Renumber subsequent rules and provisions; and

Amend Rule 27.7.14.3, as follows:

In addition to above (provisions 27.7.14.42) within the R(HD) Activity Areas ....

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**Point Number** 762.7 **Provision:** 1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards > 1349-27.8.9 Jacks Point > 1351-27.8.9.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in Part  
Amend Rule 27.8.9.2, as follows:  
Jacks Point Zone Conservation Lots - Subdivision failing to comply with this rule shall be a restricted discretionary activity.

...

Discretion is restricted to **all of the following**:

- The visibility of future development from State Highway 6 and Lake Wakatipu
  - Traffic, access.
  - Maintenance or enhancement of nature conservation values.
  - Creation of open space and infrastructure.
- 

**Point Number** 762.8 **Provision:** 245-36 Noise > 260-36.5 Rules- Standards > 263-36.5.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part  
Amend Rule 36.5.3 as shown in the table of submission 762.

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**Point Number** 762.9 **Provision:** 245-36 Noise > 260-36.5 Rules- Standards > 263-36.5.3

**Position:** Not Stated

**Summary of Submission** Insert a new Rule 36.5.3.1 which proposes a new standard for sound for Jacks Point Village and EIC activity Areas of the Jacks Point Zone, as shown in the table on page 9 of submission 762.

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**Point Number** 762.10 **Provision:** 287-41 Jacks Point Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend all rules where matters of discretion are listed to delete the phrase "to all of the following", from the statement "Discretion is restricted to".

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**Point Number** 762.11 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9 > 351-41.4.9.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Rule 41.4.9.4 Structure Plan – Activities, as follows:

Education and Health Care Precinct (EH) - the use of this area is restricted to Education, Health Care and Day Care Facilities.

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**Point Number** 762.12 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 395-41.5.4 > 396-41.5.4.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Rule 41.5.4.1 Volume of Earthworks, to shift the Village Activity Area out of the 500 m3 band to "no maximum".

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**Point Number** 762.13 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 395-41.5.4 > 400-41.5.4.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Rule 41.5.4.5 Water bodies, as follows:

a. Earthworks within 7m of the bed of any water body shall not exceed 20m<sup>3</sup> in total volume, except any man made water body (e.g. Lake Tewa), within one consecutive 12 month period.

b. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body, except any man made water body (e.g. Lake Tewa) or where it may dam, divert or contaminate water.

c. Earthworks shall not:

- cause artificial drainage of any groundwater aquifer;
- cause temporary ponding of any surface water.



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<b>Point Number</b>	762.14	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part Amend Rule 41.5.6, as follows:  41.5.6.1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road and Woolshed Road, as shown on the Structure Plan.  41.5.6.2 <u>The Woolshed Road access shall not be used until an amended design for that road's intersection with State Highway 6 has been upgraded, completed and available for use, except as provided for through the approval of a Traffic Management Plan by the NZ Transport Agency (refer Advisory Note below)</u>  41.5.6.3 <u>No more than <del>500</del>300 residential units/titles or 2,400 vehicle movements per day (weekly average), whichever is the lesser, may not be exceeded may be built within the EIC, R(HD) and R(SH-HD) Activity Areas without until the Woolshed Road intersection upgrade is being completed and available for use.</u>  Discretion is restricted to the safe and efficient functioning of the road network.  <u>Advisory Notes:</u>  i. <u>A 'Traffic Management Plan' is required to be submitted to the NZ Transport Agency from any person/s using Woolshed Road in relation to construction within the Jacks Point Resort Zone</u>  ii. <u>The upgrade of the intersection of Woolshed Road and State Highway 6 will require approval from the NZ Transport Agency. The expectation of the NZ Transport Agency is that the existing crossing points CP60, CP62 and CP63 will be permanently and physically closed when that intersection upgrade is completed.</u>		

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<b>Point Number</b>	762.15	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12 > 426-41.5.12.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part Amend Rule 41.5.12.2 Building Height, as follows:  The maximum height of buildings shall be:  a. <u>Jacks Point Village Activity Area 12 m</u>  b. <u>All other Village (V) Activity Areas 10m</u>  c. ...		

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<b>Point Number</b>	762.16	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 447-41.5.19
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Rule 41.5.19 Wetlands, as follows:</p> <p>There shall be no development, landscaping and/or earthworks within 7 metres of any Wetland area identified on the Structure Plan, <u>except to enable development of pedestrian access (including boardwalks), the erection of fences to control stock or other structures related to the protection of these areas, to undertake ecological enhancement, including the removal of plant pests.</u></p>		
<b>Point Number</b>	762.17	<b>Provision:</b>	287-41 Jacks Point Zone > 448-41.6 Non-Notification of Applications > 450-41.6.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Provision 41.6.2, as follows:</p> <p>Any application for resource consent for the following restricted discretionary activities shall be considered without public notification but notice <del>shall</del> <u>may</u> be served on those persons considered to be adversely affected if the written approval has not been obtained ....</p>		
<b>Point Number</b>	762.18	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Replace 41.7 Structure Plan with the revised Structure Plan contained within Appendix 1 to this submission (762).</p>		
<b>Point Number</b>	762.19	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6 > 408-41.5.6.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Rules 41.5.6.2 and 41.5.6.3, as follows:</p> <p>41.5.6.1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road and Woolshed Road, as shown on the Structure Plan.</p> <p>41.5.6.2 <u>The Woolshed Road access shall not be used until an amended design for that road's intersection with State Highway 6 has been upgraded, completed and available for use, except</u></p>		

as provided for through the approval of a Traffic Management Plan by the NZ Transport Agency (refer Advisory Note below)

41.5.6.3 No more than 500300 residential units/titles or 2,400 vehicle movements per day (weekly average), whichever is the lesser, may not be exceeded may be built within the EIC, R(HD) and R(SH-HD) Activity Areas without until the Woolshed Road intersection upgrade is being completed and available for use.

Discretion is restricted to the safe and efficient functioning of the road network.

Advisory Notes:

i. A 'Traffic Management Plan' is required to be submitted to the NZ Transport Agency from any person/s using Woolshed Road in relation to construction within the Jacks Point Resort Zone

ii. The upgrade of the intersection of Woolshed Road and State Highway 6 will require approval from the NZ Transport Agency. The expectation of the NZ Transport Agency is that the existing crossing points CP60, CP62 and CP63 will be permanently and physically closed when that intersection upgrade is completed.

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<b>Point Number</b>	762.20	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 407-41.5.6 > 409-41.5.6.2
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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>	Support in part
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Amend Rules 41.5.6.1 and 41.5.6.2, as follows:

41.5.6.1 Access from State Highway 6 shall be only at the intersections at Maori Jack Road and Woolshed Road, as shown on the Structure Plan.

41.5.6.2 The Woolshed Road access shall not be used until an amended design for that road's intersection with State Highway 6 has been upgraded, completed and available for use, except as provided for through the approval of a Traffic Management Plan by the NZ Transport Agency (refer Advisory Note below)

41.5.6.3 No more than 500300 residential units/titles or 2,400 vehicle movements per day (weekly average), whichever is the lesser, may not be exceeded may be built within the EIC, R(HD) and R(SH-HD) Activity Areas without until the Woolshed Road intersection upgrade is being completed and available for use.

Discretion is restricted to the safe and efficient functioning of the road network.

Advisory Notes:

i. A 'Traffic Management Plan' is required to be submitted to the NZ Transport Agency from any person/s using Woolshed Road in relation to construction within the Jacks Point Resort Zone

ii. The upgrade of the intersection of Woolshed Road and State Highway 6 will require approval from the NZ Transport Agency. The expectation of the NZ Transport Agency is that the existing crossing points CP60, CP62 and CP63 will be permanently and physically closed when that intersection upgrade is completed.



**Summary of Submission** Support in part  
Amend Policy 22.2.2.3 as follows:  
Discourage commercial and non-residential activities, including restaurants, visitor accommodation and industrial activities, ~~so that where~~ the amenity, quality and character of the Rural Residential and Rural Lifestyle zones ~~are not diminished~~ would be adversely affected and the vitality of the District's commercial zones ~~not~~ undermined

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**Point Number** 763.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Amend Objective 22.2.3 as follows:  
~~Manage n~~New development and adequately manages natural hazards risks.

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**Point Number** 763.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3 > 815-22.2.3.1

**Position:** Oppose

**Summary of Submission** Delete Policy 22.2.3.1

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**Point Number** 763.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 843-22.4.1

**Position:** Oppose

**Summary of Submission** Amend Rule 22.4.1 Visitor Accommodation to lower the activity status from Non-Complying to Restricted Discretionary, together with the addition of the following matters of discretion:

**Visitor Accommodation** outside of a visitor accommodation subzone, including the construction or use of buildings for visitor accommodation.

Councils discretion is restricted to:

- Impacts on the amenity values of neighbouring properties
  - Traffic generation, access and parking
  - Noise
  - Signs and lighting
  - The external appearance, bulk and scale of building
-

<b>Point Number</b>	763.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 844-22.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 22.4.2 unchanged		
<hr/>			
<b>Point Number</b>	763.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 850-22.4.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 22.4.5 unchanged		
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<b>Point Number</b>	763.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Rule 22.5.1 Building Materials and Colours, as follows:</p> <p><i>All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</i></p> <p><i>Exterior colours of buildings materials shall be:</i></p> <p><i>22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;</i></p> <p><i>22.5.1.2 <del>Pre-painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;</del></i></p> <p><i>22.5.1.3 <del>Surface finishes shall have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)</del></i></p> <p><u><i>These rules do not apply to any material or surface colours used inside any building.</i></u></p> <p><i>Discretion is restricted to all of the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.</i></li> <li>• <i>Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.</i></li> <li>• <i>The size and height of the building where the subject colours would be applied.</i></li> </ul>		
<hr/>			
<b>Point Number</b>	763.11	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Amend <b>Rule 22.5.12.1</b> as follows:  <del>One</del> Two residential Units located within each building platform		
<b>Point Number</b>	763.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. Amend <b>Rule 22.5.12.2</b> as follows:  On sites less than 2ha there <u>may be up to two</u> residential units		
<b>Point Number</b>	763.13	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>1. Delete <b>Rule 22.5.12.3</b>; or</p> <p>2. Amend <b>Rule 22.5.12.3</b> as follows:</p> <p>On sites equal to or greater than 2 hectares there shall be no more than <del>one</del> <u>two</u> residential units per <del>two</del> hectares on average. For the purpose of calculating any average, any allotment greater than <u>2</u> hectares, including the balance, is deemed to be <u>2</u> hectares.</p>		
<b>Point Number</b>	763.14	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Rule 27.4.1, as follows:</p> <p><i>All subdivision activities are <del>discretionary</del> <u>controlled</u> activities, except <u>as otherwise stated</u>: <u>Council's control is limited to:</u></i></p> <ul style="list-style-type: none"> <li>• <u>Lot sizes, averages and dimensions</u></li> <li>• <u>Subdivision design</u></li> <li>• <u>Property access</u></li> <li>• <u>Esplanade provision</u></li> <li>• <u>Natural hazards</u></li> <li>• <u>Fire fighting water supply</u></li> <li>• <u>Water supply</u></li> <li>• <u>Stormwater disposal</u></li> <li>• <u>Sewage treatment and disposal</u></li> <li>• <u>Energy supply and telecommunications</u></li> <li>• <u>Open space and recreation</u></li> <li>• <u>Easements</u></li> <li>• <u>The nature, scale and adequacy of environmental protection measures associated</u></li> </ul>		

with earthworks

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**Point Number** 763.15 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

**Position:** Not Stated

**Summary of Submission** Insert new Rule 27.5.5 Boundary Adjustments, as follows:

Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:

(i) the building platform is retained.

(ii) no additional separately saleable lots are created.

(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.

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**Point Number** 763.16 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Oppose

**Summary of Submission** Amend Rule 27.5.1 Lot Zone Table in relation to the Rural Lifestyle Zone, as follows:

***Minimum Lot Area***

***Rural Lifestyle***

*One hectare providing the average lot size is not less than 2 hectares. For the purposes of calculating any average, any allotment greater than 4 hectares, including the balance is deemed to be 4 hectares.*

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**Point Number** 763.17 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 890-22.5.12.1

**Position:** Oppose

**Summary of Submission** Amend **Rule 22.5.12.1** as follows:

~~One~~ Two residential Units located within each building platform

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**Submitter Number:** 764 **Submitter:** Mount Christina Limited

**Contact Name:** Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz



**Address:** Boffa Miskell Ltd PO Box 110, Christchurch, New Zealand, 8140

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**Point Number** 764.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.  
Amend Objective 22.2.1 as follows:

~~Maintain and enhance~~ The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled.

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**Point Number** 764.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 807-22.2.1.7

**Position:** Not Stated

**Summary of Submission** Move Policy 22.2.1.7 to sit under Objective 22.2.3.

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**Point Number** 764.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3

**Position:** Not Stated

**Summary of Submission** Move Policy 22.2.1.7 to sit under Objective 22.2.3.

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**Point Number** 764.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Amend Objective 22.2.2 as follows:

~~Ensure the~~ Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.

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**Point Number** 764.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 >

**Position:** Not Stated

**Summary of Submission** Oppose in part. Amend 22.2.2.3 as follows:

Discourage commercial and non-residential activities, including restaurants, visitor accommodation and industrial activities, ~~so that~~where the amenity, quality and character of the Rural Residential and Rural Lifestyle zones ~~are not diminished~~ is adversely affected and the vitality of the District's commercial zones is ~~not~~ undermined.

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**Point Number** 764.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part

Amend Objective 22.2.3, as follows:

~~Manage n~~New development and adequately manages natural hazards risks.

---

**Point Number** 764.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3 > 815-22.2.3.1

**Position:** Oppose

**Summary of Submission** Delete Policy 22.2.3.1.

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**Point Number** 764.8 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 844-22.4.2

**Position:** Support

**Summary of Submission** Retain Rule 22.4.2 unchanged.

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**Point Number** 764.9 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 850-22.4.5

**Position:** Support

**Summary of Submission** Retain Rule 22.4.5 unchanged.

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<b>Point Number</b>	764.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 851-22.4.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rule 22.4.6 unchanged.		

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<b>Point Number</b>	764.11	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Rule 22.4.1 Visitor Accommodation to lower the activity status from Non-Complying to Restricted Discretionary, together with the addition of the following matters of discretion:</p> <p>Visitor Accommodation outside of a visitor accommodation subzone, including the construction or use of buildings for visitor accommodation.</p> <p><u>Councils discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>• <u>Impacts on the amenity values of neighbouring properties</u></li> <li>• <u>Traffic generation, access and parking</u></li> <li>• <u>Noise</u></li> <li>• <u>Signs and lighting</u></li> <li>• <u>The external appearance, bulk and scale of building</u></li> </ul>		

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<b>Point Number</b>	764.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part</p> <p>Amend Rule 22.5.1 Building Materials and Colours, as follows:</p> <p>All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</p> <p><u>The <del>E</del> exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or without any applied finish) shall be:</u></p> <p>22.5.1.1 <del>All exterior surfaces shall be coloured</del> in the range of black, browns, greens or greys;</p> <p>22.5.1.2 <del>Pre-painted steel, and all roofs shall</del> have a reflectance value not greater than 20% <u>for roofs;</u></p> <p>22.5.1.3 <del>Surface finishes shall</del> have a reflectance value of not greater than 30% <u>for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)</u></p> <p><u>These rules do not apply to any material or surface colours used inside any building.</u></p>		

Discretion is restricted to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.
- The size and height of the building where the subject colours would be applied.

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<b>Point Number</b>	764.13	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1 > 865-22.5.1.1
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Amend Rule 22.5.1 Building Materials and Colours, as follows:

All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:

The ~~E~~ exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or without any applied finish) shall be:

22.5.1.1 ~~All exterior surfaces shall be coloured~~ in the range of black, browns, greens or greys;

22.5.1.2 ~~Pre-painted steel, and all roofs shall~~ have a reflectance value not greater than 20% for roofs;

22.5.1.3 ~~Surface finishes shall~~ have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)

These rules do not apply to any material or surface colours used inside any building.

Discretion is restricted to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.
- The size and height of the building where the subject colours would be applied.

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<b>Point Number</b>	764.14	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1 > 866-22.5.1.2
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Amend Rule 22.5.1 Building Materials and Colours, as follows:

All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:

The Exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or without any applied finish) shall be:

22.5.1.1 ~~All exterior surfaces shall be coloured~~ in the range of black, browns, greens or greys;

22.5.1.2 ~~Pre-painted steel, and all roofs shall~~ have a reflectance value not greater than 20% for roofs;

22.5.1.3 ~~Surface finishes shall~~ have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)

These rules do not apply to any material or surface colours used inside any building.

Discretion is restricted to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.
- The size and height of the building where the subject colours would be applied.

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**Point Number**

764.15

**Provision:**

797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1 > 867-22.5.1.3

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Amend Rule 22.5.1 Building Materials and Colours, as follows:

All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:

The Exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or without any applied finish) shall be:

22.5.1.1 ~~All exterior surfaces shall be coloured~~ in the range of black, browns, greens or greys;

22.5.1.2 ~~Pre-painted steel, and all roofs shall~~ have a reflectance value not greater than 20% for roofs;

22.5.1.3 ~~Surface finishes shall~~ have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)

These rules do not apply to any material or surface colours used inside any building.

Discretion is restricted to all of the following:

- Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.
- Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.
- The size and height of the building where the subject colours would be applied.

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<b>Point Number</b>	764.16	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 868-22.5.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 22.5.2 Building Coverage unchanged		

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<b>Point Number</b>	764.17	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.3 Building Size		

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<b>Point Number</b>	764.18	<b>Provision:</b>	7-Part Seven - Maps > 7.10-Map 9 - Glenorchy Rural, Lake Wakatipu
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part  Amend Planning Map 9 (Glenorchy, Lake Wakatipu), to adjust the boundaries of the rural residential zone on the MCL land, in accordance with the revised zoning plan contained within Appendix 1 to this submission (764).		

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<b>Submitter Number:</b>	765	<b>Submitter:</b>	Jacks Point Residents & Owners Association Inc.
<b>Contact Name:</b>	Michael Coburn	<b>Email:</b>	mike@jackspoint.com
<b>Address:</b>	PO Box 1164, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	765.1	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain permitted activity status for all buildings within the residential activity areas at Jacks Point. JPROA supports the removal of the blanket requirement to obtain resource consents for all building and believes that the requirements of the DRB and quality of the building design controls are sufficient to maintain the quality of the built amenity.		
<hr/>			
<b>Point Number</b>	765.2	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Commercial/intensive farming or Factory Farming, with the exception of low intensity grazing and other non-intensive farming, should not be allowed within Jacks Point Zone open space areas managed by the Jacks Point Residents & Owners Association (JPROA).		
<hr/>			
<b>Point Number</b>	765.3	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 365-41.4.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Commercial/intensive farming or Factory Farming, with the exception of low intensity grazing and other non-intensive farming, should not be allowed within Jacks Point Zone open space areas managed by the JPROA.		
<hr/>			
<b>Point Number</b>	765.4	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 390-41.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the open space activity areas generally in accordance within the Jacks Point Structure Plan.		
<hr/>			
<b>Point Number</b>	765.5	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the open space activity areas generally in accordance within the Jacks Point Structure Plan.		
<hr/>			
<b>Point Number</b>	765.6	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Make any similar, alternative and/or consequential relief that may be necessary or appropriate to address the matters raised in this submission or the specific relief requested in this submission.		
<b>Point Number</b>	765.7	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 390-41.5.3 > 394-41.5.3.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the rules that prevent residential building development within the open space activity areas on the structure plan.		
<b>Point Number</b>	765.8	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the rules that prevent residential building development within the open space activity areas on the structure plan.		
<b>Point Number</b>	765.9	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 376-41.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the rules that prevent residential building development within the open space activity areas on the structure plan.		
<b>Point Number</b>	765.10	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 423-41.5.11
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the rules that prevent residential building development within the open space activity areas on the structure plan.		
<b>Point Number</b>	765.11	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the identification of landscape protection areas providing a high level of control in relation to views into the zone from State Highway 6 and Lake Wakatipu.		
<b>Point Number</b>	765.12	<b>Provision:</b>	287-41 Jacks Point Zone > 326-



**Position:** Support

**Summary of Submission** Supports the identification of landscape protection areas providing a high level of control in relation to views into the zone from State Highway 6 and Lake Wakatipu.

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**Point Number** 765.13 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 380-41.5.2

**Position:** Support

**Summary of Submission** Supports the identification of landscape protection areas providing a high level of control in relation to views into the zone from State Highway 6 and Lake Wakatipu.

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**Point Number** 765.14 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1 > 293-41.2.1.3

**Position:** Support

**Summary of Submission** Supports the identification of landscape protection areas providing a high level of control in relation to views into the zone from State Highway 6 and Lake Wakatipu.

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**Point Number** 765.15 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9

**Position:** Support

**Summary of Submission** Supports the intended uses and ongoing management of the open space areas (OSL), OSA and OSG) contained within the structure plan Rules 41.4.9.10 - 41.4.9.12.

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**Point Number** 765.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** The zone should be subject to the type of design matters that currently exist for Jacks Point to ensure the vision is achieved.

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**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** 766.1 **Provision:** 464-12 Queenstown Town Centre

**Position:** Not Stated

**Summary of Submission** Allow flexibility the future use and management of the St Omer and O'Regans wharves and their connections for a wide range of uses.

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**Point Number** 766.2 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5

**Position:** Not Stated

**Summary of Submission** Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.

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**Point Number** 766.3 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 497-12.2.5.1

**Position:** Not Stated

**Summary of Submission** Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.

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**Point Number** 766.4 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 498-12.2.5.2

**Position:** Not Stated

**Summary of Submission** Delete.

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**Point Number** 766.5 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 499-12.2.5.3

**Position:** Not Stated

**Summary of Submission** Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.

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<b>Point Number</b>	766.6	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 500-12.2.5.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain.		
<hr/>			
<b>Point Number</b>	766.7	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 501-12.2.5.5.
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.		
<hr/>			
<b>Point Number</b>	766.8	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 502-12.2.5.6
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.		
<hr/>			
<b>Point Number</b>	766.9	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 520-12.4.7.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Change status for wharves and jetties to controlled activity. Change maintenance of wharves, jetties and associated structures, and enable the development and redevelopment of certain types of buildings (e.g. ticket offices) that support the functions of the wharves, to permitted activity.		
<hr/>			
<b>Point Number</b>	766.10	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend map to more clearly identify where the boundary of St Omer Park is located, so that it is clear as to where this rule applies. It appears on the planning maps that St Omer park extends further than the lines denoting where the non-complying status ends.  Amend map to better clarify around extent of the Town Centre Waterfront Zone, which appears to have been removed.		

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**Point Number** 766.11 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 521-12.4.7.2

**Position:** Oppose

**Summary of Submission** Amend Rule 12.4.7.2 to replace the discretionary activity status for Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Zone with **controlled activity** status.

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**Point Number** 766.12 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**Position:** Not Stated

**Summary of Submission** Amend map to more clearly identify where the boundary of St Omer Park is located, so that it is clear as to where this rule applies. It appears on the planning maps that St Omer park extends further than the lines denoting where the non-complying status ends.

Amend map to better clarify around extent of the Town Centre Waterfront Zone, which appears to have been removed.

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**Point Number** 766.13 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 522-12.4.8 > 524-12.4.8.2

**Position:** Oppose

**Summary of Submission** Delete non complying activity rule for buildings on jetties and wharves. If the Rule is retained, then it should be amended to exclude provision of

buildings that are for the purpose of providing water based public transport and tourism recreation facilities.

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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.

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<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>	<p>Amend to read:</p> <p>6.3.6.1 <del>Control</del> <u>Manage</u> the location, intensity and scale of buildings, jetties, moorings and utility structures</p> <p>on the surface and margins of water bodies, <u>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.</u></p>		
<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.		
<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.		
<b>Point Number</b>	766.18	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Oppose in part. Remove repetition and complexity by recognising that this matter is addressed by objective 6.3.6. Amend Objective 21.2.12 and associated policies to support provision of water based public transport, and to restrict the construction of any jetties, moorings and marinas that are constructed for personal use.</p> <p>Insert an additional objective and associated policy that recognises the benefits associated with providing a water based public transport system that links activities along the Kawarau river to the Frankton Arm and Queenstown Bay. Such an objective could read:</p> <p><u>Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and lake as a strategic transportation</u></p>		

resource.

Policy

Recognise and provide for the benefits associated with provision of a water based public transport system, including the provision of strategically located jetties and associated structures, that will provide a key linkage between Queenstown Park, Remarkables Park, and the Frankton Arm and Queenstown.

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<b>Point Number</b>	766.19	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 824-21.2.12.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete.		

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<b>Point Number</b>	766.20	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 825-21.2.12.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain.		

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<b>Point Number</b>	766.21	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 826-21.2.12.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. Amend Policy 12.2.12.3 to recognise the importance of public transport facilities.  Clarify that the policy does not apply to the stretch of the Kawarau River between the Kawarau Falls and Chard Farm winery, and nor does it apply to the Frankton Arm.  The Policy could be amended to read:  <u>21.2.12.3 Recognise the importance of providing a water based public transport system, while avoiding or mitigateing the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft in areas of high passive recreational use, significant nature conservation values and wildlife habitat.</u>		

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<b>Point Number</b>	766.22	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 827-21.2.12.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. Amend Policy to clarify that it does not apply to the Kawarau River between the Kawarau Falls and Chard Farm winery.		
<hr/>			
<b>Point Number</b>	766.23	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 828-21.2.12.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. Amend to recognise and provide for the importance of the Kawarau River and the Frankton Arm as a strategic public transport link.		
	21.2.12.5 Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins, with particular regard to places with nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.		
	<u>Recognise that the Kawarau River between the Kawarau Falls Bridge and Chard Farm and the Frankton Arm, provide an important resource for water based transportation link.</u>		
<hr/>			
<b>Point Number</b>	766.24	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 829-21.2.12.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Retain Policy 21.2.12.6 and amend to recognise the importance of the Kawarau River between the Kawarau Falls and Chard Farm as a strategic transport link, recognising the importance of providing infrastructure. Recognise the importance of the Frankton Arm as a public transport link.		
<hr/>			
<b>Point Number</b>	766.25	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 830-21.2.12.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. Amend to recognise the importance of the Kawarau River and Frankton Arm as a transport link and provision of necessary infrastructure. Amend to include word 'remedy'.		
<hr/>			
<b>Point Number</b>	766.26	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 831-21.2.12.8

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete or amend so that it supports the provision of water based public transport and necessary infrastructure and otherwise addresses the effects of activities on the Districts lakes and rivers (as opposed to providing specifically for marinas).		
	21.2.12.8 Encourage the development and use of <del>marinas in a way that</del> <u>a water based public transport system including necessary infrastructure, in a way that as far as possible avoids or, where necessary, remedies and mitigates adverse effects on the environment.</u>		
<b>Point Number</b>	766.27	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 877-21.4.24
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. Amend in Table 9 to recognise the importance of providing water based public transport by restricting private jetties and providing for public jetties that are strategically important for public transport. Amend to provide for jetties and other structures within the Kawarau River and the Frankton Arm that are necessary for the provision of a water based public transport system as a controlled activity.		
<b>Point Number</b>	766.28	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 968-21.5.41
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose in part. Amend to provide for jetties and other structures within the Kawarau River and the Frankton Arm that are necessary for the provision of a water based public transport system as a controlled activity.		
<b>Point Number</b>	766.29	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 969-21.5.42
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend to provide for jetties and other structures within the Kawarau River and the Frankton Arm that are necessary for the provision of a water based public transport system as a controlled activity.		
<b>Point Number</b>	766.30	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 970-21.5.43
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. Amend to provide separately for commercial ferry operations that provide public transport linkages between the Kawarau River, Frankton Arm and Queenstown CBD.  Such operations should be provided for as controlled activity.		



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**Point Number** 766.31 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 986-21.5.46

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support the rule, but suggest that it is amended to clarify that it does not apply to any jetty for the purpose of public transport linkage, that is located on the Kawarau River between Chard Farm and the Kawarau Falls, and on the Frankton Arm and Queenstown CBD.

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**Point Number** 766.32 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 499-12.2.5.3

**Position:** Oppose

**Summary of Submission** Delete.

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**Point Number** 766.33 **Provision:** 464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5 > 498-12.2.5.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part. Retain and amend to recognise importance of providing public land and water based transport links and commercial recreation activities on the water.

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**Point Number** 766.34 **Provision:** 464-12 Queenstown Town Centre

**Position:** Not Stated

**Summary of Submission** Amend map to more clearly identify where the boundary of St Omer Park is located, so that it is clear as to where this rule applies. It appears on the planning maps that St Omer park extends further than the lines denoting where the non-complying status ends.

Amend map to better clarify around extent of the Town Centre Waterfront Zone, which appears to have been removed.

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**Submitter Number:** 767 **Submitter:** Lake Hayes Cellar Limited

**Contact Name:** Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz

**Address:** Boffa Miskell Ltd PO Box 110, Christchurch, New Zealand, 8140

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**Point Number** 767.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Objective 22.2.1 as follows:  
~~Maintain and enhance~~ The district's landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled.

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**Point Number** 767.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 807-22.2.1.7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Move Policy 22.2.1.7 to sit under Objective 22.2.3.

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**Point Number** 767.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Objective 22.2.2 as follows:  
~~Ensure the~~ Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.

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**Point Number** 767.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 811-22.2.2.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 22.2.2.3 as follows:  
Discourage commercial and non-residential activities in areas outside of the commercial overlay, including restaurants, visitor accommodation and industrial activities, so that where the amenity, quality and character of the Rural Residential and Rural Lifestyle zones are not diminished would be adversely affected and the vitality of the District's commercial zones is not undermined

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**Point Number** 767.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3

**Position:** Other - Please clearly indicate your position in your submission below

<b>Summary of Submission</b>	Amend Objective 22.2.3, as follows: <del>Manage n</del> New development and <u>adequately manages</u> natural hazards <u>risks</u> .		
<b>Point Number</b>	767.6	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 814-22.2.3 Objective 3 > 815-22.2.3.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 22.2.3.1.		
<b>Point Number</b>	767.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new Objective 22.2.8 Commercial Overlay, as follows: <u>22.2.8 Objective – Commercial Overlay. Recognise and provide for the non-residential character of the commercial overlay, which is distinct from other parts of the Rural Residential Zone.</u>		
<b>Point Number</b>	767.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert new Policies below the new Objective 22.2.8 Commercial Overlay, as follows: <u>22.2.8.1 To enable commercial activities within the commercial overlay, where their effects on the environment can be appropriately managed.</u> <u>22.2.8.2 To encourage building associated with commercial activities within the commercial overlay to achieve a high level of design and external appearance.</u> <u>22.2.8.3 To recognise the scale of building associated with commercial activities within the commercial overlay as being greater than development anticipated within the rural residential zone.</u> <u>22.2.8.4 To recognise that noise and hours of operation of activities located within the commercial overlay difference in character from the surrounding residential and rural residential zones.</u>		
<b>Point Number</b>	767.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 844-22.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 22.4.2 unchanged.		

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**Point Number** 767.10 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 850-22.4.5

**Position:** Support

**Summary of Submission** Retain Rule 22.4.5 unchanged.

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**Point Number** 767.11 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 851-22.4.6

**Position:** Support

**Summary of Submission** Retain rule 22.4.6 unchanged.

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**Point Number** 767.12 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities

**Position:** Not Stated

**Summary of Submission** Insert a new rule within Table 1, providing for Commercial Activities within the Commercial Overlay as a controlled activity, as follows:

Rule: 22.4.X

Activities – Rural Residential and Rural Lifestyle Zones:

Commercial activities located within the commercial overlay.  
Councils control is limited to:

- The bulk, location and external appearance of the building
- Traffic generation, access and parking
- Servicing infrastructure
- Signs
- Landscaping

Activity Status: C

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**Point Number** 767.13 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Rule 22.5.1 Building Materials and Colours, as follows:  
All buildings, except within the commercial overlay and subject to [insert new Rule 22.4.x], including any structure larger than 5m<sup>2</sup>, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:

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**Point Number** 767.14 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 868-22.5.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Rule 22.5.2 Building Coverage, as follows:  
The maximum ground floor area of any building shall be 15% of the net site area, except within the commercial overlay where the maximum ground floor area of any building shall be limited to 25% of the net site area.  
Discretion is restricted to all of the following:

- The effect on open space, character and amenity.
- Effects on views and outlook from neighbouring properties.
- Ability of stormwater and effluent to be disposed of on-site

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**Point Number** 767.15 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.3 Building Size

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**Point Number** 767.16 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Amend Rule 27.4.1, as follows:  
All subdivision activities are ~~discretionary~~ controlled activities, except as otherwise stated:  
Council's control is limited to:

- Lot sizes, averages and dimensions
  - Subdivision design
  - Property access?
  - Esplanade provision
  - Natural hazards
  - Fire fighting water supply
  - Water supply
  - Stormwater disposal
  - Sewage treatment and disposal
  - Energy supply and telecommunications
  - Open space and recreation
  - Easements
  - The nature, scale and adequacy of environmental protection measures associated with earthworks
- 

**Point Number** 767.17 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

**Position:** Not Stated

**Summary of Submission** Insert new Rule 27.5.5 Boundary adjustments, as follows:  
Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:  
(i) the building platform is retained.  
(ii) no additional separately saleable lots are created.  
(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.

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**Point Number** 767.18 **Provision:** 245-36 Noise > 260-36.5 Rules-Standards > 264-36.5.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Rule 36.5.4, as follows:  
Rural Residential Zone, except within the commercial overlay

---

**Point Number** 767.19 **Provision:** 245-36 Noise > 260-36.5 Rules-Standards > 264-36.5.4

**Position:** Not Stated

**Summary of Submission** Insert a new Rules 36.5.4.1:  
Activity or sound source: Commercial Overlay of the Rural Residential Zone  
Assessment Location: At any point within a Residential Zone and at any point within the notional boundary in a Rural Zone  
Time: 0800h to 2200h Noise Limits: 50 dB L Aeq(15 min)  
Non Compliance Status: NC  
Time: 2200h to 0800h Noise Limits: 40 dB L Aeq(15 min) 75 dB L AFmax  
Non Compliance Status: NC

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**Point Number** 767.20 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Oppose

**Summary of Submission** Amend Planning Map 30 (Lake Hayes), by rezoning the land contained within Part Lot 1 DP 326378 and Lot 2 DP 326378 Rural Residential and to include the land located within Part Lot 1 DP 326378 within a Commercial Overlay, in accordance with the revised zoning plan contained within Appendix 1 to this submission. The physical address of these properties is described by the submitter as 10 & 16 Arrowtown Lake Hayes Road.

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**Point Number** 767.21 **Provision:** 5-Part Four - Rural Environment

<b>Position:</b>	Not Stated
<b>Summary of Submission</b>	Amend Planning Map 30 (Lake Hayes), by rezoning the land contained within Part Lot 1 DP 326378 and Lot 2 DP 326378 Rural Residential and to include the land located within Part Lot 1 DP 326378 within a Commercial Overlay, in accordance with the revised zoning plan contained within Appendix 1 to this submission. The physical address of these properties is described by the submitter as 10 & 16 Arrowtown Lake Hayes Road.

<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>	Burton Planning Consultants Limited PO Box 33-817, Takapuna, Auckland, New Zealand, 0740		

<b>Point Number</b>	768.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Clarify, by including a statement in the glossary / definitions, that reliance will be placed on the RMA definitions where there are such definitions and no alternative is provided through the Plan.		

<b>Point Number</b>	768.2	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the definitions of 'Airport Activity', 'Building' and 'Service Station', and 'Hazardous Substance' without modification.		

<b>Point Number</b>	768.3	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the definition of 'Earthworks' and adopt instead the definition provided in the Hearings Panel Decision on Plan Change 49, subject to any amendments through the appeals process. The decision version of the definition is as follows:  <u>Means the disturbance of land by the removal or depositing of material. Earthworks include excavation, fill, cuts, batters and formation of roads, access and tracks, and the use of Cleanfill, but does not include the cultivation of land, planting of vegetation including trees, Mining Activities and Cleanfill Facilities.</u>		

<b>Point Number</b>	768.4	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
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**Submission**

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**Point Number** 768.9 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 104-6.3.3 Objective 3

**Position:** Support

**Summary of Submission** Retain intent.

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**Point Number** 768.10 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4

**Position:** Support

**Summary of Submission** Retain intent.

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**Point Number** 768.11 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5

**Position:** Support

**Summary of Submission** Retain intent.

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**Point Number** 768.12 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 119-6.3.6 Objective 6

**Position:** Support

**Summary of Submission** Retain intent.

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**Point Number** 768.13 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7 Objective 7

**Position:** Support

**Summary of Submission** 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.

## Submission

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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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**Point Number** 768.17 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Support

**Summary of Submission** Retain the boundary of the Queenstown Airport Mixed Use zone (as shown on Map 31a) without further modification.

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**Point Number** 768.18 **Provision:** 739-17 Queenstown Airport Mixed Use > 740-17.1 Zone Purpose

**Position:** Support

**Summary of Submission** Retain the description of the zone purpose without further modification.

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**Point Number** 768.19 **Provision:** 739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1.

**Position:** Oppose

<b>Summary of Submission</b>	Amend as follows or to achieve the same intent, being to recognise Queenstown Airport as nationally significant infrastructure in its own right:		
	Queenstown Airport is recognised as <u>being nationally significant infrastructure and</u> a generator of nationally and regionally significant economic, social and cultural benefits.		
<b>Point Number</b>	768.20	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 743-17.2.1.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Policy 17.2.1.1 as follows or to achieve the same intent, being to provide for airport activities as defined:		
	Provide for <del>these aviation activities</del> <u>airport activity that is</u> necessary to enable Queenstown Airport to operate in a safe and efficient manner.		
<b>Point Number</b>	768.21	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain without further modification.		
<b>Point Number</b>	768.22	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2 > 748-17.2.2.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain without further modification.		
<b>Point Number</b>	768.23	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2 > 749-17.2.2.3.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Policy 17.2.2.3 as follows or to achieve the same intent, being to avoid the intensification as well as establishment of incompatible activities:		
	Avoid the establishment <u>or intensification</u> of activities that are incompatible with the ongoing operation and functioning of Queenstown Airport.		

<b>Point Number</b>	768.24	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 766-17.5 Rules - Standards > 780-17.5.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain without further modification.		
<hr/>			
<b>Point Number</b>	768.25	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain without further modification.		
<hr/>			
<b>Point Number</b>	768.26	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain without further modification.		
<hr/>			
<b>Point Number</b>	768.27	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend Policy 28.3.1.2 as follows:</p> <p>Restrict the establishment of activities which <u>have the potential to increase natural hazard risk beyond tolerable levels, including where they or will <del>may</del> have an intolerable impact</u> upon the community and built environment.</p>		
<hr/>			
<b>Point Number</b>	768.28	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 9-28.3.1.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Policy 28.3.1.3 as follows:</p> <p>Recognise that some areas that are already developed are now known to be at risk from <u>the effects of natural hazards</u> and minimise such risk as far as <u>possible practicable</u> while acknowledging that landowners may be prepared to accept a level of risk.</p>		
<hr/>			

<b>Point Number</b>	768.29	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 11-28.3.1.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain without further modification.		
<hr/>			
<b>Point Number</b>	768.30	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain without further modification.		
<hr/>			
<b>Point Number</b>	768.31	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 13-28.3.2.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Policy 28.3.2.1 as follows:  Seek to avoid intolerable <u>effects from natural hazards risk</u> , acknowledging that this will not always be practicable in developed <del>urban</del> areas.		
<hr/>			
<b>Point Number</b>	768.32	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy 28.3.2.2 as follows  <del>Allow</del> <u>Enable</u> subdivision and development of land subject to natural hazards where the proposed activity does not:  <ul style="list-style-type: none"> <li>•Accelerate or worsen the <u>risks associated with the natural hazard</u> and/or its potential impacts.</li> <li>•Expose vulnerable activities to intolerable <del>natural hazard risk</del> <u>natural hazard risk consequences from natural hazards</u>.</li> <li>•Create an unacceptable risk to human life.</li> <li>• Increase the natural hazard risk to other properties <u>to unacceptable levels</u>.</li> <li>• Require additional works and costs that would be borne by the community</li> </ul>		
<hr/>			
<b>Point Number</b>	768.33	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2

**Position:** Oppose

**Summary of Submission** Amend the final bullet point of Policy 28.3.2.3 as follows and otherwise retain the policy without further modification.

- Site layout and management to ~~avoid~~ manage or mitigate the adverse effects of natural hazards to a tolerable level of risk, including with respect to access and egress during a hazard event.

**Point Number** 768.34 **Provision:** 1-28 Natural Hazards > 5-28.3  
Objectives and Policies > 12-28.3.2  
Objective 2 > 16-28.3.2.4

**Position:** Oppose

**Summary of Submission** Delete.

**Point Number** 768.35 **Provision:** 1-28 Natural Hazards > 5-28.3  
Objectives and Policies > 12-28.3.2  
Objective 2 > 17-28.3.2.5

**Position:** Support

**Summary of Submission** Retain without further modification.

**Point Number** 768.36 **Provision:** 1-28 Natural Hazards > 5-28.3  
Objectives and Policies > 18-28.3.3  
Objective 3 > 19-28.3.3.1

**Position:** Oppose

**Summary of Submission** Delete.

**Submitter Number:** 769 **Submitter:** Island Capital Limited

**Contact Name:** Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz

**Address:** Boffa Miskell Ltd PO Box 110, Christchurch, New Zealand, 8140

**Point Number** 769.1 **Provision:** 26-37Designations > 36-  
C.Conditions for Specific  
Designations

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The submitter opposes designation 428 relating to the Glenorchy Closed Landfill over their land and seek to have it removed.		
<b>Point Number</b>	769.2	<b>Provision:</b>	7-Part Seven - Maps > 7.27-Map 25 - Glenorchy, Kinloch and South of Blanket Bay
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The submitter opposes designation 428 relating to the Glenorchy Closed Landfill over their land and seek to have it removed.		

<b>Submitter Number:</b>	770	<b>Submitter:</b>	Fiordland Tablelands Limited
<b>Contact Name:</b>	Clive Geddes	<b>Email:</b>	clivegeddes@xtra.co.nz
<b>Address:</b>	New Zealand, 9300		
<b>Point Number</b>	770.1	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That no decision be made in regards to the FP-1 activity area until such time as the boundaries have been clarified and notified to all adjoining property owners who can then determine as to whether they wish their entire properties to be included in the activity area or not, noting that a) evidence presented at the PC44 hearing showed the western boundary of the Farm Preserve 1 (FP-1) penetrating the legal boundary of Lot 29 DP 3814 77 Preserve Drive, which is a freehold property owned by the submitter, Fiordland Tablelands Limited; b) we cannot find reasons in the Section 32 Evaluation as to the inclusion or not of this land into the FP-1 activity area; c) the Structure Plan is wholly inadequate given its purpose is to clearly demonstrate activity area boundaries and it is difficult to determine from the PDP Jacks Point Structure Plan if the FP-1 boundary intrusion into the submitter's land is included in the PDP Structure Plan or not; d) the full requirements of Section 32 have not been met in establishing the FP1 and FP 2 areas/ activities given they are placed within areas currently shown as Open Space or various iterations of Landscape Protection and e) the inclusion of part of the Fiordland Tablelands Limited property in the FP-1 zone is contrary to sound planning principles and totally compromises the ability of the owners to fully enjoy their freehold property.		
<b>Point Number</b>	770.2	<b>Provision:</b>	287-41 Jacks Point Zone > 456-41.7 Structure Plan
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That no decision be made in regards to the FP-1 activity area until such time as the boundaries have been clarified and notified to all adjoining property owners who can then determine as to whether they wish their entire properties to be included in the activity area or not. Refer submission point 770.1 for further detail.		





<b>Summary of Submission</b>	That urban development objectives and policies relating to an Urban Growth Boundary at Lake Hawea Township are included in Chapter 4.		
<b>Point Number</b>	771.6	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Show requested Urban Growth Boundary for Lake Hawea Township. See Figure 3 of submission.		
<b>Point Number</b>	771.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the content and provisions for the Rural Residential Zone of Chapter 22.		
<b>Point Number</b>	771.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the zone purpose.		
<b>Point Number</b>	771.9	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support that as shown in Map 17, the area of developed Rural Residential Zoning at the Lake Hawea township will not be rezoned.		

<b>Submitter Number:</b>	772	<b>Submitter:</b>	Island Capital Ltd
<b>Contact Name:</b>	Chris Ferguson	<b>Email:</b>	Chris.Ferguson@boffamiskell.co.nz
<b>Address:</b>	Boffa Miskell Ltd PO Box 110, Christchurch, New Zealand, 8140		
<b>Point Number</b>	772.1	<b>Provision:</b>	7-Part Seven - Maps > 7.27-Map 25 - Glenorchy, Kinloch and South of Blanket Bay

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the new area of rural lifestyle zone identified on the escarpment east of Glenorchy Town anywhere it is identified within the PDP, including Planning Map 25.		
<b>Point Number</b>	772.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the new area of rural lifestyle zone identified on the escarpment east of Glenorchy Town anywhere it is identified within the PDP.		

<b>Submitter Number:</b>	773	<b>Submitter:</b>	John & Jill Blennerhassett
<b>Contact Name:</b>		<b>Email:</b>	johnblenn@gmail.com
<b>Address:</b>	PO Box 195, Wanaka, New Zealand, 9343		
<b>Point Number</b>	773.1	<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>	<p>General Support with some amendments requested</p> <p>The submitter generally supports the Strategic Direction chapter of the Plan, with the following additions or exceptions, and comments:</p> <p>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).</p> <p>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.</p> <p>Thus, we seek an additional clause in this section, making it clear that the proposed UGB is not a permanent fixture.</p>		
<b>Point Number</b>	773.2	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2.
<b>Position:</b>	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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**Point Number**                      773.3    **Provision:**    7-Part Seven - Maps > 7.21-Map 19 - Beacon Point

**Position:**                                      Oppose

**Summary of Submission**                      The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission)

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**Point Number**                      773.4    **Provision:**    7-Part Seven - Maps > 7.22-Map 20 - Wanaka

**Position:**                                      Oppose

**Summary of Submission**                      The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).

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**Point Number**                      773.5    **Provision:**    7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central

**Position:**                                      Oppose

**Summary of Submission**                      The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).

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**Point Number**                      773.6    **Provision:**    7-Part Seven - Maps > 7.24-Map 22 - Wanaka

**Position:**                                      Oppose

**Summary of Submission**                      The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).

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<b>Point Number</b>	773.7	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map.		
<hr/>			
<b>Point Number</b>	773.8	<b>Provision:</b>	7-Part Seven - Maps > 7.26-Map 24 - Cardrona, Albert Town
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).		
<hr/>			
<b>Point Number</b>	773.9	<b>Provision:</b>	7-Part Seven - Maps > 7.24-Map 22 - Wanaka
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>support ONL line, Oppose alignment of Zone boundary between West Meadows and Studholme Road</p> <p>- The submitter supports re-alignment of the ONL line to the proposed position along Ruby Island Road, as recommended in Marion Read's report to QLDC (excerpt; p13 of the report - attached to the original submission). When the ONL line was placed on the Landscape Categorisation (Wanaka) map, it did not correspond with the ruling handed down by Judge Jackson on the issue and was, clearly, not coherent with the position of the classification on the opposite side of Wanaka-Mount Aspiring Road.</p> <p>- The submitter also seeks the re-alignment of the zone boundary between West Meadows Drive and 102 Studholme Road (as shown on the original submission plan of Nic Blennerhassett. The current zone boundary follows neither cadastral boundary nor obvious landscape feature; it has proved problematical for the West Meadows / Ruby Ridge subdivision as well as the subdivision of 100 and 102 Studholme Road. This is an opportunity to align the zone boundary more sensibly in terms of landscape and property boundaries.</p>		
<hr/>			
<b>Point Number</b>	773.10	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>We welcome this new zone designation becoming part of the Plan.</p> <p>While encouraging higher densities, including provision for terrace housing within this zone, thought needs to be given to provision of open space to balance the increased density of people.</p>		
<hr/>			
<b>Point Number</b>	773.11	<b>Provision:</b>	81-6 Landscape
<b>Position:</b>	Oppose		

**Summary of Submission** 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 *uber* 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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**Point Number** 773.12 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 272-8.2.3 Objective 3

**Position:** Support

**Summary of Submission** **Pembroke Park**, as open space, will only become more valuable to the community as time goes on. We therefore applaud incentives to design (for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies to expedite active transport and to enhance 'walkability'.

We agree that design for prevention of crime and vandalism should be promoted (eg. how splendidly the Pembroke Park skateboard/cycle development has been used and respected by young people of wide age range, for whom it was designed and constructed ... well done all who have been involved !).

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**Point Number** 773.13 **Provision:** 8-General DP Review Comments

**Position:** Support

**Summary of Submission** **Pembroke Park**, as open space, will only become more valuable to the community as time goes on (what foresight from our founders and ECNZ ?). We therefore applaud incentives to design (for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies to expedite active transport and to enhance 'walkability'. We agree that design for prevention of crime and vandalism should be promoted (eg. how splendidly the Pembroke Park skateboard/cycle development has been used and respected by young people of wide age range, for whom it was designed and constructed ... well done all who have been involved !).

The Sargood/Mills/Macpherson/Blennerhassett (extended) family has been generous over the years in providing land (and finances) for town benefit (examples are: inner nine holes of the golf course, Wanaka Station Park and, later the homestead area, QEII reserve 'Barn Pinch Farm', flood mitigation works (virtually entirely to benefit of 'downstream' properties) sanctioned on a Studholme Road property, plans for walkways/cycleways embracing five (Stone Street, Alpha Ridge, Studholme Road) adjacent properties in all, for the walkways/cycleways properties, none of which were mandated.

We care for this land. We realise that we are fortunate as current custodians. However, we also hope and expect to be trusted with making good decisions regarding future development/conservation/public amenity, and not to be excluded, by edict, from participation in the future development of Wanaka.

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**Point Number** 773.14 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 282-8.2.5.2

<b>Position:</b>	Support		
<b>Summary of Submission</b>	<b>Pembroke Park</b> , as open space, will only become more valuable to the community as time goes on (what foresight from our founders and ECNZ ?). We therefore applaud incentives to design (for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies to expedite active transport and to enhance 'walkability'.		
<b>Point Number</b>	773.15	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5 > 283-8.2.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<b>Pembroke Park</b> , as open space, will only become more valuable to the community as time goes on (what foresight from our founders and ECNZ ?). We therefore applaud incentives to design (for business, domestic and landscape) to a higher standard (8.2.3), in conjunction with policies to expedite active transport and to enhance 'walkability'.		

<b>Submitter Number:</b>	774	<b>Submitter:</b>	Queenstown Chamber of Commerce
<b>Contact Name:</b>	Ann Lockhart	<b>Email:</b>	catherine@queenstownchamber.org.nz
<b>Address:</b>	PO Box 938 , Queenstown, New Zealand, 9348		
<b>Point Number</b>	774.1	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the use of the Entertainment Precinct to group similar activities but request that it is extended to include the following established bars and restaurants: 1876, Speight's Ale House, The Pig & Whistle and Brazz.  Consider other areas in Queenstown Central Business District that may benefit from inclusion within the Entertainment Precinct such as the Steamer Warf Precinct.		
<b>Point Number</b>	774.2	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 567-12.5.11 > 570-12.5.11.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the use of an Entertainment Precinct to group similar activities but request that it is extended to include the following established bars and restaurants: 1876, Speight's Ale House, The Pig & Whistle and Brazz. Consider other areas in Queenstown Central Business District that may benefit from inclusion within the Entertainment Precinct such as the Steamer Warf Precinct. Confirm that the proposed noise levels are consistent with other resort towns.		

Provide for extended outdoor trading to allow patrons to enjoy the evenings until 11pm.

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**Point Number** 774.3 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13

**Position:** Oppose

**Summary of Submission** Support the use of an Entertainment Precinct to group similar activities but request that it is extended to include the following established bars and restaurants: 1876, Speight's Ale House, The Pig & Whistle and Brazz.  
Consider other areas in Queenstown Central Business District that may benefit from inclusion within the Entertainment Precinct such as the Steamer Warf Precinct.  
Confirm that the proposed noise levels are consistent with other resort towns.  
Provide for extended outdoor trading to allow patrons to enjoy the evenings until 11pm.

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**Point Number** 774.4 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 509-12.4.1

**Position:** Support

**Summary of Submission** Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse sensitivity effects. Support the new provisions for insulation and mechanical ventilation.

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**Point Number** 774.5 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 510-12.4.2

**Position:** Support

**Summary of Submission** Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse sensitivity effects. Support the new provisions for insulation and mechanical ventilation.

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**Point Number** 774.6 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 573-12.5.12

**Position:** Support

**Summary of Submission** Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse sensitivity effects. Support the new provisions for insulation and mechanical ventilation.

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**Point Number** 774.7 **Provision:** 464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 576-12.5.13

**Position:** Support

**Summary of Submission** Support the provisions of residential and visitor accommodation in the Queenstown Central Business District provided that insulation and mechanical ventilation is included to prevent reverse sensitivity effects. Support the new provisions for insulation and mechanical ventilation.

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**Submitter Number:** 775 **Submitter:** H R & D A Familton

**Contact Name:** Herb R Familton **Email:** herb@familton.com

**Address:** 68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051

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**Point Number** 775.1 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Support

**Summary of Submission** Retain Objectives 27.2.1 - 27.2.8

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**Point Number** 775.2 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Support

**Summary of Submission** Retain Policies 27.2.8.1 - 27.2.8.2

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**Point Number** 775.3 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Support

**Summary of Submission** Retain 250 m2 minimum lot size

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**Point Number** 775.4 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose



<b>Summary of Submission</b>	Alter 27.4.1 to: All subdivision activities shall be <u>controlled</u> activities, except where otherwise stated		
<b>Point Number</b>	775.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1256-27.5.1.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain minimum dimensions of 12m X 12 for medium density housing		
<b>Point Number</b>	775.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1257-27.5.1.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rules 27.5.1.3- 7 Historical and Reserves, access, roads and utilities.		
<b>Point Number</b>	775.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development > 1263-27.5.2.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 27.5.2.1		
<b>Point Number</b>	775.8	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure > 1267-27.5.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rules 27.5.4.1 - 27.5.4.3		
<b>Point Number</b>	775.9	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives

**Position:** Support

**Summary of Submission** Retain Objectives 8.2.1-8.2.5 8.2.7-8.2.10

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**Point Number** 775.10 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies

**Position:** Support

**Summary of Submission** Retain Policies 8.2.1.1- 8.2.2.2. and 8.2.2.4- 8.2.7.5

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**Point Number** 775.11 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3

**Position:** Oppose

**Summary of Submission** Delete Policy 8.2.2.3

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**Point Number** 775.12 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2

**Position:** Support

**Summary of Submission** Retain Activity rule 8.4.10.2

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**Point Number** 775.13 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2

**Position:** Support

**Summary of Submission** Retain Activity rule 8.4.11.2

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**Point Number** 775.14 **Provision:** 255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23

**Position:** Oppose

<b>Summary of Submission</b>	Delete in full Activity Rule 8.4.23		
<b>Point Number</b>	775.15	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Building Coverage 8.5.4		
<b>Point Number</b>	775.16	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Density Rule 8.5.5		
<b>Point Number</b>	775.17	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Recession Plan rules 8.5.6.1- 8.5.6.5		
<b>Point Number</b>	775.18	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Landscape Permeable Surface Rule 8.5.7		
<b>Point Number</b>	775.19	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Minimum Boundary Setback Rules 8.5.8.1 and 8.5.8.2		
<b>Point Number</b>	775.20	<b>Provision:</b>	255-8 Medium Density

**Position:** Support

**Summary of Submission** Retain Continuous Building Length Rule 8.5.9

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**Point Number** 775.21 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10

**Position:** Support

**Summary of Submission** Retain Window Sill Heights Rule 8.5.10

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**Point Number** 775.22 **Provision:** 255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications

**Position:** Support

**Summary of Submission** Retain Non- Notification Rules 8.6.1 and 8.6.2, including 8.6.2.1 and 8.6.2.2

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**Point Number** 775.23 **Provision:** 4-Part Three - Urban Environment

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

Visitor Accommodation Zone.

Include the following performance standards for the Visitor Accommodation zone by Yewlett St and Lake Avenue: "1 Maximum height for building 7 metres 2. No building or any part of a building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m Otago Datum)."

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**Point Number** 775.24 **Provision:** 7-Part Seven - Maps

**Position:** Support

**Summary of Submission** Proposed Zoning Maps: Medium Density Residential - Retain medium density zoning over 17 Stewart St, Frankton

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**Point Number** 775.25 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part. See relief sought on Visitor Accommodation Zoning in Frankton by Yewlett St and Lake Avenue See relief sought on Visitor Accommodation Zoning

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**Submitter Number:** 776 **Submitter:** Hawthenden Limited

**Contact Name:** Scott Edgar **Email:** scott@southernland.co.nz

**Address:** Southern Land Limited PO Box 713, Wanaka, New Zealand, 9343

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**Point Number** 776.1 **Provision:** 81-6 Landscape

**Position:** Oppose

**Summary of Submission** 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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**Point Number** 776.2 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Oppose

**Summary of Submission** 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.

Oppose zoning of the entirety of Hawthenden Farm as Rural as shown on Proposed Planning Maps 18, 22 and 23.

That identified areas of Hawthenden Farm are zoned Rural Lifestyle and Rural Residential.

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**Point Number** 776.3 **Provision:** 7-Part Seven - Maps > 7.24-Map 22 - Wanaka

**Position:** Oppose

**Summary of Submission** 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.

Oppose zoning of the entirety of Hawthenden Farm as Rural as shown on Proposed Planning Maps 18, 22 and 23.

That identified areas of Hawthenden Farm are zoned Rural Lifestyle and Rural Residential.

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**Point Number** 776.4 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Oppose

**Summary of Submission** 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.

Oppose zoning of the entirety of Hawthenden Farm as Rural as shown on Proposed Planning Maps 18, 22 and 23.

That identified areas of Hawthenden Farm are zoned Rural Lifestyle and Rural Residential.

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**Point Number** 776.5 **Provision:** 10-Entire Plan

**Position:** Support

**Summary of Submission** Hawthenden Limited supports the provisions of the Proposed District Plan which acknowledge the role that farming plays in the management of the District's landscapes and the contribution that farming makes to the District's economy.

That the provisions which seek to enable farming activities and recognise the potential of farm diversification are made operative.

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**Point Number** 776.6 **Provision:** 5-Part Four - Rural Environment

**Position:** Oppose

**Summary of Submission** Oppose zoning of the entirety of Hawthenden Farm as Rural as shown on Proposed Planning Maps 18, 22 and 23.

That identified areas of Hawthenden Farm are zoned Rural Lifestyle and Rural Residential.

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**Submitter Number:** 777 **Submitter:** Pier 19

**Contact Name:** G Hattaway **Email:**

**Address:** PO Box 1828, Queenstown, New Zealand, 9348

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**Point Number** 777.1 **Provision:** 464-12 Queenstown Town Centre

<b>Position:</b>	Oppose
<b>Summary of Submission</b>	The submitter requests that the Steamer Wharf is included as an Entertainment Precinct. See full submission.

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<b>Submitter Number:</b>	778	<b>Submitter:</b>	Over the Top Ltd
<b>Contact Name:</b>	Patterson Louisa	<b>Email:</b>	accounts@flynz.co.nz
<b>Address:</b>	PO Box 2094 , Queenstown, New Zealand, 9349		

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<b>Point Number</b>	778.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>1. Dr Chiles &amp; Hunt Reports – have substantially been ignored in many respects and we request that the planning team revisit this valuable document and revisit its recommendations in a more proactive and responsible manner. In particular the recommendations as to setback against landing frequency. For Council to seek and fund professional advice and then, as laypersons, ignore it is unacceptable to this rate payer.</p> <p>2. We hold the view that AIRCRAFT SOUND can be mitigated using the suite of tools in the FLY NEIGHBOURLY programme. The planning team should familiarise themselves with this programme to understand how and what can be achieved with regard aircraft sound. We are available to provide that education. We call for a better understanding of competing sound generation vehicles and equipment, when comparing with aircraft, and recognising aircraft are being unfairly maligned.</p> <p>3. We hold the view that there are world best practice techniques that can mitigate aircraft sound effects and provide Individual &amp; special interest groups the quiet enjoyment the Council is endeavouring to protect. Over the Top is already proactive in designing arrival and departure fans for remote landing sites.</p> <p>4. Industry has a substantial investment in business assets and the country through the Minister of Tourism and Tourism New Zealand is driving visitor numbers to Queenstown and the Lakes District. The expectation of activities and experiences have aircraft (fixed wing and helicopter) being an integral contributor to that experience. If there are non seneschal restrictions on aircraft operations, then the visitor experience and future tourism growth will be compromised. This risks capital investment and rateable property values resulting in severe economic challenges as a result of Council actions.</p>		

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<b>Submitter Number:</b>	779	<b>Submitter:</b>	Trevor & Catherine Norman
<b>Contact Name:</b>		<b>Email:</b>	tnorman@xtra.co.nz
<b>Address:</b>	PO Box 166, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	779.1	<b>Provision:</b>	138-7 Low Density Residential
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**Position:** Support

**Summary of Submission** As being the owner of 8 McFarlane Terrace Lot 26 DP 346120 we support the proposed land change to Low Density Residential to the adjoining land being, Old Station Ave. Lot 1 DP 300273 and Studholme Road, Lots 1 & 2 DP 436477.

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**Submitter Number:** 780 **Submitter:** Rogers Francis Monk

**Contact Name:** **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 780.1 **Provision:** 10-Entire Plan

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.

In relation to aircraft and airport activities the following amendments are made:

Provision is made in the Proposed Plan to recognise existing uses.

For new informal airports, the restriction on movements to be amended to 10 in any calendar week.

The setback on new alighting areas be 100 metres for the fixed wing and 100 metres for rotary wing aircraft.

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**Submitter Number:** 781 **Submitter:** Chorus New Zealand Limited

**Contact Name:** Matthew McCallum-Clark **Email:** matthew@incite.co.nz

**Address:** Incite P O Box 25-289, Christchurch, New Zealand, 8144

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**Point Number** 781.1 **Provision:** 10-Entire Plan

**Position:** Oppose

**Summary of Submission** Amend objectives, policies and rules to better support the provision of infrastructure.

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**Point Number** 781.2 **Provision:** 10-Entire Plan



<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend objectives to record outcomes.		
<hr/>			
<b>Point Number</b>	781.3	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Definition of Building  Amend the definition to refer to the Building Act 2004 definition.		
<hr/>			
<b>Point Number</b>	781.4	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the Definition of Height.		
<hr/>			
<b>Point Number</b>	781.5	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.  Amend the definition of Minor Upgrading to read: - Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone; -The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone; <u>-An increase by no more than 30% in any dimension for utility poles, structures, or cabinets or antenna.</u> <u>-Addition of lines and ancillary equipment to existing poles</u>		
<hr/>			
<b>Point Number</b>	781.6	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.  Definition of Telecommunication Facility  Retain and amend to include: Means devices, such as aerials, dishes, antennae, <u>wi-fi and microcells, lines (including cables), wires, cables</u> , casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and <u>telecommunication kiosks telephone boxes</u> , used for the transmitting, emission or receiving of communications.		

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**Point Number** 781.7 **Provision:** 54-2Definitions

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

Definition of Utility

Retain and amend sixth bullet point:

“structures, facilities, plant, antennas, lines (including cables), equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities);”

OR

Delete definition and use RMA definition of ‘infrastructure’ instead.

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**Point Number** 781.8 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL

**Position:** Oppose

**Summary of Submission** Delete Introductory note and 21.7.1.1

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**Point Number** 781.9 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC

**Position:** Oppose

**Summary of Submission** Delete Introductory note and 21.7.2.1

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**Point Number** 781.10 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1230-27.2.5.16

**Position:** Support

**Summary of Submission** Retain 27.2.5.16.

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**Point Number** 781.11 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision

**Position:** Not Stated

<b>Summary of Submission</b>	Insert Rule 27.4.1A <u>In all zones subdivision for utilities is a controlled activity.</u>		
<b>Point Number</b>	781.12	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert Utilities 27.5.4.4 <u>The provision of telecommunications services to each allotment to the requirements of the telecommunications network provider.</u>		
<b>Point Number</b>	781.13	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<u>Utilities</u> 27.5.4.5 <u>That each building be able to connect to the electricity and telecommunications networks to ensure occupants have access to network services of their choice. The minimum connection standard is the installation of separate ducting for each network between the building termination point to the exit pit for each network or overhead when connecting to an existing overhead network.</u>		
<b>Point Number</b>	781.14	<b>Provision:</b>	26-30 Energy and Utilities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the Energy and Utilities Chapter to provide for a framework that supports utilities and manages the adverse effects of utilities.		
<b>Point Number</b>	781.15	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend 30.2.5 Objective - <del>Co-ordinate the</del> <u>The growth and development of the District is supported by the efficient and effective provision of utilities as necessary to. Insert new policy: Recognise the positive social, economic, cultural and environmental benefits that utilities provide, including:</u> <u>a. enabling enhancement of the quality of life and standard of living for people and communities</u> <u>b. providing for public health and safety</u> <u>c. enabling the functioning of businesses</u>		

d. enabling economic growth  
e. enabling growth and development f. protecting and enhancing the environment  
g. enabling the transportation of freight, goods, people  
h. enabling interaction and communication

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**Point Number** 781.16 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 53-30.2.5.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Amend  
30.2.5.1 ~~Essential~~ Utilities are provided to service new development prior to buildings being occupied, and activities commencing.

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**Point Number** 781.17 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 55-30.2.5.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Retain 30.2.5.3

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**Point Number** 781.18 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Amend  
30.2.6 Objective - The well-being of the community ~~is enabled by the establishment,~~ efficient use and continued operation and maintenance of utilities ~~necessary for~~

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**Point Number** 781.19 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1

**Position:** Oppose

**Summary of Submission** Delete and replace with:  
Enable the continued use, operation, maintenance and upgrading of utilities provided that, to the extent practicable, it appropriately protects the outstanding natural landscapes, outstanding natural features or identified special character areas. Where new or major upgrades to utilities are proposed, adverse effects on the outstanding natural landscapes,

outstanding natural features or identified special character areas must be minimised.

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<b>Point Number</b>	781.20	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 62-30.2.6.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 30.2.6.3		

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<b>Point Number</b>	781.21	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.  Amend Policy 30.2.6.5 <del>Recognise Enable the presence and functioning and enhancement of established network utilities, and their locational and operational, maintenance and upgrade requirements. , by managing land use, development and/or subdivision in locations which could compromise their safe and efficient operation.</del>  and Insert: 30.2.6.6 <u>Manage land use, development and/or subdivision and their effects in locations which could compromise their safe and efficient operation of utilities.</u>		

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<b>Point Number</b>	781.22	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain and insert additional policy: <u>Recognise that in some cases it might not be possible for utilities to avoid outstanding natural landscapes, outstanding natural features or identified special character areas and in those situations greater flexibility as to the way that adverse effects are managed may be appropriate.</u>		

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<b>Point Number</b>	781.23	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 67-30.2.7.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain with amendment: Require the undergrounding of services in new areas of development where it is <u>effective, efficient, and technically and operationally feasible.</u>		

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<b>Point Number</b>	781.24	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 30.2.7.4		

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<b>Point Number</b>	781.25	<b>Provision:</b>	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 74-30.3.2.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.  Amend to refer to the relationship between District Plans and National Environmental Standards and update as required to ensure consistency with the NESTF 2016.		

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<b>Point Number</b>	781.26	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Rules for Utilities; and Buildings, Structures and Earthworks within National Grid Corridors (excluding Flood Protection Rules 30.4.18 – 30.4.21 and National Grid Rules 30.4.10)) submitter seeks to delete and replace this section with new rules as included in the submission.		

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<b>Point Number</b>	781.27	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 30.5.7 Any building within an ONL or ONF shall be less than 10m2 in area and less than 3m in height.		

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<b>Point Number</b>	781.28	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 150-30.5.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 30.5.8 Height		

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<b>Point Number</b>	781.29	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 151-30.5.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete 30.5.9 New Zealand Standards		
<hr/>			
<b>Point Number</b>	781.30	<b>Provision:</b>	682-32 Protected Trees > 699-32.3 Other Provisions and Rules > 701-32.3.2 Clarification > 702-32.3.2.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support in part.</p> <p>Amend: means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius <u>2m beyond the outermost extent of the spread of a tree's branches half the height of the tree</u>. As demonstrated by the diagrams below [Note – need consequential updating].</p>		
<hr/>			
<b>Point Number</b>	781.31	<b>Provision:</b>	682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 720-32.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend Table 2, Rule 32.4.9 as follows:  Tree trimming carried out by the Council, <u>network utility operators or its <u>their</u> agents</u>.  (Note: consequential amendments to titles and other rules required)</p>		
<hr/>			
<b>Point Number</b>	781.32	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend: 37.2 - Schedule of Designations as follows: Site/Legal Description and Conditions Glenorchy Microwave station, Section 1 Survey Office Plan <u>2300115</u> (3291m<sup>2</sup>). For conditions refer to C.13 below.</p>		
<hr/>			
<b>Point Number</b>	781.33	<b>Provision:</b>	7-Part Seven - Maps > 7.27-Map 25 - Glenorchy, Kinloch and South of Blanket Bay
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend: 37.2 - Schedule of Designations as follows:  Site/Legal Description and Conditions Glenorchy Microwave station, Section 1 Survey Office Plan <u>2300115</u> (3291m<sup>2</sup>). For conditions refer to C.13 below.</p>		

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**Point Number** 781.34 **Provision:** 57-3Strategic Direction

**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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**Submitter Number:** 782 **Submitter:** Jeremy Bell Investments Ltd

**Contact Name:** Phil Page **Email:** phil.page@gallawaycookallan.co.nz

**Address:** Gallaway Cook Allan PO Box 143, Dunedin, New Zealand, 9054

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**Point Number** 782.1 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Submitter requests that the 14.54 hectare area shown on in the attached map (Wanaka Airport) dated May 2011 is rezoned as Wanaka Airport Mixed Use Zone (WAMUZ) as set out in this submission.

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**Submitter Number:** 783 **Submitter:** Robert and Rachel Todd

**Contact Name:** **Email:** duncan.white@ppgroup.co.nz

**Address:** Paterson Pitts Partners (Wanaka) Ltd PO Box 283, Wanaka, New Zealand, 9343

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<b>Point Number</b>	783.1	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the zoning of the area to the south of Studholme Road be amended from Rural as shown on Proposed District Plan Map 23 to Rural Lifestyle refer to attached map.		
<hr/>			
<b>Point Number</b>	783.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the zoning of the area to the south of Studholme Road be amended from Rural as shown on Proposed District Plan Map 23 to Rural Lifestyle as shown on the plan attached to the submission.		
<hr/>			

<b>Submitter Number:</b>	784	<b>Submitter:</b>	Jeremy Bell Investments Limited
<b>Contact Name:</b>	Bridget Irving	<b>Email:</b>	bridget.irving@gallawaycookallan.co.nz
<b>Address:</b>	Gallaway Cook Allan Lawyers PO Box 143, Dunedin, New Zealand, 9054		
<hr/>			
<b>Point Number</b>	784.1	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Clearance of Vegetation - delete the following:</p> <p><del>clearance of vegetation includes the deliberate application of water where it would change the ecological conditions such that the resident indigenous plants are killed by competitive exclusion includes dry land cushion field species.</del></p>		
<hr/>			
<b>Point Number</b>	784.2	<b>Provision:</b>	54-2Definitions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Exclude irrigation structures from the definition of "building" and any other amendment necessary to ensure that pivot irrigators are permitted in the Rural Zone.		
<hr/>			
<b>Point Number</b>	784.3	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Objective 3.2.4.3 and policy 3.2.4.3.1: Add "where the maintenance or enhancement does not impact on the viability of farming activities in the rural zone."		
<b>Point Number</b>	784.4	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Objective 3.2.4.4 and policy 3.2.4.4.1; amend to make express provision for the use of exotic species in shelterbelts to support farming.		
<b>Point Number</b>	784.5	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add the word "significant" is included ahead of "indigenous biodiversity".		
<b>Point Number</b>	784.6	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 786-21.2.2.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete " prohibit the planting and establishment of recognised wilding exotic trees with the potential to spread and naturalise".		
<b>Point Number</b>	784.7	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend to include irrigation and irrigation structures, infrastructure as permitted activities. There should be no setbacks required from roads or boundaries.		
<b>Point Number</b>	784.8	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 895-21.5.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Table 2 21.5.5, 21.5.6 delete - amend to read "any structure associated with farming activities as defined in this Plan. This includes any structures associated with irrigation including centre pivots and other irrigation infrastructure". Or other amendments with similar effects.		
<b>Point Number</b>	784.9	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add clarification that specifies that centre pivots and other irrigation structures and infrastructure are not buildings and that centre pivots, irrigation structures and infrastructure are specifically provided for within the Rural Zone.		
<b>Point Number</b>	784.10	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18 > 927-21.5.18.7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Restrict discretion so more specific matters than open ended value judgements.		
<b>Point Number</b>	784.11	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 948-21.5.26.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Submitter seeks that a lesser distance than 500 metres be provided for the location of informal airports. the controls are arbitrary and will give rise to inefficiencies in consent processing costs for little if any environmental benefit.		
<b>Point Number</b>	784.12	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy 33.2.1.5 to read 'Recognise anticipated activities in rural areas such as farming and the efficient use of land and resources while avoiding, remedying or mitigating adverse effects on significant indigenous biodiversity values where possible" or words to that effect.		
<b>Point Number</b>	784.13	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add new bullet point is included that states the following or words to the same effect " has significance based on the indigenous vegetation coverage of the area"		
<b>Point Number</b>	784.14	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Land Environments New Zealand Classification is not an appropriate tool to be relied on in the proposed plan. Land to which this policy applies should be identified as possessing Indigenous Vegetation of significance for protection. Specific account should be given to the current and historical land uses on the site in the policy framework.		
<b>Point Number</b>	784.15	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	33.3.2 if the relief sought by JBIL in relation to the Land Environments New Zealand classification (sought under 33.2.3.5) is granted a consequential amendment of clause 33.3.2.6 will also be required.		
<b>Point Number</b>	784.16	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Further consideration be given to the manner in which indigenous vegetation is assessed. Particularly in terms of whether 'structural dominance' is achieved.		
<b>Point Number</b>	784.17	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	JBIL seeks that the phrase "For the avoidance of doubt, existing irrigated land can continue to be irrigated. This land is excluded from the indigenous vegetation clearance rules" be added to the rule for clarity.		
<b>Point Number</b>	784.18	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	JBIL seeks a new rule that exempts the clearance of indigenous vegetation rules for the purposes of irrigating new farm areas.		
<b>Point Number</b>	784.19	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 92-33.5.10
<b>Position:</b>	Not Stated		

<b>Summary of Submission</b>	Remove the controls on clearance above a specified altitude.		
<b>Point Number</b>	784.20	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	List should be deleted or the locations of the relevant plants specifically identified.		
<b>Point Number</b>	784.21	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	If relief sought by JBIL in relation to Table 33.7 a consequential amendment of clause 33.3.2.7 will also be required.		
<b>Point Number</b>	784.22	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.6-33 Indigenous Vegetation and Biodiversity > 5.6.9-33.9 Threatened Environment Classification Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete these maps or identify areas for protection based on actual evidence of significant vegetation to be protected.		
<b>Point Number</b>	784.23	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reconsider Rule 34.4 and Table 1 to ensure that there are practical options available for the establishment of shelterbelts within the District . Alternatively, remove prohibited activity status so that the species can be planted when adequate management controls are in place where there is wilding potential.		
<b>Point Number</b>	784.24	<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>	Support		
<b>Summary of Submission</b>	Support.		

<b>Point Number</b>	784.25	<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>	Support with amendments: Delete the phrase " <del>where it conflicts with significant nature conservation values</del> ".		
<b>Point Number</b>	784.26	<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>	Support.		

<b>Submitter Number:</b>	785	<b>Submitter:</b>	A & K Zaki
<b>Contact Name:</b>	Chris Thomsen	<b>Email:</b>	cthomsen@fvm.co.nz
<b>Address:</b>	Fletcher Vautier Moore PO Box 3029, Richmond, New Zealand, 7050		
<b>Point Number</b>	785.1	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part. The Proposed District Plan as notified is confirmed as it relates to: The zoning of A & K Zaki land as high density residential. Rule 9.4.10 Visitor Accommodation. Rule 9.4.7 Commercial Activities. Rule 9.5.4.2 Building Coverage on Sloping Sites.		
<b>Point Number</b>	785.2	<b>Provision:</b>	26-9 High Density Residential
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

**Summary of Submission**      Oppose in part.

The Proposed District Plan is modified so:

The maximum height limit as provided in the Operative District Plan applies to the Beach Street Block.

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**Point Number**      785.3      **Provision:**      26-9 High Density Residential

**Position:**      Other - Please clearly indicate your position in your submission below

**Summary of Submission**      Oppose in part.

(Alternatively) The objectives, policies and rules of the QLDC decisions version of PC 50 are applied to the Beach Street Block.

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**Submitter Number:**    786      **Submitter:**      C & L Holt

**Contact Name:**      Chris Thomsen      **Email:**      cthomsen@fvm.co.nz

**Address:**      Fletcher Vautier Moore PO Box 3029, Richmond, New Zealand, 7050

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**Point Number**      786.1      **Provision:**      26-9 High Density Residential

**Position:**      Other - Please clearly indicate your position in your submission below

**Summary of Submission**      Support in part.

The Proposed District Plan as notified is confirmed as it relates to:

The zoning of C & L Holt's land as high density residential.

Rule 9.4.10 Visitor Accommodation

Rule 9.4.7 Commercial Activities, and

Rule 9.5.4.2 Building Coverage on Sloping Sites,

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**Point Number**      786.2      **Provision:**      26-9 High Density Residential

**Position:**      Other - Please clearly indicate your position in your submission below

**Summary of Submission**      Oppose in part.

The Proposed District Plan is modified so:

The maximum height limit as provided in the Operative District Plan applies to the Beach

Street Block.

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**Point Number** 786.3 **Provision:** 26-9 High Density Residential

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.  
(Alternatively) The objectives, policies and rules of the QLDC decisions version of PC50 are applied to the Beach Street Block.

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**Submitter Number:** 787 **Submitter:** Westenberg Family Trust

**Contact Name:** Andre & Jo Westenberg **Email:** westenbergs@gmail.com

**Address:** 49 Te Karaka Drive, Te Puna , New Zealand, 3174

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**Point Number** 787.1 **Provision:** 287-41 Jacks Point Zone

**Position:** Oppose

**Summary of Submission** Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

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**Point Number** 787.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

**Position:** Oppose

**Summary of Submission** With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

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**Point Number** 787.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

**Position:** Oppose



<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.		
<b>Point Number</b>	787.4	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities</i> " and that there be no residential and/ or commercial subdivision and development in this area.		
<b>Point Number</b>	787.5	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space</i> " and that there be no residential and/ or commercial subdivision and development in this area.		
<b>Point Number</b>	787.6	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.		
<b>Point Number</b>	787.7	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		
<b>Point Number</b>	787.8	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		
<b>Point Number</b>	787.9	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		
<b>Point Number</b>	787.10	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		
<b>Point Number</b>	787.11	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		
<b>Point Number</b>	787.12	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.		
<b>Point Number</b>	787.13	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential		

density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 787.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 787.15 **Provision:** 287-41 Jacks Point Zone

**Position:** Oppose

**Summary of Submission** Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

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**Point Number** 787.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

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**Submitter Number:** 788 **Submitter:** Otago Fish and Game Council

**Contact Name:** Peter Wilson **Email:**

**Address:** PO Box 76, Dunedin, New Zealand, 9054

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**Point Number** 788.1 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2

**Position:** Oppose

**Summary of Submission** An addition to Objective 33.2.2 is proposed:

"33.2.2.3 - Avoid the clearance or alteration of tussock grassland where it will have adverse effect on water yield values in dry catchments".

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**Point Number** 788.2 **Provision:** 26-33 Indigenous Vegetation and Biodiversity

**Position:** Oppose

**Summary of Submission** The District Plan contains many references to indigenous biodiversity, and it appears that the term indigenous has been inserted in many locations without thought as to the effect of the qualification. See submission for further detail.

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**Point Number** 788.3 **Provision:** 26-33 Indigenous Vegetation and Biodiversity

**Position:** Oppose

**Summary of Submission** The clearance of streamside vegetation has an effect on the habitat of trout or salmon, and this has not been stated or considered within the District Plan.

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**Point Number** 788.4 **Provision:** 8-General DP Review Comments

**Position:** Oppose

**Summary of Submission** The current District Plan provides for the consideration of the values of unformed legal roads as a matter of consideration when resource consents are considered. However, there appears to be no similar provision in the proposed District Plan. Given the absence of a transport section, it is not clear where these rules can easily be reinserted however.

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**Submitter Number:** 789 **Submitter:** Vivo Capital Limited

**Contact Name:** Robert Makgill **Email:** robert@robertmakgill.com

**Address:** PO Box 77-037, Mt Albert, Auckland, New Zealand, 1350

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**Point Number** 789.1 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

**Position:** Oppose

**Summary of Submission** That the portion of the property legally described as Lot 475609 DP 398514 that falls outside the ONL be reclassified in the Jacks Point Resort Zone Structure Plan as Village Woolshed Road V(WR) and Residential Woolshed Road R(WR). The words "Woolshed Road" are sought as an area descriptor in the same way that other elements in the Structure plan are described as "Jacks Point" and "Henley Downs" and that the Structure Plan within the

Proposed District Plan be amended to reflect this change, including deletion of the Highway Landscape Protection Area notation from the subject property.

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**Point Number** 789.2 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

**Position:** Oppose

**Summary of Submission** That a new Figure 4 to identify structure plan elements for the Woolshed Road part of the Jacks Point Resort zone be added to the Resort Zone rules.

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**Point Number** 789.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

**Position:** Oppose

**Summary of Submission** That an appropriate Outline Development Plan, Policies, Rules and Guidelines specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.

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**Point Number** 789.4 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies

**Position:** Oppose

**Summary of Submission** That appropriate Policies specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.

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**Point Number** 789.5 **Provision:** 287-41 Jacks Point Zone > 326-41.4 Rules – Activities

**Position:** Oppose

**Summary of Submission** That appropriate Rules and Guidelines specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.

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**Point Number** 789.6 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** That appropriate Rules and Guidelines specific to this site (Lot 475609 DP 398514) are incorporated into the Jacks Point Zone.

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**Point Number** 789.7 **Provision:** 287-41 Jacks Point Zone

**Position:** Oppose

**Summary of Submission** Any other additional or consequential relief to the Proposed Plan, that will give effect to the

**Submission** matters set out in this submission.

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**Submitter Number:** 790 **Submitter:** Queenstown Lakes District Council

**Contact Name:** Peter Hansby **Email:** peter.hansby@qldc.govt.nz

**Address:** Private Bag 50072, Queenstown, New Zealand, 9348

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**Point Number** 790.1 **Provision:** 5-Part Four - Rural Environment

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part. Requests the inclusion of Section 36 BLK XXXI TN of Frankton into the Low Density Residential Zone and any consequential amendments.

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**Submitter Number:** 791 **Submitter:** Tim Burdon

**Contact Name:** **Email:** timburdon@countrynet.co.nz

**Address:** Mt Burke Station, Wanaka, New Zealand, 9382

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**Point Number** 791.1 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Oppose

**Summary of Submission** Exclude the deliberate application of water in the definition of Clearance of Vegetation.

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**Point Number** 791.2 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Oppose

**Summary of Submission** Indigenous vegetation: Means vegetation that occurs naturally in NZ or arrived in NZ without human assistance.

Amend to: Plant communities dominated by species that occur naturally in NZ or arrived in NZ without human assistance.

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<b>Point Number</b>	791.3	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Building: Oppose in part. Exclude irrigation infrastructure from building definition.		
<hr/>			
<b>Point Number</b>	791.4	<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>	Support in part.  The <u>importance</u> of rural areas <u>diversifying</u> their land use beyond the strong productive value of farming provided rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interest <u>are appropriately considered</u> .		
<hr/>			
<b>Point Number</b>	791.5	<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>	Support		
<b>Summary of Submission</b>	Approved.		
<hr/>			
<b>Point Number</b>	791.6	<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.		
<hr/>			
<b>Point Number</b>	791.7	<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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**Point Number** 791.8 **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** Oppose in part: recognize the importance of landscape character and visual amenity values while providing for pastoral farming in the rural zone.

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**Point Number** 791.9 **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** Approved.

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**Point Number** 791.10 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:** Support

**Summary of Submission** Approved.

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**Point Number** 791.11 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2

**Position:** Support

**Summary of Submission** Approved.

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**Point Number** 791.12 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3 > 788-21.2.3.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

Reward: In conjunction with ORC Regional Plans and Strategies - encourage water use efficiently conserving water quantity. Discourage activities that adversely affect the potable quality of water.

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<b>Point Number</b>	791.13	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		
<b>Point Number</b>	791.14	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		
<b>Point Number</b>	791.15	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		
<b>Point Number</b>	791.16	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	LENZ maps create uncertainty for rural assessments of indigenous vegetation.		
<b>Point Number</b>	791.17	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	LENZ maps create uncertainty for rural assessments of indigenous vegetation.		
<b>Point Number</b>	791.18	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4

**Position:** Support

**Summary of Submission** Approved.

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**Point Number** 791.19 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose in part.  
Amend these SNAs from the list where landowners are not in agreement.

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**Point Number** 791.20 **Provision:** 5-Part Five - District Wide Matters > 5.6-33 Indigenous Vegetation and Biodiversity > 5.6.9-33.9 Threatened Environment Classification Maps

**Position:** Oppose

**Summary of Submission** Remove Threatened Environment Classification maps.

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**Point Number** 791.21 **Provision:** 7-Part Seven - Maps

**Position:** Oppose

**Summary of Submission** Landscape Classification Maps: Like to see the landscapes checked for consistency and accuracy. See submission for further detail.

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**Point Number** 791.22 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**Position:** Oppose

**Summary of Submission** Would like to see the areas including Maungawera Valley and Mt Brown above Dublin Bay reviewed. See submission for further detail.

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**Submitter Number:** 792

**Submitter:** Patricia Swale

**Contact Name:**

**Email:**

**Address:** 495 Flor Road East, 6RD, Invercargill, New Zealand, 9876

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**Point Number** 792.1 **Provision:** 255-8 Medium Density Residential > 256-8.1 Zone Purpose

**Position:** Oppose

**Summary of Submission** Oppose rezoning from Low Density Residential to Medium Density Residential. See submission for further detail.

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**Point Number** 792.2 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 263-8.2.1.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Seeks clarification

Land banking statement - where is this happening told by a district planner not happening in this area.

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**Point Number** 792.3 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3

**Position:** Oppose

**Summary of Submission** Dominated garaging - where will this be?

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**Point Number** 792.4 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 268-8.2.2.4

**Position:** Oppose

**Summary of Submission** With extra buildings need to provide for garaging and parking onsite with extra land coverage.

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**Point Number** 792.5 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 292-8.2.7.3

**Position:** Oppose

**Summary of Submission** Amend this statement to say how this will happen.

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**Point Number** 792.6 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 293-8.2.7.4

**Position:** Oppose

**Summary of Submission** Opposes the provision.

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**Point Number** 792.7 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 295-8.2.8Objective 8

**Position:** Oppose

**Summary of Submission** Opposes the provision.

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**Point Number** 792.8 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 300-8.2.9.1

**Position:** Oppose

**Summary of Submission** A management plan shall be provided by whom? Doesn't say - when making rules need to know the content.

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**Point Number** 792.9 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 299-8.2.9 Objective 9 > 301-8.2.9.2

**Position:** Oppose

**Summary of Submission** In this rule should be mention of number of parks on site required.

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**Point Number** 792.10 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:

**Position:** Oppose

**Summary of Submission** Object strongly to any type of commercial activities in this area.

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<b>Point Number</b>	792.11	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 318-8.2.12Objective 12
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Agree with Wanaka Town Centre Overlay as shown on map. Providing commercial activities do not extend plan marked areas.		

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<b>Point Number</b>	792.12	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 340-8.4.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes the provision.		

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<b>Point Number</b>	792.13	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: > 305-8.2.10.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Confusing statement conflicting numbers per site (8.4.11.2)		

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<b>Point Number</b>	792.14	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Confusing statement conflicting numbers per site (8.4.10.2)		

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<b>Point Number</b>	792.15	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	No licensed premises should be allowed in this residential area.		

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<b>Point Number</b>	792.16	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 371-8.4.29
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose if this statement in residential area.		
<hr/>			
<b>Point Number</b>	792.17	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 359-8.4.17
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose if this statement in residential area.		
<hr/>			
<b>Point Number</b>	792.18	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 373-8.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Wanaka height 7m - should be final height. See submission for further detail.		
<hr/>			
<b>Point Number</b>	792.19	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Building coverage - 45%. See submission for further detail.		
<hr/>			
<b>Point Number</b>	792.20	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Submitter seeks clarification.		
<hr/>			
<b>Point Number</b>	792.21	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Opposes restriction on window size and restriction of 1.5m		
<b>Point Number</b>	792.22	<b>Provision:</b>	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 406-8.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose strongly.		
<b>Point Number</b>	792.23	<b>Provision:</b>	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications > 407-8.6.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Affected people should be notified.		
<b>Point Number</b>	792.24	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1 > 126-30.5.1.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Opposes solar panels above the height limit of 7m in Wanaka.		
<b>Point Number</b>	792.25	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1 > 127-30.5.1.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose solar panels protruding 1.0m above the maximum height for the zone.		
<b>Point Number</b>	792.26	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1 > 126-30.5.1.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Conflicts with height mentioned in 30.5.1.6		

<b>Point Number</b>	792.27	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 121-30.5.1 > 127-30.5.1.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Conflicts with height mentioned in 30.5.1.5		

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<b>Submitter Number:</b>	793	<b>Submitter:</b>	Lesley Burdon
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	Glen Dene, Private Bag, Wanaka, New Zealand, 9343		

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<b>Point Number</b>	793.1	<b>Provision:</b>	7-Part Seven - Maps > 7.18-Map 17 - Hawea
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Enlarge the proposed Lake Hawea Shopping Zone and apply a visitor accommodation overlay according to the map submitted by the Hawea Community Association (HCA).		

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<b>Point Number</b>	793.2	<b>Provision:</b>	685-15 Local Shopping Centres
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Enlarge the proposed Lake Hawea Shopping Zone and apply a visitor accommodation overlay according to the map submitted by the HCA.		

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<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		

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<b>Point Number</b>	794.1	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Exclude the deliberate application of water in the definition of Clearance of Vegetation.		



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**Point Number** 794.2 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Oppose

**Summary of Submission** Indigenous vegetation: Means vegetation that occurs naturally in NZ or arrived in NZ without human assistance.

Amend to: Plant communities dominated by species that occur naturally in NZ or arrived in NZ without human assistance.

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**Point Number** 794.3 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Building: Oppose in part. Exclude irrigation infrastructure from building definition.

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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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**Point Number** 794.6 **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:** Support

**Summary of Submission** Approved.

## Submission

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**Point Number** 794.7 **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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**Point Number** 794.8 **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** Oppose in part: recognize the importance of landscape character and visual amenity values while providing for pastoral farming in the rural zone.

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**Point Number** 794.9 **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** Approved.

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**Point Number** 794.10 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:** Support

**Summary of Submission** Approved.

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**Point Number** 794.11 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2

**Position:** Support

**Summary of Submission** Approved.

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<b>Point Number</b>	794.12	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3 > 788-21.2.3.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part.  Reword: In conjunction with ORC Regional Plans and Strategies - encourage water use efficiently conserving water quantity. Discourage activities that adversely affect the potable quality of water.		
<b>Point Number</b>	794.13	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		
<b>Point Number</b>	794.14	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		
<b>Point Number</b>	794.15	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 46-33.2.3.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		
<b>Point Number</b>	794.16	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 47-33.2.3.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	LENZ maps create uncertainty for rural assessments of indigenous vegetation.		

<b>Point Number</b>	794.17	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	LENZ maps create uncertainty for rural assessments of indigenous vegetation.		
<b>Point Number</b>	794.18	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 53-33.2.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Approved.		
<b>Point Number</b>	794.19	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. Amend these SNAs from the list where landowners are not in agreement.		
<b>Point Number</b>	794.20	<b>Provision:</b>	5-Part Five - District Wide Matters > 5.6-33 Indigenous Vegetation and Biodiversity > 5.6.9-33.9 Threatened Environment Classification Maps
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove Threatened Environment Classification maps.		
<b>Point Number</b>	794.21	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Landscape Classification Maps: Like to see the landscapes checked for consistency and accuracy. See submission for further detail.		
<b>Point Number</b>	794.22	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

<b>Position:</b>	Oppose
<b>Summary of Submission</b>	Would like to see the areas including Maungawera Valley and Mt Brown above Dublin Bay reviewed. See submission for further detail.

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<b>Submitter Number:</b>	795	<b>Submitter:</b>	Noel Williams
<b>Contact Name:</b>		<b>Email:</b>	williams.wanaka@xtra.co.nz
<b>Address:</b>	412 Aubrey Road, Wanaka, New Zealand, 9305		
<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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<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".  Replace with words indicating the finality of this boundary.		
<b>Point Number</b>	795.2	<b>Provision:</b>	7-Part Seven - Maps > 7.23-Map 21 - Wanaka Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the Medium Density Residential zoning from Central Wanaka.		
<b>Point Number</b>	795.3	<b>Provision:</b>	7-Part Seven - Maps > 7.22-Map 20 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Reduction of at least 50% of Medium Density zone.		

<b>Submitter Number:</b>	796	<b>Submitter:</b>	Joanne Young
<b>Contact Name:</b>		<b>Email:</b>	jo.young.au@gmail.com
<b>Address:</b>	43 Windermere Road, Robin Hill, Bathurst, Australia, NSW 2795		

<b>Point Number</b>	796.1	<b>Provision:</b>	7-Part Seven - Maps > 7.25-Map 23 - Wanaka
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Planning Map 23 be amended to include a Rural Lifestyle zoned area south of Studholme Road to Cadrona Valley Road, as shown on the attached plan.		

<b>Submitter Number:</b>	797	<b>Submitter:</b>	Marjorie Goodger
<b>Contact Name:</b>		<b>Email:</b>	marge@xtra.co.nz
<b>Address:</b>	PO Box 59, Lake Hawea, New Zealand, 9345		
<b>Point Number</b>	797.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Submission regarding visitor accommodation provisions within the Hawea Township.		

<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		
<b>Point Number</b>	798.1	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The submitter supports the identification and protection of Outstanding Natural Features and Outstanding Natural Landscapes.		
<b>Point Number</b>	798.2	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	<p>- The Rural Landscape Classification is consistent with the Proposed Regional Policy Statement (Proposed RPS).</p> <p>- Assessment matters for the Rural Landscape Classification areas should provide cultural and historic values as well as for Tangata Whenua values.</p>		
<b>Point Number</b>	798.3	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The submitter supports the recognition of the rural landscape as a working environment by providing for the occurrence of rural and tourist-related activities (e.g. tourist experiences) in these areas.		
<b>Point Number</b>	798.4	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	- The submitter supports proposed provisions for the identification and protection of areas of significant indigenous vegetation and significant habitat of indigenous fauna, threatened species and biodiversity values, which is consistent with the Proposed RPS.		
<b>Point Number</b>	798.5	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	- The submitter is generally supportive of the approach taken in the rural area which provides for rural activities and recognises the potential for diversification of rural activities while managing their adverse effects on the environment.		
<b>Point Number</b>	798.6	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The ORC supports the inclusion of controls, consistent with the triennial agreement under the Local Government Act 2002, ensuring or supporting compliance with regional objectives and rules		
<b>Point Number</b>	798.7	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The ORC supports the inclusion of controls, consistent with the triennial agreement under the Local Government Act 2002, ensuring or supporting compliance with regional objectives and rules, however provisions are proposed which may result in overlap with regional rules. This may be confusing and increase the cost to applicants if consents are needed under both		

regional and district plans. For example:

- Structures or disturbance of any lake or river bed, (see Chapter 13 of the Regional Plan: Water)
- Certain activities on the land outside of those beds, (see Chapter 14 of the Regional Plan: Water)
- Activities that result in the discharge of contaminants to air (other than dust or odour where a district plan response is relevant, see Regional Plan: Air Policies 10.1 and 11.1).
- Rule 21.4.30 which permits suction dredging.
- Rule 21.5.7 Dairy Farming. This rule prohibits dairy stock from standing in the bed of, or on the margin of a waterbody.

ORC requests discussion occurs to define respective roles in these areas of duplication, and requests that an advice note is added to any remaining rules in areas of statutory overlap to inform plan users of the need to consult the relevant Regional Plan.

For example:

"Note - The Regional Plan: <Water> for Otago must be met in full for the activity to be permitted in terms of that Plan. In addition, national regulation controls some activities".

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<b>Point Number</b>	798.8	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	ORC recognises the desire to provide for mineral extraction where the environmental effects can be appropriately managed, but is concerned the proposed approach will not achieve good environmental outcomes. In particular, ORC requests the following changes: <ul style="list-style-type: none"><li>• Provisions for extractive activities to ensure earthworks and mining avoid the interception or contamination of sensitive aquifers.</li><li>• Provisions addressing subsequent rehabilitation of land to avoid causing adverse environmental effects such as ongoing discharges to air and water.</li><li>• The requirements of policy 21.2.5.3, that sites are rehabilitated, should be reflected in the rules, particularly permitted rule 21.4.30.</li></ul>		

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<b>Point Number</b>	798.9	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 883-21.4.30
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	ORC recognises the desire to provide for mineral extraction where the environmental effects can be appropriately managed, but is concerned the proposed approach will not achieve good environmental outcomes. In particular, ORC requests the following changes: <ul style="list-style-type: none"><li>• Provisions for extractive activities to ensure earthworks and mining avoid the interception or contamination of sensitive aquifers.</li><li>• Provisions addressing subsequent rehabilitation of land to avoid causing adverse environmental effects such as ongoing discharges to air and water.</li><li>• The requirements of policy 21.2.5.3, that sites are rehabilitated, should be reflected in the rules, particularly permitted rule 21.4.30.</li></ul>		



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<b>Point Number</b>	798.10	<b>Provision:</b>	1059-26 Historic Heritage > 1061-26.2 Identification and Protection
<b>Position:</b>	Support		
<b>Summary of Submission</b>	ORC supports the identification of heritage features and the inclusion of heritage landscapes of local, regional and national significance in the Proposed District Plan.		

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<b>Point Number</b>	798.11	<b>Provision:</b>	1059-26 Historic Heritage > 1061-26.2 Identification and Protection
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	ORC opposes Section 26.2 where it is proposed that the role of the general public is to prove the relevance of any features for inclusion in the plan. This is inconsistent with both the requirements of the Act and QLDC's approach to the management of other resources.		

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<b>Point Number</b>	798.12	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	ORC supports the purpose of Natural Hazards as set out in Section 28.1, in particular, ensuring that when development is proposed on land potentially subject to natural hazards, the risk is managed or mitigated to tolerable levels. In instances where the risk is intolerable, natural hazards will be avoided.		

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<b>Point Number</b>	798.13	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	ORC notes that objectives and policies are missing relating to avoiding and reducing natural hazard risks and applying a precautionary approach.		

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<b>Point Number</b>	798.14	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	ORC requests that Objectives 3.1 and 3.2 and Policies 3.2.6, 3.2.7 and 3.2.8 of the Proposed RPS are reflected in the Natural Hazards section to provide for: <ul style="list-style-type: none"><li>• avoiding natural hazard risk; and</li><li>• reducing natural hazard risk; and</li><li>• applying a precautionary approach to natural hazard risk.</li></ul>		

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<b>Point Number</b>	798.15	<b>Provision:</b>	1-28 Natural Hazards > 4-28.2 Natural Hazard Identification
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Natural Hazard management</b>		
	<p>ORC supports the QLDC's approach of providing hazard mapping in its hazards database, and rules in the District Plan to manage natural hazards. All known natural hazards should be identified in that database and made publicly available. This will enable the use of best information for decision making about those hazards.</p>		
<b>Point Number</b>	798.16	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>ORC supports the QLDC's approach of providing hazard mapping in its hazards database, and rules in the District Plan to manage natural hazards. All known natural hazards should be identified in that database and made publicly available. This will enable the use of best information for decision making about those hazards.</p>		
<b>Point Number</b>	798.17	<b>Provision:</b>	1182-27 Subdivision and Development > 1352-27.9 Rules - Non-notification of Applications > 1354-27.9.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>ORC requests that Rule 27.9.2 provide for notifying any application where there is a need to assess whether the natural hazard risk extends beyond the site and is tolerable to the community.</p>		
<b>Point Number</b>	798.18	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>ORC supports giving clear policy guidance in Policy 28.3.2.2 to help identify where risk is intolerable and therefore when a proposal should be declined. This gives better effect to the natural hazard provisions in the Proposed RPS.</p> <p>However, ORC considers it is not appropriate to have new development occurring where natural hazard risks, and residual risks, are intolerable for the community, now or in the future, even if managed or mitigated (as proposed in Policy 28.3.2.1).</p>		
<b>Point Number</b>	798.19	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 13-28.3.2.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>ORC supports giving clear policy guidance in Policy 28.3.2.2 to help identify where risk is</p>		

<b>Submission</b>	<p>intolerable and therefore when a proposal should be declined. This gives better effect to the natural hazard provisions in the Proposed RPS.</p> <p>However, ORC considers it is not appropriate to have new development occurring where natural hazard risks, and residual risks, are intolerable for the community, now or in the future, even if managed or mitigated (as proposed in Policy 28.3.2.1).</p>		
<b>Point Number</b>	798.20	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>ORC request Policy 28.3.2.3 is amended to recognise that areas subject to natural hazard risk have ongoing maintenance needs which should not incur additional cost to the wider community.</p>		
<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>	<p>General support however requests changes</p> <p>ORC generally supports the strategic directions identified in the Proposed District Plan.</p> <p>However, ORC requests that the desired effects of subdivision, use and development are more clearly specified in the objectives and policies of this section.</p>		
<b>Point Number</b>	798.22	<b>Provision:</b>	3-Part Two - Strategy
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>ORC generally supports the strategic directions identified in the Proposed District Plan.</p> <p>However, ORC requests that the desired effects of subdivision, use and development are more clearly specified in the objectives and policies of this section.</p>		
<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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>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.</p> <p>Therefore, ORC requests Objective 3.2.2.1 is amended accordingly.</p>		

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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** 798.26 **Provision:** 8-General DP Review Comments

**Position:** Oppose

**Summary of Submission** Providing for Public Transport

The Otago Regional Council is responsible for scheduled public transport services in the Queenstown Lakes District. The ORC is currently reviewing public transport services in the Wakatipu Basin with the view to enhance services for the future (2018 and beyond). This enhancement may involve changes to routes as well as timetables. The District Plan needs to have flexibility for bus routes to be able to adapt in the future for passenger demand as a result of population growth, tourism, and development (within reason).

The Regional Public Transport Plan 2014 outlines services that are integral to the public transport network, and those that are not. It also specifies the policies that relate to the provision of services and the associated infrastructure (Chapter 7) and these should be considered in the District Plan.

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**Point Number** 798.27 **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** Effects of development on Public Transport

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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**Point Number** 798.28 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 38-4.2.4.1

**Position:** Oppose

**Summary of Submission** Effects of development on Public Transport

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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**Point Number** 798.29 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies

**Position:** Oppose

**Summary of Submission** Effects of development on Public Transport:

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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**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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**Point Number** 798.31 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7Objective 7 > 291-8.2.7.2

**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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**Point Number** 798.32 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6 > 48-9.2.6.1

**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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**Point Number** 798.33 **Provision:** 26-9 High Density Residential > 62-9.4 Rules - Activities > 71-9.4.9

**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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**Point Number** 798.34 **Provision:** 739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1.

**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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**Point Number** 798.35 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 782-21.2.1.8

**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.

future.

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<b>Point Number</b>	798.36	<b>Provision:</b>	948-23 Gibbston Character Zone > 950-23.2 Objectives and Policies > 951-23.2.1 Objective 1 > 962-23.2.1.11
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<b>Point Number</b>	798.37	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4 > 494-12.2.4.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Effects on Public Transport</b> Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		

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<b>Point Number</b>	798.38	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 516-12.4.6 > 517-12.4.6.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Effects on Public Transport</b> Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		

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<b>Point Number</b>	798.39	<b>Provision:</b>	464-12 Queenstown Town Centre > 534-12.5 Rules - Standards > 549-12.5.5 > 551-12.5.5.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Effects on Public Transport</b> Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		

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<b>Point Number</b>	798.40	<b>Provision:</b>	592-13 Wanaka Town Centre > 632-13.4 Rules - Activities > 634-13.4.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Effects on Public Transport</b> Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		
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<b>Point Number</b>	798.41	<b>Provision:</b>	592-13 Wanaka Town Centre > 646-13.5 Rules - Standards > 655-13.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Effects on Public Transport</b> Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		
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<b>Point Number</b>	798.42	<b>Provision:</b>	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities > 3.8.4.2-14.4.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Effects on Public Transport</b> Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		
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<b>Point Number</b>	798.43	<b>Provision:</b>	3-Part Three - Urban Environmant > 3.8-14 Arrowtown Town Centre > 3.8.4-14.4 Rules - Activities > 3.8.4.4-14.4.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Effects on Public Transport</b> Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		
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<b>Point Number</b>	798.44	<b>Provision:</b>	685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 713-15.4.2
<b>Position:</b>	Oppose		



<b>Summary of Submission</b>	<b>Effects on Public Transport</b>		
	Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		
<b>Point Number</b>	798.45	<b>Provision:</b>	685-15 Local Shopping Centres > 711-15.4 Rules - Activities > 714-15.4.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Effects on Public Transport</b>		
	Poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement.		
<b>Point Number</b>	798.46	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	ORC supports the Objective of achieving a compact Town centre that is safe and easily accessible (12.2.4.1 to 12.2.4.5). ORC requests the aspiration of accessibility be added to Policy 12.2.4.2. This may be achieved by limiting the number (supply) of car parks in or on the periphery of the town centre to support a shift to shared and active transport modes.		
<b>Point Number</b>	798.47	<b>Provision:</b>	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Public transport users are multi-modal as they generally walk or cycle to access bus services. Developments should look to create active transport connections, but also link these with existing public transport services and infrastructure where possible.		
<b>Point Number</b>	798.48	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>The District Plan should provide discretion when considering large commercial and event facility developments with extensive car parking. ORC requests provisions are included in the district plan to consider the provision of public transport infrastructure as part of the car parking to ensure a safe and efficient public transport connection for customers and enhance the potential to provide public transport services.</p> <p>Medium and high density developments should be provided within reasonable walking distance to public transport routes and ORC requests provisions to enable this as a consideration.</p>		

<b>Point Number</b>	798.49	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1215-27.2.5.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	ORC requests that in considering subdivisions and development, provisions require the inclusion of links and connections to public transport services and infrastructure, not just walking and cycling linkages.		
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<b>Point Number</b>	798.50	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1219-27.2.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	ORC requests that in considering subdivisions and development, provisions require the inclusion of links and connections to public transport services and infrastructure, not just walking and cycling linkages.		
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<b>Point Number</b>	798.51	<b>Provision:</b>	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1324-27.7.18 Millbrook Structure Plan > 1325-27.7.18.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Where discretion is restricted to traffic and access, ORC requests this should also include the ability to provide and support public transport services, infrastructure, and connections.		
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<b>Point Number</b>	798.52	<b>Provision:</b>	1182-27 Subdivision and Development > 1326-27.8 Rules - Location Specific Standards > 1349-27.8.9 Jacks Point > 1351-27.8.9.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Where discretion is restricted to traffic and access, ORC requests this should also include the ability to provide and support public transport services, infrastructure, and connections.		
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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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	ORC requests that Policy 4.2.4.1, (fourth bullet point) is amended to reflect that there are not		

<b>Submission</b>	multiple transport <i>networks</i> to integrate in the Queenstown Lakes District, rather it is a single network made up of various transport infrastructure corridors and facilities.		
<b>Point Number</b>	798.54	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	ORC supports the integrated management of the Queenstown Bay land-water interface. (Objective 12.2.5). ORC requests the addition of a policy to the Objective which provides for conveniently-integrated journeys that combine travel on land and water, in order to improve accessibility through better connectivity.		

<b>Submitter Number:</b>	799	<b>Submitter:</b>	Brian & Sheila McCaughan
<b>Contact Name:</b>		<b>Email:</b>	brackney@xtra.co.nz
<b>Address:</b>	PO Box 59, Lake Hawea, New Zealand, 9345		
<b>Point Number</b>	799.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Submission regarding visitor accommodation within Lake Hawea - see submission for full detail.		

<b>Submitter Number:</b>	800	<b>Submitter:</b>	F M A Taylor
<b>Contact Name:</b>		<b>Email:</b>	adventure@riverrun.co.nz
<b>Address:</b>	86 Halliday Road, RD2, Wanaka, New Zealand, 9382		
<b>Point Number</b>	800.1	<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 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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**Point Number** 800.2 **Provision:** 7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat

**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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**Point Number** 800.3 **Provision:** 7-Part Seven - Maps > 7.26-Map 24 - Cardrona, Albert Town

**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:** 801 **Submitter:** U-Fly Wanaka Limited

**Contact Name:** Kylie Krippner **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, New Zealand, 9349

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**Point Number** 801.1 **Provision:** 5-Part Four - Rural Environment

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part / Oppose in part.

Submitter requests (with regard to informal airports) provision is made in the plan to recognise existing uses.

For new informal airports, the restriction on movements be amended to 10 in any calendar week.

The setback on new alighting areas be 100metres for fixed wing and 100 metres for rotary wing aircraft.

(See full submission).

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**Submitter Number:** 802 **Submitter:** Harris-Wingrove Trust

**Contact Name:** Grant Andrew & Anne Jennifer Harris **Email:** anne.harris@hwge.biz

**Address:** PO Box 2813, Queenstown, New Zealand, 9371

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**Point Number** 802.1 **Provision:** 287-41 Jacks Point Zone

**Position:** Oppose

**Summary of Submission** Oppose the Proposed District Plan (PDP) on the basis that Jacks Point, Homestead Bay, and Hanley Downs should not be considered together with the same objectives, policies and rules as per the PDP; that Jacks Point deserves stand-alone status within the District Plan due to the reasons outlined in this submission, including the fact that a) the absence of the same strict controls as Jacks Point on subdivision, landscape and built form in Hanley Downs and Homestead Bay will result in a different character of development, and therefore these areas should not be subject to the same objectives, policies and rules under the PDP and that b) the unique and special character of Jacks Point should be preserved and enhanced and the PDP does not create a framework to achieve this.

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**Point Number** 802.2 **Provision:** 287-41 Jacks Point Zone > 289-41.2 Objectives and Policies > 290-41.2.1 Objective 1

**Position:** Not Stated

**Summary of Submission** With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan objectives and policies of the Jacks Point portion of the Jacks Point Special Zone, with the policies established through the Plan Change 44 process applied to Hanley Downs only.

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**Point Number** 802.3 **Provision:** 287-41 Jacks Point Zone > 456-41.7 Structure Plan

**Position:** Oppose

<b>Summary of Submission</b>	With the exception / incorporation of points raised in this submission in support of the proposed District Plan, reinstate the Operative District Plan Structure Plan for the Jacks Point portion of the Jacks Point Special Zone. The current structure plan should remain operational and unchanged with the relevant land use and activity areas remaining as they are. All the areas within Jacks Point zoned as G and G/F on Figure 1, including the areas owned by the Jacks Point Residents and Owners Association and Lot 12 DP 364700 should remain as per the existing structure plan.		
<b>Point Number</b>	802.4	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(a) Zone F: Recreation Activities - the use of the area is restricted to recreation activities</i> " and that there be no residential and/ or commercial subdivision and development in this area.		
<b>Point Number</b>	802.5	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Specifically retain the following rule: " <i>(b) Zone G: Golf Course and Open Space - the use of the area is restricted to outdoor recreation activities and open space</i> " and that there be no residential and/ or commercial subdivision and development in this area.		
<b>Point Number</b>	802.6	<b>Provision:</b>	287-41 Jacks Point Zone > 375-41.5 Rules - Standards > 424-41.5.12
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Specifically retain the following rule imposing a maximum building height of 4 m in Areas G and G/F including areas owned by the JPROA and Lot 12 DP 364700.		
<b>Point Number</b>	802.7	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.		
<b>Point Number</b>	802.8	<b>Provision:</b>	287-41 Jacks Point Zone
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Support separating the areas within the Jacks Point Zone from the Millbrook and Waterfall Park Zone, as they are different from each other and do not share a sufficient number of common attributes to be considered together.		
<b>Point Number</b>	802.9	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 327-41.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support removing the requirement for controlled resource consent within Jacks Point when applying to construct a residential property, as due to the covenants on each residential title, this is already rigorously and successfully controlled to a high built and landscape standard consistent with the vision and ethos of Jacks Point.		
<b>Point Number</b>	802.10	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities > 347-41.4.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Within the proposed framework we support changes in order to allow the village area to develop in a manner which is commercially viable in order to support the community it services at an appropriate scale and design.		
<b>Point Number</b>	802.11	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Support a range of housing needs being provided within the district and we agree that there is the ability to absorb this housing in the overall Jacks Point Zone, providing this development is controlled to be sympathetic to the environment. However the proposed provisions do not sufficiently achieve this.		
<b>Point Number</b>	802.12	<b>Provision:</b>	287-41 Jacks Point Zone > 288-41.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Address the financial burden of granting access to Hanley Downs and Homestead Bay through Jacks Point roading infrastructure, and the additional burden on the trail networks and other areas funded exclusively by the Jacks Point residents.		
<b>Point Number</b>	802.13	<b>Provision:</b>	287-41 Jacks Point Zone > 326-41.4 Rules – Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential		

density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 802.14 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** Add a district plan rule that specifically refers to an assessment of effects on neighbouring properties / neighbourhoods of proposed resource consent applications, plan changes etc, because if the original Jacks Point vision becomes compromised (i.e increased residential density over and above what is anticipated) there needs to be a framework within the proposed district plan for the existing residents to be appropriately considered.

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**Point Number** 802.15 **Provision:** 287-41 Jacks Point Zone

**Position:** Oppose

**Summary of Submission** Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.

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**Point Number** 802.16 **Provision:** 287-41 Jacks Point Zone > 375-41.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** With the exception / incorporation of points raised in support of the proposed District Plan in this submission, reinstate the Operative District Plan rules as they relate to the Jacks Point portion of the Jacks Point Special Zone, noting that the proposed rules are not prescriptive enough to ensure a high quality of landscape and visual amenity and urban design consistent with the receiving environment of Jacks Point.

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**Submitter Number:** 803 **Submitter:** H R FAMILTON

**Contact Name:** **Email:** herb@familton.com

**Address:** 68 Hawthorne Street, Strowan, Christchurch, New Zealand, 8051

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**Point Number** 803.1 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide

**Position:** Support



<b>Summary of Submission</b>	Retain Objectives 27.2.1 - 27.2.8		
<b>Point Number</b>	803.2	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policies 27.2.8.1 - 27.2.8.2		
<b>Point Number</b>	803.3	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 250 m2 minimum lot size		
<b>Point Number</b>	803.4	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Alter 27.4.1 to: All subdivision activities shall be <u>controlled</u> activities, except where otherwise stated		
<b>Point Number</b>	803.5	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1256-27.5.1.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain minimum dimensions of 12m X 12 for medium density housing		
<b>Point Number</b>	803.6	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1 > 1257-27.5.1.3
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Retain Rules 27.5.1.3- 7 Historical and Reserves, access, roads and utilities.		
<b>Point Number</b>	803.7	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1262-27.5.2 Subdivision associated with infill development > 1263-27.5.2.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain 27.5.2.1		
<b>Point Number</b>	803.8	<b>Provision:</b>	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure > 1267-27.5.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rules 27.5.4.1 - 27.5.4.3		
<b>Point Number</b>	803.9	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objectives 8.2.1-8.2.5 8.2.7-8.2.10		
<b>Point Number</b>	803.10	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policies 8.2.1.1- 8.2.2.2. and 8.2.2.4- 8.2.7.5		
<b>Point Number</b>	803.11	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 267-8.2.2.3
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Delete Policy 8.2.2.3		
<b>Point Number</b>	803.12	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 344-8.4.10 > 346-8.4.10.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Activity rule 8.4.10.2		
<b>Point Number</b>	803.13	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 347-8.4.11 > 349-8.4.11.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Activity rule 8.4.11.2		
<b>Point Number</b>	803.14	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 365-8.4.23
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete in full Activity Rule 8.4.23		
<b>Point Number</b>	803.15	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 382-8.5.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Building Coverage 8.5.4		
<b>Point Number</b>	803.16	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 383-8.5.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Density Rule 8.5.5		

<b>Point Number</b>	803.17	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 384-8.5.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Recession Plan rules 8.5.6.1- 8.5.6.5		
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<b>Point Number</b>	803.18	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 390-8.5.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Landscape Permeable Surface Rule 8.5.7		
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<b>Point Number</b>	803.19	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Minimum Boundary Setback Rules 8.5.8.1 and 8.5.8.2		
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<b>Point Number</b>	803.20	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 394-8.5.9
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Continuous Building Length Rule 8.5.9		
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<b>Point Number</b>	803.21	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Window Sill Heights Rule 8.5.10		
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<b>Point Number</b>	803.22	<b>Provision:</b>	255-8 Medium Density Residential > 405-8.6 Rules - Non-Notification of Applications
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Retain Non- Notification Rules 8.6.1 and 8.6.2, including 8.6.2.1 and 8.6.2.2		
<b>Point Number</b>	803.23	<b>Provision:</b>	4-Part Three - Urban Environment
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose in part.</p> <p>Visitor Accommodation Zone.</p> <p>Include the following performance standards for the Visitor Accommodation zone by Yewlett St and Lake Avenue: "1 Maximum height for building 7 metres 2. No building or any part of a building shall protrude through a horizontal plane drawn at RL 343.50 masl (being 443.50m Otago Datum)."</p>		
<b>Point Number</b>	803.24	<b>Provision:</b>	7-Part Seven - Maps
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Proposed Zoning Maps: Medium Density Residential - Retain medium density zoning over 17 Stewart St, Frankton		
<b>Point Number</b>	803.25	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. See relief sought on Visitor Accommodation Zoning in Frankton by Yewlett St and Lake Avenue See relief sought on Visitor Accommodation Zoning		

<b>Submitter Number:</b>	804	<b>Submitter:</b>	Southern Pub Company Limited - T/A Pub on Wharf
<b>Contact Name:</b>	Chris Buckney	<b>Email:</b>	
<b>Address:</b>	PO Box 1002, Queenstown, New Zealand, 9348		
<b>Point Number</b>	804.1	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That Steamer Wharf complex is included as an Entertainment Precinct.		

<b>Point Number</b>	804.2	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports concept of entertainment precincts within the Queenstown Town Centre and inclusion of specific policy that supports and facilitates late night bar and restaurant activities as being integral to enhancing a vibrant town centre.		
<b>Point Number</b>	804.3	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 467-12.2.1 Objective 1.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the intent of policies 12.2.1.3, 12.2.1.4,		
<b>Point Number</b>	804.4	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 482-12.2.3 Objective 3.
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports policies 12.2.3.1, 12.2.3.3 and 12.2.3.4		

<b>Submitter Number:</b>	805	<b>Submitter:</b>	Transpower New Zealand Limited
<b>Contact Name:</b>	Aileen Crow	<b>Email:</b>	aileen.crow@beca.com
<b>Address:</b>	Beca Limited PO Box 5005, Dunedin, New Zealand, 9058		
<b>Point Number</b>	805.1	<b>Provision:</b>	9-1 Introduction > 18-1.3 Cross Boundary Issues
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Supports with amendments. Add the following bullet point to the list of procedures Council will follow:  <u>If infrastructure is proposed across regional or district boundaries, Council will apply a consistent and coordinated approach to the provisions.</u>		

<b>Point Number</b>	805.2	<b>Provision:</b>	9-1 Introduction > 26-1.6 How to use this Plan > 37-1.6.11.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports with amendments:</p> <p>Include explanatory diagram of the relationship between the district plan and other RMA plans and policy documents.</p> <p>Include the following text:  In addition to the District provisions within this Plan, the RMA also requires national level Policies and Standards to be applied. <u>National Policy Statements state policy on matters of national significance relevant to achieving the purposes of the RMA. A number of National Policy Statements have been enacted and the District Plan must give effect to these National Policy Statements. Similarly, a District Plan cannot contain rules that could duplicate or conflict with regulations in a National Environmental Standard.</u> Similarly The Regional Council has its own rules which cover several Districts. These additional high level provisions will be referred to where practicable to do so. Users of the Plan are responsible</p>		
<b>Point Number</b>	805.3	<b>Provision:</b>	9-1 Introduction > 26-1.6 How to use this Plan > 40-1.6.14.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Supports with amendments. Amend the second paragraph to:</p> <p>Special consultation procedures may apply to activities, which affect <u>infrastructure or sites</u> or values of significance to the tangata whenua. An applicant is advised to refer to any consultation documents, <u>national policy statements</u> or Iwi Management Plans, which the Council may have available.</p>		
<b>Point Number</b>	805.4	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain definition of 'Amenity or Amenity Values'		
<b>Point Number</b>	805.5	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add new definition - 'Artificial crop protection structure': " <u>Artificial Crop Protection Structure: means structures of cloth used to protect crops and / or enhance growth.</u>		
<b>Point Number</b>	805.6	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Add a new definition for “crop support structure”		
<b>Point Number</b>	805.7	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add a new definition: <u>“Earthworks within the National Grid Yard: means earthworks but includes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.”</u>		
<b>Point Number</b>	805.8	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain definition of 'Factory Farming'		
<b>Point Number</b>	805.9	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain definition of 'Farming Activity'		
<b>Point Number</b>	805.10	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain definition of 'Farm Building'		
<b>Point Number</b>	805.11	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments definition of 'Minor Upgrading'. Amend definition as follows:  <u>Minor Upgrading (in relation to transmission and distribution electricity lines): Means an increase in the carrying capacity, efficiency or security of transmission and distribution electricity lines utilising the existing support structures or structures of a similar scale, intensity and character, and includes the:</u> <ul style="list-style-type: none"> <li>• Addition of a single service support structure for the purpose of providing a service</li> </ul>		



connection to a site, except in the Rural zone;

- The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone;
- Replacement of conductors or lines provided they do not exceed 30mm in diameter or the bundling together of any wire, cable or similar conductor provided that the bundle does not exceed 30mm in diameter;

a) Addition of circuits and conductors;

b) Reconducting of the line with higher capacity conductors;

c) Re-sagging of conductors existing lines;

d) Bonding of conductors;

e) Replacement of Addition of longer or more efficient insulators provided they are less or similar in length; and

f) Addition of electrical fittings;

g) Addition of earthwires which may contain lightning rods, and earth-peaks and earth-wires;

h) Support structure replacement within the same location as the support structure that is to be replaced;

i) Replacement of existing cross-arms with cross-arms of an alternative design; and

j) Increase in support structure height required to comply with NZECP34:2001 by not more than 15% of the base height of the support structure, and where the base height is defined as the height of the structure at date of public notification of the Plan.

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<b>Point Number</b>	805.12	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add a new definition: <u>National Grid means the same as in the National Policy Statement on Electricity Transmission 2008.</u>		

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<b>Point Number</b>	805.13	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments the definition of 'National Grid Corridor'. Amend the definition to:  National Grid <u>Subdivision</u> Corridor: means the area measured either side of the centreline of above ground National Grid line as follows:  16m for the 110kV lines on pi poles 32m for 110kV lines on towers 37m for the 220kV transmission lines  Note: The National Grid Corridor <u>and National Grid Yard</u> does not apply to underground cables or any transmission lines (or sections of line) that are designated.		

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<b>Point Number</b>	805.14	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Retain the definition of 'National Grid Sensitive Activities'		
<b>Point Number</b>	805.15	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend definition of 'National Grid Yard' as follows:  Means:  – the area located 12 metres in any direction from the outer edge of a National Grid support structure; and  – the area located 12 metres either side of the centreline of any overhead National Grid line; (as shown in dark grey in diagram below)  Note: The National Grid <u>Corridor and National Grid Yard</u> does not apply to underground cables or any transmission lines (or sections of line) that are designated.</p>		
<b>Point Number</b>	805.16	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Add a new definition:  <u>“Regionally significant infrastructure: includes the following:</u>  a) <u>Renewable electricity generation facilities, where they supply the national electricity grid and local distribution network; and</u>  b) <u>The National Grid; and</u>  c) <u>The Electricity distribution network; and</u>  d) <u>Telecommunication and radio communication facilities; and</u>  e) <u>Road classified as being of national or regional importance; and</u>  f) <u>Marinas and Airports; and</u>  g) <u>Structures for transport by rail.”</u></p>		
<b>Point Number</b>	805.17	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p><u>Add a new definition:</u>  <u>“Reverse Sensitivity: is the legal vulnerability of an established activity to complaint from a new land use. It arises when an established use is causing adverse environmental impact to nearby land, and a new, benign activity is proposed for the land. The ‘sensitivity’ is this: if the new use is permitted, the established use may be required to restrict its operations or mitigate its effects so as not to adversely affect the new activity.”</u></p>		
<b>Point Number</b>	805.18	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Add a new definition:  <u>“Protective Canopy: means a structure partly enclosed with impermeable material to provide protection to crops, but does not include artificial crop protection structures.”</u></p>		

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<b>Point Number</b>	805.19	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Delete definition and retain the definition "National Grid Sensitive Activities".		

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<b>Point Number</b>	805.20	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain definition of 'Structure'		

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<b>Point Number</b>	805.21	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend definition of <i>utility</i> as follows: Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including but not limited to:</p> <ul style="list-style-type: none"><li>– transformers, lines and necessary and incidental structures and equipment for the transmissions and distribution of electricity;</li><li>– pipes and necessary incidental structures and equipment for transmitting and distributing gas;</li><li>– storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage;</li><li>– water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks);</li><li>– structures, facilities, plant and equipment for the treatment of water;</li><li>– structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities);</li><li>– structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards;</li><li>– structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards.</li><li>– structures, facilities, plant and equipment necessary for navigation by water or air;</li><li>– waste management facilities; and</li><li>– Anything described as a network utility operation in s166 of the Resource Management act 1991 Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.</li></ul>		

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<b>Point Number</b>	805.22	<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		

**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.
- 

**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.
- 

**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 > 59-3.2Goals, 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 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-

**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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**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

<b>Summary of Submission</b>	Support with amendments. Amend to:  Urban development <u>and growth</u> is coordinated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features, <u>and protects infrastructure from adverse effects, including reverse sensitivity effects.</u>		
<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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend to:  Urban development <u>and growth</u> is integrated with <del>existing public regionally significant</del> infrastructure, and <u>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.</u>		
<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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend to:  Provide for a compact urban form that utilises land and infrastructure in an efficient and sustainable manner, ensuring: <ul style="list-style-type: none"> <li>• connectivity and integration;</li> <li>• the sustainable use of <del>public regionally significant</del> infrastructure;</li> <li>• convenient linkages to the public and active transport network; and</li> <li>• <u>land use does not adversely affect the safe, secure and effective operation, maintenance, upgrading and development of the National Grid.</u></li> <li>• housing development does not compromise opportunities for commercial or community facilities in close proximity to centres.</li> </ul>		
<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
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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, <u>and will not adversely affect the safe, secure and effective operation, maintenance, upgrading and developing of regionally significant infrastructure.</u> .		
<b>Point Number</b>	805.37	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-

**Position:** Oppose

**Summary of Submission** Delete the policy  
~~For urban centres where Urban Growth Boundaries apply, new public infrastructure networks are limited exclusively to land within defined Urban Growth Boundaries.~~

**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

**Point Number** 805.39 **Provision:** 48-t "Heading 5,5" 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.

**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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**Point Number** 805.43 **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** Support with amendments. Amend to:

Avoid inappropriate subdivision and development on Outstanding Natural Features to protect,

maintain or enhance Outstanding Natural Features.

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**Point Number** 805.44 **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** Support with amendments. Amend to:  
Avoid 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** 805.45 **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 in part. Amend policy to:  
Avoid adverse effects from subdivision and development (other than regionally significant infrastructure) 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** 805.46 **Provision:** 138-7 Low Density Residential > 140-7.2 Objectives and Policies > 162-7.2.7 Objective 7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:  
Ensure development efficiently utilises existing infrastructure and does not adversely affect the safe, effective and efficient operation, maintenance, development and upgrade of ~~minimises impacts on~~ regionally significant infrastructure, including the National Grid and roading networks.

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**Point Number** 805.47 **Provision:** 138-7 Low Density Residential > 177-7.3 Other Provisions and Rules > 178-7.3.1 District Wide

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Add the following clause:  
Attention is drawn to the following District Wide chapters, particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

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**Point Number** 805.48 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 280-8.2.5 Objective 5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:  
  
Ensure medium density development efficiently utilises existing infrastructure and does not adversely affect the safe, effective and efficient operation, maintenance, development and upgrade of ~~minimises impacts on~~ regionally significant infrastructure, including the National Grid and roading networks.

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**Point Number** 805.49 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 289-8.2.7 Objective 7 > 291-8.2.7.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:  
  
Medium density development is located in areas that are well serviced by public transport and infrastructure, trail/track networks, and is designed in a manner consistent with the capacity of infrastructure networks and in a manner that will not adversely affect the safe, secure and effective operation, maintenance, upgrading and developing of regionally significant infrastructure.

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**Point Number** 805.50 **Provision:** 255-8 Medium Density Residential > 325-8.3 Other Provisions and Rules > 326-8.3.1 District Wide

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Add the following clause:  
  
Attention is drawn to the following District Wide chapters, particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid.  
All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

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**Point Number** 805.51 **Provision:** 26-9 High Density Residential > 28-9.2 Objectives and Policies > 47-9.2.6 Objective 6

**Position:** Oppose

**Summary of Submission** Amend to:  
  
Ensure High-density residential development will efficiently utilises existing infrastructure and does not adversely affect the safe, effective and efficient operation, maintenance, development and upgrade of ~~minimises impacts on~~ regionally significant infrastructure,

including the National Grid and roading networks.

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**Point Number** 805.52 **Provision:** 26-9 High Density Residential > 55-9.3 Other Provisions and Rules > 56-9.3.1 District Wide

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Add the following clause:

Attention is drawn to the following District Wide chapters, particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

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**Point Number** 805.53 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:

In addition, the Rural Industrial Sub Zone includes established industrial activities that are based on rural resources or support farming and rural productive activities. It is also important to recognise that infrastructure is an established rural activity and has a functional, locational and operational need to be located in the rural area. It is important that such infrastructure is enabled to be operated, maintained, upgraded and developed safely, effectively and efficiently.

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**Point Number** 805.54 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments:

Enable farming, regionally significant infrastructure, permitted and established activities while avoiding, remedying or mitigating effects on protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

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**Point Number** 805.55 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 834-21.2.13Objective - 13

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:

Enable rural industrial and infrastructure activities within the Rural Industrial Sub Zones, that support rural based activities including farming and rural productive activities, while avoiding, remedying or mitigating effects on protecting, maintaining and enhancing rural character, amenity and landscape values.

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**Point Number** 805.56 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:

Manage Avoid situations where sensitive activities conflict with existing and anticipated activities and regionally significant infrastructure in the Rural Zone, protecting the activities and regionally significant infrastructure from adverse effects, including reverse sensitivity effects.

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**Point Number** 805.57 **Provision:** 771-21Rural Zone > 837-21.3Other Provisions and Rules > 838-21.3.1District Wide

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:

Attention is drawn to the following District Wide chapters, particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

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**Point Number** 805.58 **Provision:** 948-23 Gibbston Character Zone > 949-23.1 Zone Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:

The purpose of the Gibbston Character Zone is to provide primarily for viticulture and commercial activities with an affiliation to viticulture within the confined space of the Gibbston Valley. It is also important to recognise that infrastructure is an established activity and has a functional, locational and operational need to be located in the Gibbston Valley. It is important that such infrastructure is enabled to be operated, maintained, upgraded and developed safely, effectively and efficiently.

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**Point Number** 805.59 **Provision:** 948-23 Gibbston Character Zone > 950-23.2 Objectives and Policies > 951-23.2.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:

Protect the economic viability, character and landscape values of the Gibbston Character Zone by enabling viticulture activities and regionally significant infrastructure and controlling adverse effects resulting from inappropriate activities locating in the Zone.

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<b>Point Number</b>	805.60	<b>Provision:</b>	948-23 Gibbston Character Zone > 950-23.2 Objectives and Policies > 951-23.2.1 Objective 1 > 958-23.2.1.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend to:  Avoid the location of structures and water tanks on skylines, ridges, hills and prominent slopes, <u>to the extent practicable recognising their locational, technical and functional constraints.</u>		
<b>Point Number</b>	805.61	<b>Provision:</b>	948-23 Gibbston Character Zone > 976-23.3 Other Provisions and Rules > 977-23.3.1 District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Add the following clause:  Attention is drawn to the following District Wide chapters, <u>particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid.</u> All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).		
<b>Point Number</b>	805.62	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend to:  Require <u>provision of infrastructure and services are provided to lots and developments whilst ensuring that subdivision or development does not adversely affect the safe, effective or efficient functioning of regionally significant infrastructure, such as the National Grid. in anticipation of the likely effects of land use activities on those lots and within overall developments.</u>		
<b>Point Number</b>	805.63	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add a new Objective: <u>To avoid subdivision and the establishment of land use activities that could adversely affect (including through reverse sensitivity) the operation, maintenance, upgrading and development of regionally significant infrastructure, such as the National Grid.</u>		

<b>Point Number</b>	805.64	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Add a new policy 27.2.5.16.x:</p> <p><u>To manage the effects of subdivision on the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid by ensuring that subdivision is managed around the National Grid to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the National Grid.</u></p>		
<b>Point Number</b>	805.65	<b>Provision:</b>	1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules > 1243-27.3.1 District Wide
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support with amendments. Add the following clause:</p> <p>Attention is drawn to the following District Wide chapters, <u>particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid.</u> All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).</p>		
<b>Point Number</b>	805.66	<b>Provision:</b>	1-28 Natural Hazards > 2-28.1 Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>support with amendments. Amend introduction to:</p> <p>The District is recognised as being subject to multiple hazards and as such, a key issue is ensuring that when development is proposed on land potentially subject to natural hazards, the risk is managed or mitigated to <u>acceptable tolerable</u> levels. In instances where the risk is <u>unacceptable intolerable</u>, natural hazards will be required to be avoided.</p>		
<b>Point Number</b>	805.67	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support with amendments. Amend policy:</p> <p>Ensure assets or infrastructure are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property, infrastructural networks and other parts of the environment, <u>to the extent practicable, whilst acknowledging the locational, technical and operational requirements of regionally significant infrastructure.</u></p>		

<b>Point Number</b>	805.68	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 17-28.3.2.5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain policy: Recognise that some infrastructure will need to be located on land subject to natural hazard risk.		
<hr/>			
<b>Point Number</b>	805.69	<b>Provision:</b>	26-30 Energy and Utilities > 27-30.1 Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support with amendments. Amend opening paragraph to:</p> <p>Energy and Utilities are of strategic importance and require a coordinated approach in relation to the development, <u>operation, maintenance and upgrading</u> of energy resources, the generation <u>and transmission</u> of electricity and the provision of essential infrastructure throughout the District.</p>		
<hr/>			
<b>Point Number</b>	805.70	<b>Provision:</b>	26-30 Energy and Utilities > 27-30.1 Purpose > 29-30.1.2 Utilities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support with amendments. Amend opening paragraph to:</p> <p>Utilities have the purpose to provide a service to the public and are typically provided by a network utility operator. Due to the importance of utilities in providing essential services to the community, their often high capital cost to establish, and their long life expectancy; the need for the establishment and on-going <u>development, operation, functioning, maintenance and upgrading of regionally and nationally significant utilities</u> is recognized <u>and provided for</u>. In addition, some utilities have specific locational, <u>technical and operational requirements</u> <del>needs</del> that need to be accommodated for their operation. It is recognised while utilities can have national, regional and local benefits, they can also have adverse effects on surrounding land uses, some of which have been established long before the network utility. The sustainable management of natural and physical resources requires a balance between the effects of different land uses. However, it is also necessary that <u>regionally significant essential utilities are protected from development that could adversely affect (including through, where possible, from further encroachment by incompatible activities which may be subject to reverse sensitivity) effects the ability of that infrastructure to be accessed, operated, maintained, upgraded and developed</u>. This chapter therefore also addresses requirements for sensitive uses and habitable buildings located near to utilities.</p>		
<hr/>			
<b>Point Number</b>	805.71	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Insert the additional provisions detailed in the submission.		
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<b>Point Number</b>	805.72	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objective: <u>Enable, protect and</u> co-ordinate the provision of utilities as necessary to support the growth and development of the District.		
<hr/>			
<b>Point Number</b>	805.73	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 55-30.2.5.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend policy:  <u>Recognise and protect existing and the future needs of utilities and by ensuring that development within utility corridors does not generate adverse effects on the utility, including the ability of the utility to be accessed, operated, maintained upgraded and/or developed. their provision in conjunction with the provider.</u>		
<hr/>			
<b>Point Number</b>	805.74	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend to:  <u>The development, operation, establishment, efficient use and maintenance and upgrading of network utilities supports the economic and social wellbeing of the district and beyond. necessary for the well-being of the community.</u>		
<hr/>			
<b>Point Number</b>	805.75	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60-30.2.6.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend to:  <u>Recognise and provide the need for the ongoing operation, maintenance, or upgrading and development of a regionally and nationally significant network utilities y to ensure its on-going viability and efficiency.</u>		
<hr/>			
<b>Point Number</b>	805.76	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 61-30.2.6.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Replace Policy 30.2.6.2:

Consider long term options and economic costs and strategic needs when considering alternative locations, sites or methods for the establishment or alteration of a utility.

When considering the effects of proposed utility developments with adverse environmental effects, consideration shall be given to the consideration of alternatives, but also to how adverse effects have been managed through the route, site and method selection process while taking into account the locational, technical and operational requirements of the utility and the benefits associated with the utility.

**Point Number** 805.77 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 63-30.2.6.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Replace Policy 30.2.6.4 with the following objective and policy:

New objective:  
To avoid the establishment of new land use activities that could adversely affect (including through reverse sensitivity) the safe, efficient or effective operation, maintenance, upgrading and development of the National Grid.

New policy:  
To manage the effects of subdivision, development and land use on the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid by ensuring that:

- a. Areas are identified in the Plan to establish safe buffer distances for managing subdivision and land use development near the National Grid;
- b. Sensitive activities and large-scale structures are excluded from establishing within National Grid Yards and are appropriately managed around substations;
- c. Subdivision is managed around the National Grid to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the National Grid; and
- d. Changes to existing activities within a National Grid Yard and around National Grid substations do not further restrict the operation, maintenance, upgrading and development of the National Grid.

Provide for the sustainable, secure and efficient use and development of the electricity transmission network, including within the transmission line corridor, and to protect activities from the adverse effects of the electricity transmission network, including by:

- Controlling the proximity of buildings, structures and vegetation to existing transmission corridors
- Discouraging sensitive activities from locating within or near to the electricity transmission National Grid Yard to minimise potential reverse sensitivity effects on the transmission network
- Managing subdivision within or near to electricity transmission corridors to achieve the outcomes of this policy to facilitate good amenity and urban design outcomes
- Not compromising the operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.

**Point Number** 805.78 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 64-30.2.6.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:  
 Recognise and provide for existing and future the presence and function of established network utilities, and their locational, technical and operational requirements, by managing the locations and effects of land use, development and/or subdivision in locations which could compromise their on the safe, effective and efficient operation, maintenance, upgrading and development of network utilities, including reverse sensitivity effects.

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**Point Number** 805.79 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 59-30.2.6 Objective 6

**Position:** Oppose

**Summary of Submission** Add new Objective:  
To recognise and provide for the ongoing operation, maintenance, development and upgrading of the National Grid.

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**Point Number** 805.80 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend to:  
 Avoid, remedy or mitigate the adverse effects arising from the development, construction, operation, maintenance and upgrading of network utilities on surrounding environments, particularly those in or on land of high landscape value, and within special character areas.

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**Point Number** 805.81 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66-30.2.7.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Amend policy to:  
 Reduce adverse effects associated with utilities by:  
 -Avoiding or mitigating, where practicable, their location on sensitive sites, including heritage and special character areas, Outstanding Natural Landscapes and Outstanding Natural Features, and skylines and ridgelines, whilst having regard to their technical, operational and locational constraints and their benefits;  
 -Encouraging co-location or multiple use of network utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment;  
 -Ensuring that redundant utilities are removed  
 -Using landscaping and or colours and finishes to reduce visual effects  
 -Integrating utilities with the surrounding environment; whether that is a rural environment or existing built form.

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<b>Point Number</b>	805.82	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 68-30.2.7.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support with amendments. Amend to:</p> <p>Encourage the replacement of existing <u>reticulated</u> overhead services with underground reticulation or the upgrading of existing <u>reticulated</u> overhead services where technically feasible.</p>		
<b>Point Number</b>	805.83	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 69-30.2.7.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support with amendments. Amend to:</p> <p>Take account of economic, <u>locational</u>, <u>technical</u> and operational <u>requirements needs</u> in assessing the location and external appearance of <u>network</u> utilities.</p>		
<b>Point Number</b>	805.84	<b>Provision:</b>	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 73-30.3.2.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support with amendments. Amend to:</p> <p>Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009: Notwithstanding any other rules in the District Plan, the National Grid existing as at 14 January 2010 is covered by the Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009 (NESETA) and must comply with the NESETA.</p> <p>The provisions of the NESETA prevail over the provisions of this <del>Chapter</del> <u>District Plan</u>, to the extent of any inconsistency. No other rules in the District Plan that duplicate or conflict with the Standard shall apply.</p>		
<b>Point Number</b>	805.85	<b>Provision:</b>	26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National > 75-30.3.2.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support with amendments. Amend to:</p> <p>New Zealand Electrical Code of Practice for Electrical Safe Distances Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances</p>		

("NZECP34:2001") is mandatory under the Electricity Act 1992. The NZECP34:2001 contains restrictions on the location of structures and activities in relation to National Grid transmission lines. All activities regulated by the NZECP 34, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Compliance with this District Plan does not ensure compliance with NZECP34:2001.

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**Point Number** 805.86 **Provision:** 26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 72-30.3.2 National

**Position:** Oppose

**Summary of Submission** Electricity (Hazards from Trees) Regulations 2003  
Vegetation to be planted within the National Grid corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

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**Point Number** 805.87 **Provision:** 26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 76-30.3.3 Clarification > 79-30.3.3.3

**Position:** Support

**Summary of Submission** Retain the statement in 30.3.3.3 that states that the utility rules take precedence over other rules unless specified.

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**Point Number** 805.88 **Provision:** 26-30 Energy and Utilities > 70-30.3 Other Provisions and Rules > 76-30.3.3 Clarification

**Position:** Oppose

**Summary of Submission** Add advice note:  
Vegetation to be planted around the National Grid should be selected and / or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

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**Point Number** 805.89 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 92-30.4.9

**Position:** Support

**Summary of Submission** Retain Rule 30.4.9

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**Point Number** 805.90 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 93-30.4.10

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments. Replace Rule 30.4.10 with the following permitted activity Rule and associated standards:  
Rule 30.4.10  
Buildings, Structures and Sensitive Activities in National Grid Yards:  
(a) Under the National Grid Conductors (wires), on all sites within any part of the National Grid Yard any buildings and structures must:  
(i) If they are for a sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings occur; or  
(ii) Be a fence less than 2.5m high; or  
(iii) Be network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or  
(iv) Be an uninhabitable farm building or structure for farming activities (excluding milking/dairy sheds (but not associated ancillary structures and yards), protective canopies, or factory farming buildings); or  
(v) Be artificial crop protection structures and crop support structures excluding a commercial greenhouse and protective canopies.

(b) All buildings or structures permitted by a) must comply with at least one of the following conditions:  
(i) A minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines; or  
(ii) Demonstrate that safe electrical clearance distances required by NZECP34:2001 are maintained under all National Grid line operating conditions.  
(c) Buildings and structures shall be at least 12m from a National Grid support structure unless it is a:  
(i) Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid.  
(ii) Fence less than 2.5m in height and more than 5m from the nearest support structure.  
(iii) Artificial crop protection structure or crop support structure between 8 metres and 12 metres from a pole support structure that:  
a. Meet the requirements of NZECP34:2001;  
b. are no more than 2.5m in height;  
c. are removable or temporary to allow a clear working space 12 metres from the pole where necessary for maintenance and emergency repair purposes, and  
d. allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane; and  
(iv) Artificial crop protection structure or crop support structure located within 12 metres of a tower support structure if they meet the requirements of clause 2.4.1 of NZECP34:2001.

Buildings (that are not for National Grid Sensitive Activities), Structures and Earthworks within National Grid Corridors (subject to compliance with Rules 30.5.10 and 30.5.11)

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<b>Point Number</b>	805.91	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards > 152-30.5.10
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**Position:** Oppose

**Summary of Submission** Replace Rule 30.5.10 with the following non-complying Rule:  
Rule 30.5.10  
Buildings, Structures and Sensitive Activities within the National Grid Yard are non-complying:  
a) Any building or addition to a building for a sensitive activity.  
b) Any change of use to a sensitive activity or the establishment of a new sensitive activity.  
c) Dairy/milking sheds or buildings (excluding associated ancillary structures and yards) factory farm buildings, protective canopies, and commercial greenhouses.  
d) Hazardous facility.  
e) Any building or structure not permitted by Rule 30.4.10.

Add a notification statement to the new non-complying activity status:

Where an activity requires resource consent solely because it is within a National Grid Corridor, National Grid Yard or around a National Grid substation then the application need not be publicly notified and need not be served on any affected party other than Transpower New Zealand Limited.

Buildings and Structures within the National Grid Yard being:-

30.5.10.1 A non-conductive fence located 5m or more from any National Grid Support Structure and no more than 2.5m in height.

30.5.10.2 Any utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid.

30.5.10.3 Any new non-habitable building less than 2.5m high and 10m<sup>2</sup> in floor area.

30.5.10.4 Any non-habitable building or structure used for agricultural activities provided that they are:

a. less than 2.5m high

b. Located at least 12m from a National Grid Support Structure

c. Not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), or a commercial glasshouse.

30.5.10.5 Alterations to existing buildings that do not alter the building envelope.

Note – Refer to the Definitions for illustration of the National Grid Yard.

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<b>Point Number</b>	805.92	<b>Provision:</b>	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 94-30.4.11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments.  Replace Rules 30.4.11 and 30.4.12 with the following Rules:  <u>Rule 30.4.11</u> <u>The construction and maintenance of the following network utilities are a permitted activity provided they meet the following standards:</u> <u>a) Any new electricity lines and associated transformers shall be limited to a voltage up to and including 110kV.</u> <u>b) Maintenance of any existing line.</u> <u>c) Any trimming or removal of any vegetation that is required to maintain safe separation distances or the ongoing efficient operation of the line.</u> <u>d) In the case of poles and towers, these shall comply with a maximum height of:</u> <u>i. 20 metres in Rural or Industrial Zones.</u> <u>ii. 12 metres in any Residential Zone.</u>  <u>Rule 30.4.12</u> <u>Any activity that does not comply with the standards specified in Rule 30.4.11 is a controlled activity.</u>  A conductor line, or support structure for overhead lines, to convey electricity (at a voltage of equal to or less than 110kV at a capacity of equal to or less than 100MVA); or overhead lines for any other purpose including telecommunications.  Control is reserved to all of the following: • Location • Route • Height • Appearance, scale and visual effects • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated.		

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**Point Number** 805.93 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards > 158-30.5.11

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support with amendments.

Replace Rule 30.5.11 with the following rules

Rule 30.5.11

Earthworks within the National Grid Yard are permitted activities, subject to compliance with the following standards:

- a) Shall be no deeper than 300mm within 12m of any National Grid support structure foundation
- b) Shall not compromise the stability of a National Grid support structure; and
- c) Shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.

Provided that, the following are exempt from point (a) above:

- Earthworks for a Network Utility within a transport corridor, as part of a transmission activity, or for electricity infrastructure; or
- Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track.
- Vertical holes not exceeding 500mm in diameter are exempt provided they are:
  - i. more than 1.5m from the outer edge of pole support structure or stay wire; or
  - ii. a post hole for a farm fence or horticulture structure and more than 5m from the visible outer edge of a tower support structure foundation.

Add a new Restricted Discretionary Rule:

Rule 30.5.12

Within the National Grid Yard:

- a) Any earthworks not permitted by Rule 30.5.11 (a) above is a restricted discretionary activity.

Matters of Discretion:

- a) Impacts on the operation, maintenance, upgrade and development of the National Grid.
- b) Compliance with NZECP34:2001.
- c) Technical details of the characteristics and risks on and from the National Grid infrastructure.
- d) The risk to the structural integrity of the National Grid.
- e) Any impact on the ability of the National Grid owner (Transpower) to access the National Grid.
- f) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

Add a new Non-Complying Rule:

Rule 30.5.13

Within the National Grid Yard:

- g) Any earthworks not permitted by Rules 30.5.11(b) and (c) above is a non-complying activity.

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**Point Number** 805.94 **Provision:** 26-30 Energy and Utilities > 120-30.5 Rules – Standards



**Position:** Oppose

**Summary of Submission** Add a new Restricted Discretionary Rule:

Rule 30.5.14

Any building, sensitive activity, hazardous facility or intensive development within 150m of the designated boundary (or secured yard) of a National Grid substation, with matters of discretion restricted to

- a) The extent to which the development may adversely affect the efficient operation, maintenance, upgrading and development of the substation.
- b) The extent to which the proposed development design and layout enables appropriate separation distances between activities sensitive to National Grid lines and the substation.
- c) The results of any detailed investigations to determine appropriate separation distances between activities sensitive to National Grid lines and the substation.
- d) Any other measures proposed to avoid or mitigate potential adverse effects, including reverse sensitivity effects, on the substation.
- e) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

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<b>Point Number</b>	805.95	<b>Provision:</b>	26-30 Energy and Utilities > 120-30.5 Rules – Standards
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**Position:** Not Stated

**Summary of Submission** Add new Rules:

Rule 30.5.15

Subdivision of land in any zone within the National Grid Subdivision Corridor is a restricted discretionary activity if it complies with the following standard:

- a) All allotments shall identify a building platform for the principal building and any dwelling, to be located outside the National Grid Yard.

Matters of Discretion:

- a) Impacts on the operation, maintenance, upgrade and development of the National Grid.
- b) The ability of future development to comply with NZECP34:2001.
- c) Technical details of the characteristics and risks on and from the National Grid infrastructure.
- d) The ability of the applicant to provide a complying building platform.
- e) Location, design and use of the proposed building platform or structure as it relates to the National Grid transmission line.

- f) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
- g) The nature and location of any vegetation to be planted in the vicinity of the National Grid transmission lines.

Add new Rule:

Rule 30.5.16

Any subdivision of land in any zone within the National Grid Subdivision Corridor which does not comply with the restricted discretionary activity standard (a) under Rule 1 is a non-complying activity."

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<b>Point Number</b>	805.96	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
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<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend to:  Recognise anticipated activities in rural areas such as farming <u>and regionally significant infrastructure</u> , and the efficient use of land and resources while having regard to the maintenance, protection or enhancement of indigenous biodiversity values.		
<b>Point Number</b>	805.97	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy: <del>Where the adverse effects of an activity on indigenous biodiversity cannot be avoided, remedied or mitigated, consideration will be given to whether there has been any compensation or biodiversity offset proposed and the extent to which any offset will result in a net indigenous biodiversity gain.</del>		
<b>Point Number</b>	805.98	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part. Amend to:  Avoid, <u>or where this is not practicable, remedy or mitigate the effects associated with the clearance of indigenous vegetation within Significant Natural Areas that would reduce indigenous biodiversity values.</u>		
<b>Point Number</b>	805.99	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add new clarification point: <u>Outstanding Natural Landscapes and Significant Natural Areas are not considered to be 'natural areas' for the purposes of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA).</u>		
<b>Point Number</b>	805.100	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 74-33.3.4.2
<b>Position:</b>	Support		

<b>Summary of Submission</b>	Retain Section 33.3.4.2 Indigenous vegetation clearance for the operation and maintenance of existing and in service / operational roads, tracks, drains, utilities, structures and/or fence lines, but excludes their expansion.		
<b>Point Number</b>	805.101	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain designation 1		
<b>Point Number</b>	805.102	<b>Provision:</b>	7-Part Seven - Maps > 7.1- Legend and User Information
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support with amendments. Amend:  Legend: <ul style="list-style-type: none"> <li>• National Grid support structures <del>Transpower</del> Pylons</li> <li>• National Grid transmission line <del>Corridor</del></li> <li>• Transpower <del>AG</del> Substation</li> </ul> Insert the missing Transpower support structures and National Grid transmission line on planning map 31		

<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>	806.1	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Queenstown Park and the access corridors from Remarkables Park to the Remarkables ski field are rezoned as Queenstown Park Special Zone in accordance with the provisions and structure plan attached at Appendix A (see submission)		
<b>Point Number</b>	806.2	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	The ONL classification does not apply to the river terraces located within the Queenstown Park Special Zone and is instead moved back to the foot of the northern slopes of the Remarkables.		
<b>Point Number</b>	806.3	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Should the relief seeking the implementation of the Queenstown Park Special Zone be declined QPL then seeks: (i) Its submissions in relation to specific chapters are accepted either in relation to only QPL's land or across the District generally;		
<b>Point Number</b>	806.4	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas > 97-33.8.1 Significant Natural Areas
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Should the relief seeking the implementation of the Queenstown Park Special Zone be declined QPL then seeks:  The proposed SNAs (F32A 1, F32A, F32A3, and F32B) on Queenstown Park are deleted for the reasons outlined in section 13 of the submission.		
<b>Point Number</b>	806.5	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The ONL classification is amended as outlined in paragraph 3.7 of the submission.		
<b>Point Number</b>	806.6	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the definition of building so that it excludes gondolas and associated structures.		
<b>Point Number</b>	806.7	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	(i) Remove the ONL from the river terraces on Queenstown Park. The landscape character of these terraces is distinct from the Remarkables mountain range backdrop, and their ability to		

absorb development should be recognised, or at least not constrained, within the PDP;

(ii) The gondola corridor that links the Remarkables Park zone to Queenstown Park and the Remarkables ski field should be exempt from the ONL classification; and

(iii) Recognise the importance of the Kawarau River as an access route. Enable the location of jetties for the purposes of water based public transport and provide for foot/cycle bridges which result in greater connectivity across the river.

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<b>Point Number</b>	806.8	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<b>Point Number</b>	806.9	<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>	Delete "equitable" ..  Delete the goal statements to remove confusion as to their status and relationship to objectives and policies.		

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<b>Point Number</b>	806.10	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend:  Recognise, develop and sustain the Queenstown and Wanaka <del>central</del> <u>business commercial and mixed use zones</u> areas the hubs of New Zealand's premier alpine resorts and the District's economy.		

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<b>Point Number</b>	806.11	<b>Provision:</b>	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.
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Provide a planning framework for the commercial and mixed use zones <del>Queenstown and Wanaka central business areas</del> <u>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.</u>		
<b>Point Number</b>	806.12	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend:  <del>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.</del>  <u>To recognise the important role of existing commercial and mixed use zones and the relationship between them when considering applications for additional commercial zones.</u>		
<b>Point Number</b>	806.13	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend:  Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services <del>within the Queenstown and Wanaka central business areas.</del> <u>while recognizing the importance of maintaining the quality of the environment.</u>		
<b>Point Number</b>	806.14	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend.  Either: <ul style="list-style-type: none"> <li>• Amend the objectives and policies to combine them; or</li> <li>• If the Objectives are to be retained separately, then amend Objective 3.2.1.2 to read as follows:</li> </ul> <p>Recognise, develop and sustain the <u>key local service and employment functions served by commercial centres, mixed use zones</u> and industrial areas <del>outside of the Queenstown and Wanaka central business areas</del> in the District.</p>		

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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-





**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.

**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.

**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.

**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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<b>Point Number</b>	806.26	<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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**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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<b>Point Number</b>	806.27	<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** 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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<b>Point Number</b>	806.28	<b>Provision:</b>	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
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**Position:** Support

**Summary of Submission** Retain policy

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<b>Point Number</b>	806.29	<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:** 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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**Point Number** 806.31 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 74-3.2.2Goal 2 > 83-3.2.2.2Objective 2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose/amend. Either:

Either:

- Delete objective and policy; or
- If retained, amend for consistency with the RMA In particular, "addressing" should be replaced with "mitigated".

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**Point Number** 806.32 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 85-3.2.3Goal 3

**Position:** Oppose

**Summary of Submission** Either:

- Delete objective 3.2.3.1 and associated policies; or
- Consider carefully their effectiveness and whether they are better applied within specific zones.

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**Point Number** 806.33 **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** Delete Objective 3.2.3.2 and policy 3.2.3.2.1.

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**Point Number** 806.34 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Oppose/amend.

Either:

- Delete Goal 3.2.4 and associated Objectives and Policies; or

Amend:

- to recognise the importance of providing comprehensive sustainable management;
- so that the policies that read as methods be included as methods;
- Amend Objective 3.2.4.4 and policy 3.2.4.4.1 as "avoid" is currently used without qualification

**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.

**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

**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.

**Point Number** 806.38 **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.

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.

**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

**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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<b>Point Number</b>	806.41	<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
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	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
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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.
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Either:  
• delete the objective and policies; or

amend as follows:

~~Objective 3.2.5.5 Recognise that agricultural land use is fundamental to the 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.~~

~~Policies 3.2.5.5.1 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 diversification and positive land management change~~

~~3.2.5.5.2 Recognise that the retention of 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.~~

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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
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<b>Position:</b>	Not Stated
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<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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend the objective and associated policies to remove unnecessary detail and repetition. See submission for further detail.		
<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.		
<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.		
<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.		
<b>Point Number</b>	806.48	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	(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.		
<b>Point Number</b>	806.49	<b>Provision:</b>	48-5 Tangata Whenua
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	(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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<b>Point Number</b>	806.50	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 69-5.4.1
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**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.

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<b>Point Number</b>	806.51	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 70-5.4.2
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**Position:** Oppose

**Summary of Submission** Delete objective 5.4.2 and policy 5.4.2.1.

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<b>Point Number</b>	806.52	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 71-5.4.3
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**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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<b>Point Number</b>	806.53	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 73-5.4.5
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**Position:** Oppose

**Summary of Submission** Either:  
 • Delete objective 5.4.5 and related policies; or  
 • Defer this part of Chapter 5 to Stage 2 of the PDP process once the mapping of wahi tupuna is complete.

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<b>Point Number</b>	806.54	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 74-5.5Methods
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**Position:** Oppose

**Summary of Submission** Either:  
• Delete methods listed at section 5.5; or  
• Amend provisions so as to avoid it being so directive .

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**Point Number** 806.55 **Provision:** 81-6 Landscape

**Position:** 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

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete policies 6.3.1.3 and 6.3.1.4		
<b>Point Number</b>	806.60	<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>	Oppose		
<b>Summary of Submission</b>	Delete policies 6.3.1.3 and 6.3.1.4		
<b>Point Number</b>	806.61	<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>	Not Stated		
<b>Summary of Submission</b>	<p>Either:</p> <ul style="list-style-type: none"> <li>• Delete; or</li> <li>• Amend as follows;</li> </ul> <p>6.3.1.5 <del>Avoid</del> <u>Manage the extent and location of</u> urban subdivision and development in the Rural Zones <u>to ensure that it is located where the landscape has the ability to absorb change and adverse effects are appropriately managed.</u></p>		
<b>Point Number</b>	806.62	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 91-6.3.1.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Support/amend. Amend policy 6.3.1.6:</p> <p>6.3.1.6 Enable rural <del>lifestyle living</del> <u>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.</u></p>		
<b>Point Number</b>	806.63	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 92-6.3.1.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 6.3.1.7		
<b>Point Number</b>	806.64	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 93-6.3.1.8

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete policies 6.3.1.8 and 6.3.1.9 and provide for them within the rural chapter.		
<b>Point Number</b>	806.65	<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>	<p>Oppose/amend.</p> <p>Either:</p> <ul style="list-style-type: none"> <li>• Delete policy 6.3.1.10;</li> <li>• 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.</li> </ul>		
<b>Point Number</b>	806.66	<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>	<p>Oppose/amend.</p> <p>Either:</p> <ul style="list-style-type: none"> <li>• Delete Policy 6.3.1.11; or</li> <li>• Amend: 6.3.1.11 Recognise the importance of protecting the landscape character and visual amenity values <u>of the rural landscape from inappropriate subdivision, use and development</u>, particularly as viewed from public places</li> </ul>		
<b>Point Number</b>	806.67	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 97-6.3.1.12
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose/amend.</p> <p>Either:</p> <ul style="list-style-type: none"> <li>• Delete Policy 6.3.1.12; or</li> <li>• Amend: 6.3.1.12 Recognise and provide for the protection of Outstanding Natural Features and Landscapes <u>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</u>, from inappropriate subdivision use and development.</li> </ul>		
<b>Point Number</b>	806.68	<b>Provision:</b>	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 Objective 2 > 99-6.3.2.1

**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.

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**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.

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**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

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**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.

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**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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**Point Number** 806.81 **Provision:** 81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 116-6.3.5.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support/amend.  
Retain Policy 6.3.5.4

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**Point Number** 806.82 **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, however consider whether, given its directive nature, it is better located within the rural chapter.

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**Point Number** 806.83 **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** 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 ~~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~~

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**Point Number** 806.84 **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/amend.  
Either:  
• Delete Objective 6.3.6; or  
• Amend:  
6.3.6 Objective - ~~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.

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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
- 

**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 and access corridors to them 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>Point Number</b>	806.96	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose/amend.</p> <p>Should the relief seeking the Queenstown Park Special Zone not be granted, QPL seeks the following amendments be made to the Rural Chapter:</p> <p>Amend so as to recognise the importance of enabling diversification into a range of activities (tourism, commercial, rural living and recreation) and that it is this change and diversification that can better achieve a higher level of environmental quality.</p> <p>Seek recognition of the importance of the trail network and the provision of gondola access</p>		

between Remarkables Park, Queenstown Park and the Remarkables Alpine Recreation Area in terms of the importance of protecting and expanding this network from an economic, health and safety perspective.

The Remarkables Alpine recreation Area is located within and provides linkage to the alpine areas of the Rural Zone. This sub zone recognises the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the alpine recreation area is to enable the continued development of Ski Area, tourism and recreational Activities and access to the alpine environment where the effects of the development are appropriate.

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<b>Point Number</b>	806.97	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support/amend. Retain paragraph 5 with amendments to recognise the importance of enabling diversification.		

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<b>Point Number</b>	806.98	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows: <del>farming, permitted and established activities while protecting, maintaining and enhancing</del> A rural zone that provides a range of activities while maintaining the landscape, ecosystem services, nature conservation and rural amenity values.		

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<b>Point Number</b>	806.99	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as follows: 21.2.1.1 Enable <del>farming a range of</del> activities <del>while where possible</del> protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.		

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<b>Point Number</b>	806.100	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows: 21.2.1.2 Provide for <del>Farm Buildings</del> <u>buildings that support the rural and tourism based land uses</u> associated with larger landholdings where the location, scale and colour of the buildings		

will not significantly adversely affect landscape values.

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<b>Point Number</b>	806.101	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 777-21.2.1.3
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend as follows:  
21.2.1.3 ~~Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to~~ Avoid, remedy or mitigate potential adverse effects on landscape character, visual amenity, and outlook from neighbouring properties and ~~to avoid adverse effects on established and anticipated activities by providing minimum set back distances from internal boundaries and road boundaries.~~

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<b>Point Number</b>	806.102	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 778-21.2.1.4
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Delete Policy 21.2.1.4 in light of the amendments to Policy 3 proposed.

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<b>Point Number</b>	806.103	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 780-21.2.1.6
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**Position:** Oppose

**Summary of Submission** Delete Policy 21.2.1.6. If the policy is retained, replace "avoid" with "manage".

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<b>Point Number</b>	806.104	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 781-21.2.1.7
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**Position:** Oppose

**Summary of Submission** Delete Policy 21.2.1.7

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<b>Point Number</b>	806.105	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 784-21.2.2.1
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<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Policy 21.2.2.1		
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<b>Point Number</b>	806.106	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 785-21.2.2.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policies 21.2.2.2 and 21.2.2.3.		
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<b>Point Number</b>	806.107	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 786-21.2.2.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policies 21.2.2.2 and 21.2.2.3.		
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<b>Point Number</b>	806.108	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose/amend.  Delete policies 21.1.4.1 and 21.1.4.2 and replace with policies that are effects based, enable diversification, and are forward focused.		
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<b>Point Number</b>	806.109	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose/amend.  Delete policies 21.1.4.1 and 21.1.4.2 and replace with policies that are effects based, enable diversification, and are forward focused.		
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<b>Point Number</b>	806.110	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain objective 21.2.5 and supporting policies. Amendments for consistency with the Act. Amend 21.2.5.4 to better reflect the wording of the RMA: "avoided, <del>or</del> remedied, <u>or mitigated</u> "		
<b>Point Number</b>	806.111	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend objective 21.2.6 and associated policies to: <ul style="list-style-type: none"> <li>• better provide for the sustainable management of the Remarkables ski activity area;</li> <li>• recognise the potential growth of the area;</li> <li>• provide for sustainable gondola access; and</li> <li>• Provide for summer and winter activities within the ski area.</li> </ul>		
<b>Point Number</b>	806.112	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Insert specific objective and policies to the Remarkables ski area as follows: <u>Policies 21.2.7 Objective - Encourage the future growth and development of the Remarkables alpine recreation area and recognise the importance of providing sustainable gondola access to the alpine area while avoiding, remedying or mitigating adverse effects on the environment.</u> Policies <u>21.2.7.1 Recognise the importance of the Remarkables alpine recreation area to the economic wellbeing of the District, and support its growth and development.</u> <u>21.2.7.2 Recognise the importance of providing efficient and sustainable gondola access to the Remarkables alpine recreation area. while managing potential adverse effects on the landscape quality</u> <u>21.2.7.3 Support the construction and operation of a gondola that provides access between the Remarkables Park zone and the Remarkables alpine recreation area, recognising the benefits to the local, regional and national community</u>		
<b>Point Number</b>	806.113	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7 > 802-21.2.7.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete policy 21.2.7.1.		
<b>Point Number</b>	806.114	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete objective 21.2.8 and associated policies.		
<b>Point Number</b>	806.115	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend.  21.2.9 Objective - <del>Ensure commercial</del> <u>Provide for a range of activities while avoiding, remedying or mitigating adverse effects on the environment so that <del>degrade</del> landscape values and rural amenity, are not inappropriately degraded or impinge on farming activities</u>		
<b>Point Number</b>	806.116	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 810-21.2.9.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	21.2.9.1 Commercial activities in the Rural Zone should have a genuine link with the rural land resource, farming, horticulture or viticulture activities, or recreation <u>and tourism activities</u> <del>with resources located within the Rural Zone.</del>		
<b>Point Number</b>	806.117	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend.  21.2.9.2 <del>Avoid the</del> <u>To enable the establishment of a range of activities in the rural zone, while avoiding, remedying or mitigating the adverse effects in order to ensure where they would degrade <u>that</u> rural quality or character, amenity values and landscape values <u>are maintained.</u></u>		
<b>Point Number</b>	806.118	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 814-21.2.9.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 21.2.9.5.		

<b>Point Number</b>	806.119	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 815-21.2.9.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Oppose/amend.</p> <p>21.2.9.6 Ensure traffic from <del>commercial</del> new activities does not diminish rural amenity or affect the safe and efficient operation of the reading and trail network, or access to public places.</p>		
<b>Point Number</b>	806.120	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
<b>Position:</b>	Support		
<b>Summary of Submission</b>	See submission for suggested amendments.		
<b>Point Number</b>	806.121	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend.</p> <p>Remove repetition and complexity by recognising that</p> <p>Amend to support provision of water based public transport:</p> <p>21.2.12 Objective - <u>Protect, maintain or enhance, Avoid, remedy or mitigate the adverse effects of activities and structures on the surface of lakes and rivers and their margins.</u></p>		
<b>Point Number</b>	806.122	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Insert:</p> <p><u>Objective ~ Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and lake as a strategic transportation resource.</u></p> <p><u>Policy</u></p> <p><u>Recognise and provide for the benefits associated with provision of a water based public transport system, including the provision of strategically located jetties and associated structures, that will provide a key linkage between Queenstown Park, Remarkables Park, and the Frankton Arm and Queenstown.</u></p>		



<b>Point Number</b>	806.123	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 825-21.2.12.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support/amend  Retain Policy 21.2.12.2, and amend by identifying anticipated high level of activity within the Kawarau River. Seek amendments to also recognise that the Kawarau River provides an important strategic link for the provision of a water based public transport system.		
<b>Point Number</b>	806.124	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 826-21.2.12.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Policy 12.2.12.3 to clarify that it does not apply to the stretch of the Kawarau River between the Kawarau Falls and Chard Farm winery.		
<b>Point Number</b>	806.125	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 827-21.2.12.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend Policy 21.2.12.4 to clarify that it does not apply to the Kawarau River between the Kawarau Falls and Chard Farm winery.		
<b>Point Number</b>	806.126	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 828-21.2.12.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend 21.2.12.5 Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins, with particular regard to places with nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values. <u>Recognise that the Kawarau River between the Kawarau Falls Bridge and Chard Farm. is an important resource for water based transportation link.</u>		
<b>Point Number</b>	806.127	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 829-21.2.12.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Support/amend.		
	Retain Policy 21.2.12.6 and amend to recognise the importance of the Kawarau River between the Kawarau Falls and Chard Farm as a strategic transport link.		
<b>Point Number</b>	806.128	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 830-21.2.12.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support/amend.		
	Amend Policy 21.2.12.7 to recognise the importance of the Kawarau River as an important strategic public transport link, and provision of infrastructure that supports public transport also facilitates access and enjoyment of the river and its margins. Amend to include the word "remedy".		
<b>Point Number</b>	806.129	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 831-21.2.12.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose/amend.		
	<p>Either:</p> <ul style="list-style-type: none"> <li>• Delete Policy 21.2.12.8; or</li> <li>• Amend as follows:</li> </ul> <p>21.2.12.8 Encourage the development and use of <del>marinas in a way that</del> <u>a water based public transport system including necessary infrastructure, in a way that as far as possible avoids</u> or, where necessary, remedies and mitigates adverse effects on the environment</p>		
<b>Point Number</b>	806.130	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 832-21.2.12.9
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support/amend		
	Amend to enable continued commercial jet boat use, while recognising that management techniques can be used to appropriately manage effects. The policies should also recognise the importance of the Kawarau River as a water based public transport link.		
<b>Point Number</b>	806.131	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 833-21.2.12.10
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Support/amend		
	Amend to enable continued commercial jet boat use, while recognising that management techniques can be used to appropriately manage effects. The policies should also recognise the importance of the Kawarau River as a water based public transport link.		
<b>Point Number</b>	806.132	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 834-21.2.13Objective - 13
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Neutral.		
	Seek clarification as to where the rural industrial sub zones are located.		
<b>Point Number</b>	806.133	<b>Provision:</b>	771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 846-21.3.3.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete clarification point 21.3.3.5.		
<b>Point Number</b>	806.134	<b>Provision:</b>	771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 848-21.3.3.7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete clarification point 21 .3.3. 7.		
<b>Point Number</b>	806.135	<b>Provision:</b>	771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 849-21.3.3.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support/amend		
	21.3.3.8 The Ski Area, Remarkables Alpine Recreation Area and associated access corridor and Rural Industrial Sub Zones, being Sub Zones of the Rural Zone, require all rules applicable to the Rural Zone apply unless stated to the contrary.		
<b>Point Number</b>	806.136	<b>Provision:</b>	771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 850-

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Oppose/amend.

Either:

- Delete and instead rely on the definition of ground floor area in the definitions section; or
- Amend the definition to provide specifically for the rural area.

**Point Number**

806.137

**Provision:**

771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 852-21.3.3.11

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend to ensure that the rules are applied on an effects basis.

**Point Number**

806.138

**Provision:**

771-21Rural Zone > 853-21.4Rules - Activities > 858-21.4.5

**Position:**

Oppose

**Summary of Submission**

Delete Rules 21.4.5 and 21.4.9

**Point Number**

806.139

**Provision:**

771-21Rural Zone > 853-21.4Rules - Activities > 862-21.4.9

**Position:**

Oppose

**Summary of Submission**

Delete Rules 21.4.5 and 21.4.9

**Point Number**

806.140

**Provision:**

771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6

**Position:**

Support

**Summary of Submission**

Retain rules that permit buildings within approved residential building platforms, and minor alterations to buildings (both within and outside of platforms).

**Point Number**

806.141

**Provision:**

771-21Rural Zone > 853-21.4Rules - Activities > 865-21.4.12

**Position:** Support

**Summary of Submission** Amend the application of the PDP so that activities that are not listed (and that comply with standards) are permitted.  
Consequentially delete Rules 21.4.12 and 21.4.13.

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**Point Number** 806.142 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 866-21.4.13

**Position:** Support

**Summary of Submission** Amend the application of the PDP so that activities that are not listed (and that comply with standards) are permitted.  
Consequentially delete Rules 21.4.12 and 21.4.13.

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**Point Number** 806.143 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 867-21.4.14

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend so as to provide for unrestricted retail.

---

**Point Number** 806.144 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 868-21.4.15

**Position:** Oppose

**Summary of Submission** Delete Rule 21.4.15 and enable commercial activities that are ancillary to and located on the same site as recreational activities as permitted activities.

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**Point Number** 806.145 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 869-21.4.16

**Position:** Support

**Summary of Submission** Retain Rule 21.4.16 and Table 5 (21.5.21)

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**Point Number** 806.146 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 872-21.4.19

**Position:** Oppose

**Summary of Submission** Delete Rule 21.4.19.

<b>Point Number</b>	806.147	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>New rules consequential to the proposed change to objectives and policies that recognise the importance of the Remarkables ski field as a destination in both summer and winter.</p> <p><u>Rule 21.4.XX Remarkables Alpine Recreation Area Permitted Recreation. public access</u></p> <p><u>Controlled activities:</u>  <u>Commercial activities</u>  <u>Commercial recreation activities</u>  <u>Visitor accommodation</u>  <u>Buildings and structures for the purposes of gondola access. and ski area activities</u></p> <p><u>Control reserved over:</u>  • <u>Servicing</u>  • <u>Landscaping and ecological impact</u>  • <u>Nature and scale</u></p> <p><u>Rule 21.4.XX Access to the Remarkables Alpine Recreation Area</u>  <u>Controlled activity:</u>  <u>The construction and operation of a gondola that provides access from the Remarkables Park Zone to the Remarkables Alpine Recreation Area on the route shown on District planning Map 13.</u></p>		

<b>Point Number</b>	806.148	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 873-21.4.20
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend. Seek less restrictive activity status.		

<b>Point Number</b>	806.149	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 877-21.4.24
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend Rule 21.5.40 in Table 9 to recognise the importance of providing water based public transport. This would be achieved by restricting private jetties and providing for public jetties that are strategically important for public transport.		

<b>Point Number</b>	806.150	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 879-21.4.26
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<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the building restriction from the Kawarau River, and from the rivers edge on Queenstown Park.  Clarify the purpose of the building restriction area located east of the airport, and shown on planning map 31a.		
<b>Point Number</b>	806.151	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 879-21.4.26
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 21.4.27.		
<b>Point Number</b>	806.152	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 881-21.4.28
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose/amend.  Either: <ul style="list-style-type: none"> <li>• Delete rule 21.4.28; or</li> <li>• Amend so that a consistent approach is applied to ASANs located within the Outer Control Boundary, whether they are within the Airport Mixed Use Zone or the Rural (or any other) zone.</li> </ul>		
<b>Point Number</b>	806.153	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 883-21.4.30
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete requirement "for farming purposes".		
<b>Point Number</b>	806.154	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 884-21.4.31
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Make specific provision for gravel extraction activities, recognising that in most cases such activities are best managed in accordance with earthworks rules. Seek clarification as to the interrelationship between this Chapter and the Earthworks rules.		
<b>Point Number</b>	806.155	<b>Provision:</b>	771-21Rural Zone > 890-

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support/amend.

Seek amendments to ensure the rule is effects-based.

Seek clarification as to its application and its relationship to other rules controlling commercial and commercial recreation activities.

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**Point Number**

806.156

**Provision:**

771-21Rural Zone > 890-21.5Rules - Standards > 970-21.5.43

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Rule 21.5.43 to separately provide for commercial ferry operations that provide public transport linkages between the Kawarau River, Frankton Arm and Queenstown CBD as a controlled activity

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**Point Number**

806.157

**Provision:**

771-21Rural Zone > 890-21.5Rules - Standards > 986-21.5.46

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support the need to provide for a public berth in 21.5.46.3.

Seek amendments to clarify that the Rule does not apply to any jetty for the purpose of public transport linkage, that is located on the Kawarau River between Chard Farm and the Kawarau Falls, and on the Frankton Arm and Queenstown CBD.

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**Point Number**

806.158

**Provision:**

771-21Rural Zone > 890-21.5Rules - Standards > 991-21.5.47

**Position:** Not Stated

**Summary of Submission**

Seek amendments to clarify that the hours of operation do not apply to commercial boating operations providing a public transport service.

---

**Point Number**

806.159

**Provision:**

771-21Rural Zone > 890-21.5Rules - Standards > 894-21.5.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Seek amendments to exclude buildings located on jetties where they are for the purpose of providing public transport.



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**Point Number** 806.160 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Seek amendments to ensure assessment criteria for ONLs and ONFs accords with existing case law.

---

**Point Number** 806.161 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose/amend.

Amend assessment criteria so as to ensure the threshold for Assessment amend RLCs is not at the same level as the protection afforded to ONFLs

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**Point Number** 806.162 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1027-21.7.3Other factors > 1030-21.7.3.3

**Position:** Support

**Summary of Submission** Retain policies that refer to environmental compensation.

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**Point Number** 806.163 **Provision:** 1059-26 Historic Heritage

**Position:** Not Stated

**Summary of Submission** Retain the current provisions insofar as they do not list or identify heritage buildings, structures, features or landscapes on Queenstown Park.

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**Point Number** 806.164 **Provision:** 1182-27 Subdivision and Development

**Position:** Oppose

**Summary of Submission** (a) Seek clarification confirming that the subdivision chapter does not apply to Queenstown Park Special Zone in its entirety;

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**Point Number** 806.165 **Provision:** 1182-27 Subdivision and

**Position:** Oppose

**Summary of Submission** Delete the reference to discretionary activity status for subdivision.

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**Point Number** 806.166 **Provision:** 1182-27 Subdivision and Development > 1183-27.1 Purpose

**Position:** Oppose

**Summary of Submission** Clarify that the subdivision section does not apply to the RPZ and the Queenstown Park Special Zone.

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**Point Number** 806.167 **Provision:** 1182-27 Subdivision and Development > 1183-27.1 Purpose

**Position:** Oppose

**Summary of Submission** Delete reference to subdivision guidelines

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**Point Number** 806.168 **Provision:** 1182-27 Subdivision and Development > 1183-27.1 Purpose

**Position:** Oppose

**Summary of Submission** Amended as follows:

The control of subdivision is a specific matter of relevance to District Plans. The principal feature of subdivision is that it produces a framework of land ownership which provides the basis for land use development and activities. Subdivision and land use are, therefore, closely related.

....

Subject to standards, all subdivision requires resource consent as a ~~discretionary controlled~~ activity. It is recognised that subdivisions will have a variable nature and scale with different issues to address. ~~Good subdivision design, servicing and the management of natural hazards are underpinned by logic and a shared objective to create healthy, attractive and safe places.~~

Delete text (detailed in submission) and replace with:

Good subdivision can help to ~~creates~~ neighbourhoods and places that people want to live or work within, and should also result in more environmentally responsive development that reduces car use, encourages walking and cycling, and maximises access to sunlight.

Subdivision provides the framework of service provision for land use including roading, water

supply, sewage treatment and disposal, energy, telecommunication, stormwater and trade waste.

...

The subdivision section does not apply to the RPZ, and Queenstown Park is subject to a separate set of provisions specific to the special zone

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**Point Number** 806.169 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1.

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Retain objective 27 .2.1, amend as follows:  
Objective - Subdivision will help to create quality environments that ensure the District is a desirable place to live, visit, work and play.

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**Point Number** 806.170 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1186-27.2.1.1

**Position:** Oppose

**Summary of Submission** Delete policies 27.2.1.1 and 27.2.1.2.

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**Point Number** 806.171 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1187-27.2.1.2

**Position:** Oppose

**Summary of Submission** Delete policies 27.2.1.1 and 27.2.1.2.

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**Point Number** 806.172 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1188-27.2.1.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support/amend  
27 .2.1.3 ~~Require that~~ allotments are a suitable size and shape, and are able to be serviced and developed to the anticipated land use of the applicable zone.

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**Point Number** 806.173 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1189-27.2.1.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend.  
27.2.1.4 ~~Where minimum allotment sizes are not proposed the~~ Where small lot sizes are proposed, the extent any adverse effects are mitigated or compensated by achieving:

- desirable urban design outcomes.
- greater efficiency in the development and use of the land resource.
- affordable or community housing.

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**Point Number** 806.174 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1190-27.2.1.5

**Position:** Oppose

**Summary of Submission** Delete

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**Point Number** 806.175 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1191-27.2.1.6

**Position:** Oppose

**Summary of Submission** Delete

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**Point Number** 806.176 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1. > 1192-27.2.1.7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support/amend  
Amend to ensure that boundary adjustments are not subject to the discretionary activity rule, and are exempt from policies relating to provision of services.

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<b>Point Number</b>	806.177	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<hr/>			
<b>Point Number</b>	806.178	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1194-27.2.2.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Neutral/oppose		
	On the basis that these subdivision policies do not apply to Queenstown Park Special Zone, no amendments are sought. However, if the Queenstown Park Special Zone is not granted then the policies are opposed.		
<hr/>			
<b>Point Number</b>	806.179	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1196-27.2.2.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Neutral/oppose		
	On the basis that these subdivision policies do not apply to Queenstown Park Special Zone, no amendments are sought. However, if the Queenstown Park Special Zone is not granted then the policies are opposed.		
<hr/>			
<b>Point Number</b>	806.180	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend.		
	Objective 27 .2.4- Identify and <u>where possible</u> incorporate <del>and enhance</del> natural features and heritage <u>values within subdivision design.</u>		
<hr/>			
<b>Point Number</b>	806.181	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 >

**Position:** Not Stated

**Summary of Submission**

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**Point Number** 806.182 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1

**Position:** Oppose

**Summary of Submission**

Amend as below:

*27.2.4.1 ~~Enhance biodiversity, riparian and amenity values by incorporating~~ Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces, as a means of mitigating effects and where possible enhancing biodiversity, riparian and amenity values.*

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**Point Number** 806.183 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1209-27.2.4.3

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amendments to remove prescription.

*27.2.4.3 ~~The Council will support~~ Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise.*

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**Point Number** 806.184 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1210-27.2.4.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Seek clarification as to the meaning of "unacceptable loss".

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**Point Number** 806.185 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Delete Policy 27.2.4.5

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**Point Number** 806.186 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1212-27.2.4.6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend Policy 27.2.4.6 to read:  
*27.2.4.6 Encourage subdivision design to ~~protect and incorporate~~ and where possible protect archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wahi tapu and other taonga.*

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**Point Number** 806.187 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** That the Policy be extended so that it also encourages initiatives for provision of public access to natural features and heritage.

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**Point Number** 806.188 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** neutral/oppose. On the basis these subdivision policies do not apply to the Queenstown Park Special Zone, no amendments are sought. However if the Queenstown Park Special Zone is not approved then the policies are opposed. A separate set of subdivision policies are drafted for Queenstown park and these should apply to any subdivision within the Queenstown park Special Zone.

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**Point Number** 806.189 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** neutral/oppose. On the basis these subdivision policies do not apply to the Queenstown Park Special Zone, no amendments are sought. However if the Queenstown Park Special Zone is not approved then the policies are opposed.

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**Point Number** 806.190 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1239-27.2.8 Objective 8

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Provide for boundary adjustments as a controlled activity, and recognise that they do not create a demand for services. Boundary adjustments are an important mechanism and the policy supporting provision for them should be reflected in the rules.

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**Point Number** 806.191 **Provision:** 1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules > 1244-27.3.2 Earthworks associated with subdivision > 1245-27.3.2.1

**Position:** Not Stated

**Summary of Submission** Neutral. No change requested, on the basis that earthworks within Queenstown Park are managed in accordance with Plan Change 49.

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**Point Number** 806.192 **Provision:** 1182-27 Subdivision and Development > 1242-27.3 Other Provisions and Rules > 1246-27.3.3 Zones exempt > 1248-27.3.3.2

**Position:** Oppose

**Summary of Submission** It is requested that 27 .3.3.2 is amended to include Queenstown Park. Specific subdivision provisions will be provided in the Special Zone.

Amend the statement at 27.3.3.2 to read:

*27.3.3.2 In addition, all the Special Zones within Chapter 12 of the operative District Plan, except as identified below, are excluded from the proposed District Plan subdivision chapter.*

*a Jacks Point*

*b Waterfall Park*

*c Millbrook*

*d Queenstown Park*

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**Point Number** 806.193 **Provision:** 1182-27 Subdivision and Development > 1360-27.11 Natural Hazards



<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to reference Section 106 of the Act.		
<hr/>			
<b>Point Number</b>	806.194	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose/amend. Either: <ul style="list-style-type: none"> <li>• Delete "or other parts of the environment"; or</li> <li>• Refine this statement to better define "other parts of the environment"</li> </ul>		
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<b>Point Number</b>	806.195	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 8-28.3.1.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as below: <p><i>Restrict the establishment of activities which have the potential to increase natural hazard risk, or may have <u>an adverse and significant</u> impact upon the community and built environment.</i></p>		
<hr/>			
<b>Point Number</b>	806.196	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 10-28.3.1.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as below <p><i>Allow <del>public bodies</del> <u>the regional and district council</u> exercising their statutory powers to carry out natural hazard mitigation activities, <u>while recognising the need to mitigate potential adverse effects that may result from hazard protection works.</u></i></p>		
<hr/>			
<b>Point Number</b>	806.197	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Replace Objective 28.3.2 with Objective 4.8.3 of the Operative Plan. Operative Plan has a focus on avoiding, remedying or mitigating hazards which is preferred.		
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<b>Point Number</b>	806.198	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 13-28.3.2.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support/Amend as below:  <i>Allow subdivision and development of land subject to natural hazards where the proposed activity does not:</i> <ul style="list-style-type: none"> <li>• <i>Accelerate or worsen the natural hazard and/or its potential impacts to <u>an unacceptable level.</u></i></li> <li>• <i>Expose vulnerable activities to intolerable natural hazard risk.</i></li> <li>• <i>Create an unacceptable risk to human life.</i></li> <li>• <i>Increase the natural hazard risk to other properties <u>to an intolerable level.</u></i></li> <li>• <i>Require additional works and costs that would be borne by the community.</i></li> </ul>		

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<b>Point Number</b>	806.199	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support/Amend as below:  <i>Allow subdivision and development of land subject to natural hazards where the proposed activity does not:</i> <ul style="list-style-type: none"> <li>• <i>Accelerate or worsen the natural hazard and/or its potential impacts to <u>an unacceptable level.</u></i></li> <li>• <i>Expose vulnerable activities to intolerable natural hazard risk.</i></li> <li>• <i>Create an unacceptable risk to human life.</i></li> <li>• <i>Increase the natural hazard risk to other properties <u>to an intolerable level.</u></i></li> <li>• <i>Require additional works and costs that would be borne by the community.</i></li> </ul>		

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<b>Point Number</b>	806.200	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 15-28.3.2.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support/Amend as below: Amend Policy 28.3.2.3 to recognise that the level of assessment should be commensurate with the level of potential risk.		

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<b>Point Number</b>	806.201	<b>Provision:</b>	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 16-28.3.2.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support. Retain.		

**Submission**

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**Point Number** 806.202 **Provision:** 1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 17-28.3.2.5

**Position:** Support

**Summary of Submission** Support. Retain.

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**Point Number** 806.203 **Provision:** 1-28 Natural Hazards > 25-28.5 Information Requirements

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Neutral.No specific changes sought.

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**Point Number** 806.204 **Provision:** 26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 45-30.2.4 Objective 4 > 50-30.2.4.5

**Position:** Support

**Summary of Submission** Support/amend. Retain policy 30.2.4.5 with amendments to recognise the importance of public transport and the potential for water based public transport and the provision of a gondola between the RPZ and the Remarkables ski field to reduce the reliance on private motor vehicles.

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**Point Number** 806.205 **Provision:** 26-30 Energy and Utilities > 83-30.4 Rules - Activities > 116-30.4.18

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend. Consider the location of provisions for flood protection works and whether they should sit within the utilities section, given that they do not 'fit' within the definition of utility. Provide clarification as to the relationship between these provisions and the Rural section, and recognise that flood protection (and other hazard mitigation) can be undertaken by private landowners.

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**Point Number** 806.206 **Provision:** 26-33 Indigenous Vegetation and Biodiversity

**Position:** Not Stated

**Summary of Submission** QPL does not support the location or the extent of the four SNAs identified on its land. QPL considers that the proposed Queenstown Park Special Zone would ensure development that

supports retention and enhancement of the indigenous vegetation and biodiversity values would be achieved. Should the Council decline the relief seeking the Queenstown Park Special Zone, QPL requests that the SNAs be removed from its land and the clearance of vegetation be enabled throughout the site.

(a) That a Special Zone is applied to Queenstown Park and the SNAs be removed from QPL's land; or

(b) If the request for a Special Zone to apply to Queenstown Park is declined, then QPL requests that the SNAs are deleted from the site and the clearance of indigenous vegetation is permitted.

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<b>Point Number</b>	806.207	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend provisions to promote and encourage land management practices that result in protection and enhancement of indigenous biodiversity.		

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<b>Point Number</b>	806.208	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 33-33.2.1.4
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete policy 33.2.1.4.		

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<b>Point Number</b>	806.209	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Amend</p> <p><i>33.2.1.5 Recognise the importance of providing for a range of activities that have the Potential to achieve sustainable land management and <del>anticipated activities in rural areas such as farming and the efficient use of land and resources while having regard to the maintenance, protection or enhancement of indigenous biodiversity values.</del></i></p>		

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<b>Point Number</b>	806.210	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 35-33.2.1.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support. Retain.		

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**Point Number** 806.211 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7

**Position:** Not Stated

**Summary of Submission** Amend. Provide further clarification within the Policy as to how it is to be achieved.

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**Point Number** 806.212 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8

**Position:** Support

**Summary of Submission** support/amend.

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**Point Number** 806.213 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1

**Position:** Support

**Summary of Submission** New policy - Insert new Policy 33.2.1.X:

*To recognise that activities that by necessity result in indigenous vegetation clearance can result in long term sustainable management benefits.*

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**Point Number** 806.214 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2

**Position:** Oppose

**Summary of Submission** Oppose/amend as below:

*Objective 33.2.2 - Encourage the Protection and enhancement of Significant Natural Areas*

*33.2.2.1 Avoid the clearance of indigenous vegetation within Significant Natural Areas that would significantly reduce indigenous biodiversity values.*

*33.2.2.2 Allow the clearance of indigenous vegetation within Significant Natural Areas ~~only in exceptional circumstances and in circumstances~~ where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance.*

*33.2.2.3 Recognise that the majority of Significant Natural Areas are located within land historically used for farming activity and provide for small scale, low impact indigenous vegetation removal, stock grazing, the construction of fences and small scale farm tracks, and*

*the maintenance of existing fences and tracks.*

Recognise the importance of providing public access to areas of significant indigenous vegetation and increasing the understanding of the values associated with these areas.

Assist landowners in the management of SNA, recognising the importance of pest management in the sustainable management of these areas.

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<b>Point Number</b>	806.215	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose/amend.  Objective 33.2.3 - <del>Ensure the efficient use of land, including ski field development, farming activities and infrastructure improvements that land management practice's do not significantly reduce the District's indigenous biodiversity values.</del>		

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<b>Point Number</b>	806.216	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Policies 33.2.3.1 to 33.2.3.7 – Amend. Retain provisions that use the terms 'encourage' and 'recognise and provide for'. Amend others so as to include consistent language.		

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<b>Point Number</b>	806.217	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support/amend.  <u>Protect the indigenous biodiversity and landscape values of alpine environments from the effects of vegetation clearance and exotic tree and shrub planting, while recognising the importance of providing access to the Remarkables Alpine Recreation Area, and the important social and economic benefits derived from enabling low impact activities within the alpine environment.</u>		

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<b>Point Number</b>	806.218	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	New Policy - 33.2.4.3  <u>Recognise the importance of providing public access to the Remarkables Alpine Recreation Area, and the benefits associated with increasing use and understanding of the alpine environment.</u>		
<b>Point Number</b>	806.219	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 56-33.3.2 Clarification
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete clarification point 33.3.2.3.		
<b>Point Number</b>	806.220	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules > 67-33.3.3.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	33.3.3.2 and 33.3.3.3 - oppose/amend. Amend rules to reduce coverage percentages.		
<b>Point Number</b>	806.221	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	33.3.4.2, 33.3.4.3 – support/insert Insert a further exemption for the clearance of indigenous vegetation required for the purposes of constructing a gondola between Remarkables Park, Queenstown Park and the Remarkables ski field.		
<b>Point Number</b>	806.222	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend. Delete Table 1 and amend Tables 2, 3, and 4 to include a column headed "non compliance status".		

<b>Point Number</b>	806.223	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Delete Table 1 and amend Tables 2, 3, and 4 to include a column headed "non compliance status".</p> <p>Table 2 - 33.5.1 – 33.5.4 – oppose/amend  Amend the rules to enable indigenous vegetation clearance within Queenstown Park as a permitted activity. Amend to recognise the importance of managing weed species and the fact that the indigenous vegetation is interspersed with weeds  Table 3 – support/amend  Amend to exempt earthworks and clearance for the purposes of public walkways and trails, fencing, and the gondola access from Queenstown Park to the Remarkables Ski area</p>		
<b>Point Number</b>	806.224	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Oppose/amend. Delete all SNAs included on QPL's land.		
<b>Point Number</b>	806.225	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	While the intention to reduce complexity for temporary events is supported, ensure that the controls imposed by the landowner (QLDC and DoC) which exempt activities from complying with standards are adequate to ensure that the effects of events held on public land are managed appropriately. Ensure there is a consistent management approach for all events, whether or not they are on public or private land.		
<b>Point Number</b>	806.226	<b>Provision:</b>	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 65-30.2.7 Objective 7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain objective 30.2.7 and associated policies.		
<b>Point Number</b>	806.227	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 38-33.2.1.9
<b>Position:</b>	Support		



**Summary of Submission** Retain policy.

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**Submitter Number:** 807 **Submitter:** Remarkables 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** 807.1 **Provision:** 8-General DP Review Comments  
**Position:** Oppose  
**Summary of Submission** Recognise that the Remarkables Park Zone (RPZ) is a town centre

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**Point Number** 807.2 **Provision:** 8-General DP Review Comments  
**Position:** Oppose  
**Summary of Submission** Ensure that existing development rights within the RPZ are not compromised by the PDP

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**Point Number** 807.3 **Provision:** 8-General DP Review Comments  
**Position:** Oppose  
**Summary of Submission** Acknowledge that the RPZ will serve both tourists and locals

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**Point Number** 807.4 **Provision:** 8-General DP Review Comments  
**Position:** Oppose  
**Summary of Submission** Delete references to the cost of infrastructure to Council

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**Point Number** 807.5 **Provision:** 8-General DP Review Comments  
**Position:** Oppose

<b>Summary of Submission</b>	Reduce prescription and enable effects based assessments of activities. In particular, the "direct and control" approach to tourism, commercial, residential and industrial activities is not appropriate and is not supported		
<b>Point Number</b>	807.6	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Provide a specific method to enable consideration of urban development outside the urban growth boundary		
<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>	807.8	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Support		
<b>Summary of Submission</b>	RPL supports the exclusion of the RPZ from the PDP. RPL requests that the PDP is amended to clarify this exclusion.		
<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.		
<b>Point Number</b>	807.10	<b>Provision:</b>	11-4 Urban Development
<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.		
<b>Point Number</b>	807.11	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That planning maps 31a and 33 are amended so that there are no changes to the RPZ.		

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**Point Number** 807.12 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Oppose

**Summary of Submission** That planning maps 31a and 33 are amended so that there are no changes to the RPZ.

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**Point Number** 807.13 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Oppose

**Summary of Submission** Include the High School designation on maps 31 a and 33.

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**Point Number** 807.14 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Oppose

**Summary of Submission** Include the High School designation on maps 31a and 33.

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**Point Number** 807.15 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Oppose

**Summary of Submission** Update planning maps 31a and 33 to remove unformed legal roads that have been stopped. Specifically, the EAR alignment north of the formed EAR, the unformed section of Cherry Blossom Avenue, the superceded alignment of the EAR and associated roads within Frankton Flats B Zone.

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**Point Number** 807.16 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Oppose

**Summary of Submission** Update planning maps 31a and 33 to remove unformed legal roads that have been stopped. Specifically, the EAR alignment north of the formed EAR, the unformed section of Cherry Blossom Avenue, the superceded alignment of the EAR and associated roads within Frankton Flats B Zone.

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**Point Number** 807.17 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Oppose

<b>Summary of Submission</b>	Remove the errors on planning maps 31a and 33 as they relate to the RPZ Activity Area 2, which includes amending the planning maps to locate the landscape classification line correctly at the edge of the Kawarau River, and include the RPZ to the Kawarau River boundary.		
<b>Point Number</b>	807.18	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the errors on planning maps 31a and 33 as they relate to the RPZ Activity Area 2, which includes amending the planning maps to locate the landscape classification line correctly at the edge of the Kawarau River, and include the RPZ to the Kawarau River boundary.		
<b>Point Number</b>	807.19	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Update the planning maps to correctly identify the extent of the Airport Designation 2 and remove the airport designation from lot 1 DP472825.		
<b>Point Number</b>	807.20	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Update the planning maps to correctly identify the extent of the Airport Designation 2 and remove the airport designation from lot 1 DP472825.		
<b>Point Number</b>	807.21	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Await the outcome of Plan Change 35 and the QAC's notice of requirement pertaining to land within the RPZ before fixing the location of noise contours within the RPZ.		
<b>Point Number</b>	807.22	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Await the outcome of Plan Change 35 and the QAC's notice of requirement pertaining to land within the RPZ before fixing the location of noise contours within the RPZ.		
<b>Point Number</b>	807.23	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Clearly show on the planning maps that the Frankton Flats is not one special zone, and is instead two separate zones each with a separate set of provisions.		
<b>Point Number</b>	807.24	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Clearly show on the planning maps that the Frankton Flats is not one special zone, and is instead two separate zones each with a separate set of provisions.		
<b>Point Number</b>	807.25	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove the trees denoted as protected on planning map 31a, located on Boyd Road. These trees should not be listed as protected.		
<b>Point Number</b>	807.26	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the landscape lines so that it is clear that urban areas are not within an ONL.		
<b>Point Number</b>	807.27	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the landscape lines so that it is clear that urban areas are not within an ONL.		
<b>Point Number</b>	807.28	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Contract rather than expand ONL lines to acknowledge urban development and a changing environment.		
<b>Point Number</b>	807.29	<b>Provision:</b>	7-Part Seven - Maps > 7.36-Map 33 - Frankton

<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Contract rather than expand ONL lines to acknowledge urban development and a changing environment.		
<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.		
<b>Point Number</b>	807.31	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Revise the objectives and policies so that they are effects based and provide a strategic management approach.		
<b>Point Number</b>	807.32	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the goal statements to remove confusion as to their status and relationship to objectives and policies.		
<b>Point Number</b>	807.33	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend objective 3.2.1.1 and associated policies so that they recognise the contribution of all commercial areas, in particular the RPZ.		
<b>Point Number</b>	807.34	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Expressly recognise the contribution that tourism makes to the Queenstown economy.		

<b>Point Number</b>	807.35	<b>Provision:</b>	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the word "avoid".		
<hr/>			
<b>Point Number</b>	807.36	<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>	Amend the objectives and policies to recognise the RPZ as a primary central business area.		
<hr/>			
<b>Point Number</b>	807.37	<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>	Amend the objectives and policies to recognise that it is not only the central business areas that provide for tourism and the visitor industry.		
<hr/>			
<b>Point Number</b>	807.38	<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>	Delete the word "avoid".		
<hr/>			
<b>Point Number</b>	807.39	<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>	Retain Objective 3.2.1.3 and associated policies.		
<hr/>			
<b>Point Number</b>	807.40	<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.

**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.~~

**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.

**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

**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.

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**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.

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**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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**Point Number** 807.55 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 92-3.2.4Goal 4 > 107-3.2.4.8Objective 8

**Position:** Oppose

**Summary of Submission** 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 ~~Respond positively to~~ Recognise and provide for the potential effects of Climate Change.

Policy 3.2.4.8.1 ~~Concentrate development within existing urban areas, promoting~~ 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.

Policy 3.2.4.8.2 Where practicable encourage the provision of alternative transportation modes that is ~~are more~~ energy efficient and supports public transport, ~~to limit increases in~~ greenhouse gas emissions in the District.

Policy 3.2.4.8.3 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** 807.56 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5

**Position:** Oppose

**Summary of Submission** Amend the goal, objective and policy to read:

3.2.5 Goal - ~~Our~~ The values of our distinctive landscapes are protected from 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 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 subdivision and development.

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**Point Number** 807.57 **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 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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**Point Number** 807.58 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3

**Position:** Oppose

**Summary of Submission** 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.

Delete Policy 3.2.5.3.1. Incorporate Objective 3.2.5.3 as a policy under Objective 3.2.5.2.

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**Point Number** 807.59 **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 by deleting the word "finite".

Retain Policies 3.2.5.4.1 and 3.2.5.4.2 which recognise the benefits associated with rural living.

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**Point Number** 807.60 **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 the objective and policies, or amend them to recognise that a variety of activities can contribute to rural character and achieve good environmental outcomes.

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**Point Number** 807.61 **Provision:** 57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 122-3.2.6Goal 6

**Position:** Oppose

<b>Summary of Submission</b>	Delete section 3. 2. 6 or significantly reduce the number of objectives and policies.		
<b>Point Number</b>	807.62	<b>Provision:</b>	2-Part Two - Strategy > 2.1-3 Strategic Direction > 2.1.2-3.2 Goals, Objectives and Policies > 2.1.2.7-3.2.7 Goal 7
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete section 3.2.7.		
<b>Point Number</b>	807.63	<b>Provision:</b>	11-4 Urban Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		
<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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		
<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.
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the urban growth boundary. OR Acknowledge the potential for extensions to the urban growth boundary or urban activities outside the urban growth boundary		
<b>Point Number</b>	807.66	<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>	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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**Point Number** 807.71 **Provision:** 11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 36-4.2.3.8

**Position:** Oppose

**Summary of Submission** Delete Policy 4.2.3.8 and amend the Airport Mixed Use (AMU) zone to be consistent with policy 4.2.3.8.

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**Point Number** 807.72 **Provision:** 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>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.		
<hr/>			
<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>Point Number</b>	807.77	<b>Provision:</b>	464-12 Queenstown Town Centre
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the High Density Residential Zoning of land to the north of Man Street.		
<hr/>			
<b>Point Number</b>	807.78	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain the High Density Residential Zoning of land to the north of Man Street.		
<b>Point Number</b>	807.79	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 489-12.2.4Objective 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain objective 12.2.4 and associated policies, particularly policy 12.2.4.2,.		
<b>Point Number</b>	807.80	<b>Provision:</b>	464-12 Queenstown Town Centre > 465-12.1 Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the Zone purpose to recognise that the Queenstown Town Centre may not be the administrative centre of the District.		
<b>Point Number</b>	807.81	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain objective 12.2.5 and associated policies, subject to deletion of policy 12.2.5.3 and recognition of the importance of retaining a compact town centre that is easily accessible and walkable.		
<b>Point Number</b>	807.82	<b>Provision:</b>	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the objective and policies so that they recognise the importance of providing public transport links on the water, and that this may involve expansion to existing jetties and structures to provide necessary infrastructure.		
<b>Point Number</b>	807.83	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 520-12.4.7.1
<b>Position:</b>	Oppose		



<b>Summary of Submission</b>	Amend Rule 12. 4. 7. 1 to replace the discretionary activity status for wharfs and jetties within the Town Centre Waterfront Zone with controlled activity status.		
<b>Point Number</b>	807.84	<b>Provision:</b>	7-Part Seven - Maps > 7.38-Map 35 - Queenstown
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend maps 35 and 36 to provide better clarity around the extent of the Town Centre waterfront zone.		
<b>Point Number</b>	807.85	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend maps 35 and 36 to provide better clarity around the extent of the Town Centre waterfront zone.		
<b>Point Number</b>	807.86	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 521-12.4.7.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 12.4.7.2 to better reflect the outcomes sought by the objectives and policies, and to recognise the importance of providing for water based public transport.		
<b>Point Number</b>	807.87	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7 > 521-12.4.7.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 12.4.7.2 to replace the discretionary activity status for Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Zone with <b>controlled activity</b> status.		
<b>Point Number</b>	807.88	<b>Provision:</b>	464-12 Queenstown Town Centre > 508-12.4 Rules - Activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete the non-complying activity rule for buildings located on jetties and wharves. If the rule is retained, then it should be amended to exclude provision of buildings that are for the purpose of providing water based public transport facilities.		

<b>Point Number</b>	807.89	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain exclusion of RPZ.		
<hr/>			
<b>Point Number</b>	807.90	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The definitions section of the PDP includes underlined definitions that have arisen out of Plan Change 35 (PC35). These are supported provided they are consistent with PC35.		
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<b>Point Number</b>	807.91	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 740-17.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Amend the zone purpose to remove repetition, for instance the introduction could be amended to read:</p> <p><u>Queenstown Airport is the gateway to Queenstown and is a key asset that provides facilities for the transportation of people and freight. The Airport is a key contributor to the tourism industry and generates significant economic growth at a district, regional and national level.</u></p> <p><u>The airport also provides local facilities, including helicopter, flightseeing and general aviation operations. It is also a critical provider of emergency services and is a lifeline under the Civil Defence Emergency Management Act 2002.</u></p> <p><u>The Airport Mixed Use Zone provides for the future growth and development of the airport in a manner that recognises the importance of maintaining amenity values of the airport and its surrounds.</u></p>		
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<b>Point Number</b>	807.92	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>If the existing Airport Mixed Use Zone is to be amended to enable a range of activities including ASANs, then Activity Area of the RPZ be amended to also enable the same range of activities; OR</p> <p>The noise restrictions imposed on the RPZ under PC35 be imposed on the QAC (noting the comments above regarding the status of PC35 and the Lot 6 Notice of Requirement).</p>		
<hr/>			
<b>Point Number</b>	807.93	<b>Provision:</b>	7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Delete the extension of the Airport Mixed Use Zone from land not currently zoned Airport Mixed Use Zone.		
<b>Point Number</b>	807.94	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 742-17.2.1 Objective 1. > 745-17.2.1.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Policy 17.2.1.3.		
<b>Point Number</b>	807.95	<b>Provision:</b>	739-17 Queenstown Airport Mixed Use > 766-17.5 Rules - Standards
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain the existing Airport Mixed Use Zone rules in relation to height, setbacks, building coverage, landscaping.		
<b>Point Number</b>	807.96	<b>Provision:</b>	26-37Designations > 86-D.Queenstown Airport > 87-D.1Aerodrome Purposes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete item (f) OR. Amend item (f) to specifically list the activities that are permitted.		
<b>Point Number</b>	807.97	<b>Provision:</b>	26-37Designations > 86-D.Queenstown Airport > 87-D.1Aerodrome Purposes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain operative height provisions for the airport so that the maximum height for buildings is 9m. Delete the exception for hangars, so that the 9m height limit applies.		
<b>Point Number</b>	807.98	<b>Provision:</b>	26-37Designations > 86-D.Queenstown Airport > 87-D.1Aerodrome Purposes
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain existing designation setback.		

<b>Point Number</b>	807.99	<b>Provision:</b>	26-37Designations > 86-D.Queenstown Airport > 89-D.3Airport Approach and Land Use Controls
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain the 75m strip width.		
<hr/>			
<b>Point Number</b>	807.100	<b>Provision:</b>	26-37Designations > 86-D.Queenstown Airport
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Retain the prohibition of non-airport related activities within the airport designation.		
<hr/>			
<b>Point Number</b>	807.101	<b>Provision:</b>	26-37Designations > 28-37.2Schedule of Designations
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the designations section to include the approved designation for the Wakatipu High School/ located within the RPZ and also update the planning maps to include the designation in its correct location.		
<hr/>			

<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		
<hr/>			
<b>Point Number</b>	808.1	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Chapter 3 not apply to SPL's land - specifically Lots 22 and 23, DP 488377.		
<hr/>			
<b>Point Number</b>	808.2	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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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**Point Number** 808.3 **Provision:** 57-3Strategic Direction

**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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**Submitter Number:** 809 **Submitter:** Queenstown Lakes District Council

**Contact Name:** Stephen Quin **Email:** Stephen.Quin@qldc.govt.nz

**Address:** Private Bag 50072, Queenstown, New Zealand, 9348

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**Point Number** 809.1 **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** 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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**Point Number** 809.2 **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** 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.

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**Point Number** 809.3 **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** 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.

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**Point Number** 809.4 **Provision:** 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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**Point Number** 809.5 **Provision:** 1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Insert: 27.2.4.8 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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**Point Number** 809.6 **Provision:** 682-32 Protected Trees > 699-32.3 Other Provisions and Rules > 701-32.3.2 Clarification > 702-32.3.2.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the diagram as detailed in the submission.

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**Point Number** 809.7 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 712-32.4.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Change to – Minor trimming of a protected tree and minor trimming of a protected hedgerow no more than once in a single calendar year.

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**Point Number** 809.8 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 715-32.4.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** 32.4.4 Change to – Maintenance of protected hedgerows comprising the trimming of not greater than 50% of the canopy provided such work is supervised by a suitably qualified professional arborist experienced in the management of amenity trees and approved by Queenstown Lakes District Council prior to commencement of the works.

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**Point Number** 809.9 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 716-32.4.5

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** 32.4.5 Change to – The removal or significant trimming of a protected tree where the tree is dead, diseased or damaged and presents a potential hazard to persons or property.

Prior to the removal or significant trimming, persons must provide to Council a report from a suitably qualified professional arborist experienced in the management of amenity trees detailing the reasons and justification for removal or significant trimming. Works must not commence prior to the Council confirming the permitted activity status of the removal or significant trimming of a protected tree.

Should it be identified that a tree presents an imminent hazard, any work that is considered necessary to immediately abate the hazard may proceed at once, though evidence shall be submitted to council identifying the urgency for the works.

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**Point Number** 809.10 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 717-32.4.6

**Position:** Not Stated

**Summary of Submission** 32.4.6 Typo, 'roof' should read 'root'.

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**Point Number** 809.11 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 721-32.4.10

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** 32.4.10 Change to – Any works within the root protection zone of any tree less than 4.0m in height.

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**Point Number** 809.12 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 723-32.4.12

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** 32.4.12 Change to – The removal, significant trimming or works within the root protection zone of any tree greater than 4.0m in height.

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**Point Number** 809.13 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 730-32.4.19

**Position:** Other - Please clearly indicate your position in your submission below

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**Summary of Submission** 32.4.19 Change to – Maintenance of a character hedgerow comprising the trimming of not greater than 50% of the canopy, provided such work is carried out under the authority and supervised by a suitably qualified professional arborist experienced in the management of amenity trees and approved by Queenstown Lakes District Council prior to commencement of the works.

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**Point Number** 809.14 **Provision:** 682-32 Protected Trees > 711-32.4 Rules – Protected Trees > 731-32.4.20

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** 32.4.20 Change to – The removal or significant trimming of a character tree where the tree is dead, diseased or damaged and presents a potential hazard to persons or property.

Prior to the removal or significant trimming, persons must provide to Council a report from a suitably qualified professional arborist experienced in the management of amenity trees detailing the reasons and justification for removal or significant trimming. Works must not commence prior to the Council confirming the permitted activity status of the removal or significant trimming of a character tree.

Should it be identified that a character tree presents an imminent hazard, any work that is considered necessary to immediately abate the hazard may proceed at once, though evidence shall be submitted to council identifying the urgency for the works.

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**Point Number** 809.15 **Provision:** 5-Part Five - District Wide Matters > 5.5-32 Protected Trees > 5.5.6-32.5 - Rules - Assessment Matters

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** 32.5.1.2 Change to – The efficient and sustainable use of land and resources, including the allowance for reasonable unrestricted natural light where practicable and sufficient clearance to allow for routine property maintenance.

32.5.1.4 Change to – The merits of any proposed mitigation tree planting measures or landscaping.

32.5.1.6 Add new – Whether the removal of a tree of trees will potentially have an adverse effect on nearby trees to be retained.

32.5.1.6 Change to – Potential effect on the health and structural stability of the tree or hedgerow both in the short and long term.

32.5.1.7 Change to – Whether arboricultural industry recognised and accepted best practice will be adhered to.

32.5.1.8 Change to – Whether any viable and practicable alternatives are available.

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**Point Number** 809.16 **Provision:** 26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 81-33.5.1

**Position:** Other - Please clearly indicate your position in your submission below



<b>Summary of Submission</b>	33.5.1 Change to – Clearance of indigenous vegetation less than 2.0m in height and less than 5000m <sup>2</sup> in any area of any site over 10ha and, 500m <sup>2</sup> in any area of any site less than 10ha, in any continuous period of 5 years.		
<b>Point Number</b>	809.17	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 84-33.5.4
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	33.5.4 Change to – Clearance is more than 20m from the edge of a water body or the edge of a natural watercourse including streams and wetlands.		
<b>Point Number</b>	809.18	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 85-33.5.5
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>33.5.5 Change to – Is for the purpose of cutting and removal of indigenous trees that have been subject to windthrow and/or are dead standing attributed to natural causes or have become dangerous to persons or property.</p> <p>(Prior to the commencement of any works relating to 33.5.5, persons must notify Council in writing at least 10 working days prior to the commencement of the works in order to allow Council an opportunity to confirm the permitted activity status of the proposed works).</p> <p>Should it be identified that an indigenous tree presents an imminent hazard, any work that is considered necessary to immediately abate the hazard may proceed at once, though evidence shall be submitted to council identifying the urgency for the works.</p>		
<b>Point Number</b>	809.19	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	33.5.8 Change to – The clearance of indigenous vegetation below 2.0m in height shall not exceed 50m <sup>2</sup> in any area in any continuous period of 5 years.		
<b>Point Number</b>	809.20	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1193-27.2.2 Objective 2 > 1196-27.2.2.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend the wording to read - <i>Open spaces and reserves are <b>fit for purpose and are</b> located in appropriate locations having regard to topography, accessibility, <b>use</b> and ease of maintenance., <del>and are a</del></i>		

~~practicable size for their intended use.~~

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<b>Point Number</b>	809.21	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1207-27.2.4.1
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the wording to read -  
*Enhance biodiversity, riparian and amenity values by incorporating **and protecting** existing and planned waterways.....*

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<b>Point Number</b>	809.22	<b>Provision:</b>	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4 > 1213-27.2.4.7
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the wording to read -  
*Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:*

- Where any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection*
- Where a reserve is to be set aside to provide protection to vegetation and landscape features, **but** whether the value of ~~the that~~ land ~~reserved~~ should **not** be off-set against the development contribution to be paid for open space and recreation purposes.*

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<b>Point Number</b>	809.23	<b>Provision:</b>	1182-27 Subdivision and Development > 1274-27.7 Location-specific objectives, policies and provisions > 1279-27.7.2 Objective - Kirimoko > 1287-27.7.2.8
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Wording of policy could be stronger for protection of native plant remnants and wording relating to open space isn't clear.

Recommended Decision: Amend the wording to read -

***Minimise Avoid** disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other ~~open space areas and to~~ areas of ecological value.*

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<b>Point Number</b>	809.24	<b>Provision:</b>	1182-27 Subdivision and Development > 1355-27.10 Rules - General provisions > 1358-27.10.2 Esplanades
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**Position:** Not Stated

**Summary of Submission** 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 Ngai Tahu Manawhenua values, rights and interests.

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**Point Number** 810.5 **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 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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<b>Point Number</b>	810.9	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 22-4.2.2 Objective 2. > 26-4.2.2.4
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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 <u>Manawhenua</u> 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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<b>Point Number</b>	810.10	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 39-4.2.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add a further bullet point to Policy 4.2.4.2:  <u>Does not diminish the values of wahi tupuna</u>		

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<b>Point Number</b>	810.11	<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>	Not Stated		
<b>Summary of Submission</b>	Add a further bullet point to Policy 4.2.6.2:  <u>Does not diminish the values of wahi tupuna</u>		

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<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> .		

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<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.		

## Submission

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<b>Point Number</b>	810.14	<b>Provision:</b>	48-1t "Heading 5,5" 5 Tangata Whenua > 49-5.1 Purpose
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend both references to Ngai Tahu to Manawhenua:  Queenstown Lakes District Council will recognise and provide for <u>Ngai Tahu 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 <u>Ngai Tahu's Manawhenua's</u> role as kaitiaki, and protecting its values, rights and interests.		

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<b>Point Number</b>	810.15	<b>Provision:</b>	48-1t "Heading 5,5" 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> ' subsections under a new subheading ' <u>Ngai Tahu Association with the Queenstown Lakes District</u> '. 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>	48-t "Heading 5,5" 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>	48-t "Heading 5,5" 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>	48-t "Heading 5,5" 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:  <del>Wahi tapuna</del> <u>Wahi tupuna</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 <u>wahi tapu wahi tupuna</u> .		

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<b>Point Number</b>	810.19	<b>Provision:</b>	48-t "Heading 5,5" 5 Tangata Whenua > 50-5.2 Ngai Tahu / Kai Tahu
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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 <del>Ngai Tau</del> <u>Ngai Tahu</u> values, uses and associations.		

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<b>Point Number</b>	810.20	<b>Provision:</b>	48-t "Heading 5,5" 5 Tangata Whenua > 65-5.3 Issues and Outcomes sought by Ngai Tahu
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Change the heading from <del>'Issues and outcomes for Ngai Tahu'</del> to <u>'Issues and Outcomes for Manawhenua'</u> . Expand this section as follows:  <b><u>Issues</u></b> <ul style="list-style-type: none"><li>• <u>Increasing land use intensification, especially increasing dairying and subdivision.</u></li><li>• <u>Effects of land use change and development including stormwater management on wahi tupuna, mahinga kai and water quality.</u></li></ul>		



- 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.

<b>Point Number</b>	810.21	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 69-5.4.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p><b>Amend Policy 5.4.1.1</b></p> <p>Ensure that Ngai Tahu Papatipu Runanga are engaged in resource management decision-making and implementation on matters that affect <del>Ngai Tahu</del> Manawhenua values, rights and interests, in accordance with the principles of the Treaty of Waitangi.</p>		

<b>Point Number</b>	810.22	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 69-5.4.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p><b>Amend Policy 5.4.1.2</b></p> <p>Actively foster effective partnerships and relationships between the Queenstown Lakes District Council and <del>Ngai Tahu Papatipu Runanga</del> Manawhenua.</p>		

<b>Point Number</b>	810.23	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 69-5.4.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p><b>Amend Policy 5.4.1.4</b></p> <p>Recognise that only <del>tangata whenua</del> <u>Manawhenua</u> can identify their relationship and that of their culture and traditions with their ancestral lands, <u>water</u>, sites, wahi tapu, topuni and other taonga.</p>		

<b>Point Number</b>	810.24	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 70-5.4.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p><b>Amend Objective 5.4.2 and Policy 5.4.2.1:</b></p>		

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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<b>Point Number</b>	810.25	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 71-5.4.3
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**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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<b>Point Number</b>	810.26	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 72-5.4.4
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**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 ~~papakāinga housing~~.

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<b>Point Number</b>	810.27	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 68-5.4 Objectives and Policies > 73-5.4.5
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**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.

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<b>Point Number</b>	810.28	<b>Provision:</b>	48- <del>t</del> "Heading 5,5" 5 Tangata Whenua > 74-5.5 Methods
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**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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<b>Point Number</b>	810.29	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 97-6.3.1.12
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<b>Amend Policy 6.3.1.12</b>  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 <del>Tangata Whenua</del> <u>Manawhenua</u> , including Topuni and wahi tupuna.		

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<b>Point Number</b>	810.30	<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>	<b>Amend Policy 6.3.6.1</b>  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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<b>Point Number</b>	810.31	<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>	<b>Amend Policy 6.3.8.2</b>  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 <u>Manawhenua</u> values.		

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<b>Point Number</b>	810.32	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 402-8.5.13
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<b>Setback of buildings from water bodies:</b> Add a further matter of discretion: Manawhenua values.		

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**Point Number** 810.33 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 455-11.5.5

**Position:** Not Stated

**Summary of Submission** **Setback of buildings from water bodies:** Add a further matter of discretion: Manawhenua values.

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**Point Number** 810.34 **Provision:** 464-12 Queenstown Town Centre > 508-12.4 Rules - Activities > 519-12.4.7

**Position:** Not Stated

**Summary of Submission** Add a further assessment matter to the rule:  
The extent to which any proposed structures or buildings will:  
Affect the values of wahi tupuna

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**Point Number** 810.35 **Provision:** 4-Part Three - Urban Environment

**Position:** Not Stated

**Summary of Submission** **Add a new policy for the Queenstown, Wanaka and Arrowtown Town Centre Zones :**  
Ensure that development responds to and protects the values of wahi tupuna.

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**Point Number** 810.36 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

**Position:** Not Stated

**Summary of Submission** Amend the wording of the Zone purpose as follows:  
The purpose of the Rural zone is to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource, ~~and~~ rural amenity, and Manawhenua values.

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**Point Number** 810.37 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 781-21.2.1.7

**Position:** Not Stated

<b>Summary of Submission</b>	<b>Amend Policy 21.2.1.7</b>		
	Have regard to <u>the impacts on</u> the spiritual beliefs, cultural traditions and practices of <del>Tangata Whenua</del> <u>Manawhenua</u> .		
<b>Point Number</b>	810.38	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<b>Amend Policy 21.2.8.1</b>		
	Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, <del>and</del> Landscape, <del>and</del> <u>Historic Heritage</u> chapters.		
<b>Point Number</b>	810.39	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<b>Amend the Objective as follows:</b>		
	Ensure commercial activities do not degrade landscape values, rural amenity, <u>Manawhenua values</u> or impinge on farming activities.		
<b>Point Number</b>	810.40	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 818-21.2.10.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<b>Amend Policy 21.2.10.2</b>		
	Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, <u>Manawhenua values</u> , character, rural amenity, and natural values.		
<b>Point Number</b>	810.41	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 824-21.2.12.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<b>Amend policy 21.2.12.1</b>		
	Have regard to <u>wahi tupuna</u> , <u>access requirements</u> , statutory obligations, the spiritual beliefs, cultural traditions and practices of <del>Tangata Whenua</del> <u>Manawhenua</u> where activities are undertaken on the surface of lakes and rivers and their margins.		

<b>Point Number</b>	810.42	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18 > 927-21.5.18.7
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Add wahi tupuna to bullet point list as an assessment matter where structures, building and network utilities affect ridgelines and upper slopes.		

<b>Submitter Number:</b>	811	<b>Submitter:</b>	Marc Scaife
<b>Contact Name:</b>		<b>Email:</b>	marcscaife@xtra.co.nz
<b>Address:</b>	PO Box 858, Queenstown, New Zealand, 9348		

<b>Point Number</b>	811.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The proposed Planning provisions for the Rural living zones have too many activities and rules that have discretionary activity status, and too few that are non-complying or prohibited.		

<b>Point Number</b>	811.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The change from controlled to permitted activity status for building platforms is sensible, but only if standards are introduced which define the matters previously controlled: location, appearance, earthworks, landscaping. These standards do not exist in the proposed plan as it stands.		

<b>Point Number</b>	811.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	The proposed plan is not clear as to the activity status of buildings Not on a building platform in the RL zone. Nor does there appear to be standard governing the number of non-residential buildings, or building platforms for non-residential buildings. But these matters do need to have clear rules.		

<b>Point Number</b>	811.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5
<b>Position:</b>	Support		
<b>Summary of Submission</b>	With reference to the Control of buildings objective 22.2.2.5 refers to the bulk scale and intensity of buildings. The latter is missing in 22.4.10. Also there is control over buildings, but questions control over numbers of people for different activities/land use types.		
<b>Point Number</b>	811.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 858-22.4.13
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Informal airports should have a prohibited activity status.		
<b>Point Number</b>	811.6	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Where buildings are permitted there needs to be as standard or landscaping, location, earthworks (submitters words).		
<b>Point Number</b>	811.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 868-22.5.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	15% BC may be too much for larger Rural lifestyle lot sections. Numerous RR lots exist that are well in excess of the minimum 4000 sqm . A uniform site coverage of 15 % could result in massive sprawl of buildings. • The Non compliance status (NCS) for breaches of site coverage should not be discretionary. It should be NC or PR.		
<b>Point Number</b>	811.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Questions whether max size = defined GFA or Ground floor area.		
<b>Point Number</b>	811.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules -

**Position:** Support

**Summary of Submission** Setbacks: NCS should be non-complying, possibly PR. Scrap the exception for R Visitor zone in 22.5.6.

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**Point Number** 811.10 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 887-22.5.11

**Position:** Support

**Summary of Submission** Residential density. Non complying status should be Prohibited.

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**Point Number** 811.11 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12

**Position:** Support

**Summary of Submission** Residential density. Non complying status should be Prohibited.

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**Point Number** 811.12 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 893-22.5.13

**Position:** Support

**Summary of Submission** NCS should be non-complying, possibly Prohibited.

Questions how can the scale and intensity of the activity be compatible with surrounding activities if the VA subzone is surrounded by Rural Lifestyle? Rural Lifestyle has 1 residential unit, max 1000 sqm site coverage whereas VA has 2.5 times that?

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**Point Number** 811.13 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 900-22.5.20

**Position:** Support

**Summary of Submission** Building restriction NCS should be Prohibited.

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**Point Number** 811.14 **Provision:** 10-Entire Plan

**Position:** Not Stated



**Summary of Submission** Submits that in general the District Plan, both in its present form and as proposed, is inefficient in meeting the requirement of the RMA of allowing society to achieve its goals whilst preserving the environment. It does not have sufficiently firm and clear rules that regulate activities and set standards, and relies excessively on official's s discretion to arbitrarily regulate activities on a case by case basis.

States there is a need to reduce the extent of discretionary decision-making by Council officials and independent commissioners.

Requests greater extent of notification and limited notification of applications. The District plan should scrap all specific stipulations that preclude notification, and allow notification to be governed by criteria for notification dictated by the RMA.

**Point Number** 811.15 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 855-22.4.10

**Position:** Not Stated

**Summary of Submission** Opposes the VA subzone over the Matakauri Lodge. The proposed sub zone for Matakauri has no planning rationale. Submits that the creation of special Rural Lifestyle visitor accommodation subzones will not solve potential conflicts between the Rural Lifestyle zone and visitor accommodation , but rather enhance them. The site has been developed to a level of intensity that is now in excess of twenty times the standard for visitor accommodation activity.

**Submitter Number:** 812 **Submitter:** Land & Infrastructure Management Limited

**Contact Name:** A M Seyb **Email:** seyb@xtra.co.nz

**Address:** PO Box 22216, Khandallah, Wellington, New Zealand, 6441

**Point Number** 812.1 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 459-11.5.9

**Position:** Not Stated

**Summary of Submission** Seek a reduction of the minimum lot size within the Large Lot Residential Zone from 4000m2 to 2000m2.

**Point Number** 812.2 **Provision:** 410-11 Large Lot Residential > 447-11.5 Rules - Standards for Activities > 452-11.5.2

**Position:** Oppose

**Summary of Submission** Building coverage should be amended to 30%.



**Summary of Submission** Oppose the proposed Medium Density 'urban infill' for Arrowtown, supports extending town boundaries to allow for extra dwellings.

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**Submitter Number:** 815 **Submitter:** Glenys and Barry Morgan  
**Contact Name:** **Email:** duncan.white@ppgroup.co.nz  
**Address:** Paterson Pitts Partners (Wanaka) Ltd PO Box 283, Wanaka, New Zealand, 9343

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**Point Number** 815.1 **Provision:** 7-Part Seven - Maps > 7.25-Map 23 - Wanaka

**Position:** Not Stated

**Summary of Submission** That the area to the south of Studholme Road, as shown on the plan attached to the submission be rezoned from Rural to Rural Lifestyle (see submission)

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**Point Number** 815.2 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** That the area to the south of Studholme Road, as shown on the plan attached to the submission be rezoned from Rural to Rural Lifestyle (see submission)

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**Submitter Number:** 816 **Submitter:** Jan Solbak  
**Contact Name:** **Email:** solbak@paradise.net.nz  
**Address:** 22 Sam John Place, RD2, Hawea, New Zealand, 9382

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**Point Number** 816.1 **Provision:** 7-Part Seven - Maps > 7.18-Map 17 - Hawea

**Position:** Support

**Summary of Submission** Request that the current Rural Residential Zone in Lake Hawea consisting of Grandview Rd, Sam John Place and Lichen Lane remain unchanged. The 2003 Hawea Community Plan's vision for 2020 states, in part, 'people live here because of the strong community,, landscape values ..... development is largely contained within current zoning to ensure efficient service provision, and the retention of the surrounding rural character'. In 2015. This vision is still highly relevant for the next 10 years.

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<b>Point Number</b>	816.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Request that the current Rural Residential Zone in Lake Hawea consisting of Grandview Rd, Sam John Place and Lichen Lane remain unchanged. The 2003 Hawea Community Plan's vision for 2020 states, in part, 'people live here because of the strong community,, landscape values ..... development is largely contained within current zoning to ensure efficient service provision, and the retention of the surrounding rural character'. In 2015. This vision is still highly relevant for the next 10 years.		

<b>Submitter Number:</b>	817	<b>Submitter:</b>	Te Ao Marama Inc
<b>Contact Name:</b>	Ailsa Cain	<b>Email:</b>	ailsa@kauati.co.nz
<b>Address:</b>	Kauati Ltd New Zealand, 0		

<b>Point Number</b>	817.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/> supports the following points in the proposed District Plan:</p> <p><input type="checkbox"/><input type="checkbox"/></p> <p><input type="checkbox"/><input type="checkbox"/> Goal 3.2.7 Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngai Tahu</p> <p><input type="checkbox"/><input type="checkbox"/> Chapter 5 Tangata Whenua</p> <p><input type="checkbox"/><input type="checkbox"/> Chapter 34 Wilding Exotic Trees</p> <p><input type="checkbox"/><input type="checkbox"/> 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.</p> <p><input type="checkbox"/><input type="checkbox"/> Ngai Tahu's historical and contemporary values, associations, and the reflection of its identity in the rural and built environments.</p> <p><input type="checkbox"/><input type="checkbox"/> 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.</p> <p><input type="checkbox"/><input type="checkbox"/> The Council's initial attempts to integrate the provisions of the Tangata Whenua Chapter throughout the Plan.</p>		

The promotion and retention of environmental infrastructure, including wetlands.

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**Point Number** 817.2 **Provision:** 8-General DP Review Comments

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** TAMI has the following amendments for the proposed District Plan:

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.

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<b>Point Number</b>	817.3	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>Confirmation requested.</p> <p>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.</p>		

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<b>Submitter Number:</b>	818	<b>Submitter:</b>	Michael Hill Tournaments Limited
<b>Contact Name:</b>	Michael Glading	<b>Email:</b>	mglading@nzgolftournaments.com
<b>Address:</b>	New Zealand, 0		

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<b>Point Number</b>	818.1	<b>Provision:</b>	26-43 Millbrook Resort Zone
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Full support of the Millbrook Resort Zone extension.		

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<b>Submitter Number:</b>	819	<b>Submitter:</b>	Mark McGuinness
<b>Contact Name:</b>		<b>Email:</b>	MarkM@willisbond.co.nz
<b>Address:</b>	PO Box 24137, Wellington, New Zealand, 6142		

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<b>Point Number</b>	819.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>- Build up not out.</p> <p>- Gorge Road height allowances should be increased (10 stories or more). If we don't build up in these areas this will end up in sprawl, which will kill Queenstown.</p>		

- Begin by doing this on Council land in partnerships with developers.
  - Affordable housing- the solution should start at worker accommodation ie. rentals.
  - 5 Mile should have planting to the front of it to shield from public view.
- 

<b>Submitter Number:</b>	820	<b>Submitter:</b>	Jeremy Bell Investments
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	Vivian & Espie Limited PO Box 2514, Queenstown, New Zealand, 9349		
<b>Point Number</b>	820.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Adopt the Rural Lifestyle proposed provisions within Chapter 22 and Chapter 27 as they relate to the area identified in the attached map "Proposed Rural Lifestyle Zone Location Map" described by the submitter as Mt Criffel Station and accessed from Smith Road via Mt Barker Road, Wanaka.		
<b>Point Number</b>	820.2	<b>Provision:</b>	1182-27 Subdivision and Development
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Adopt the Rural Lifestyle proposed provisions within Chapter 22 and Chapter 27 as they relate to the area identified in the attached map 'proposed Rural Lifestyle Zone Location Map'.		
<b>Point Number</b>	820.3	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend proposed Planning Maps 18 and 11 to change the zoning of the specific area identified within 'Appendix1: Proposed Rural Lifestyle Zone Location map' to that of Rural Lifestyle and corresponding 'No Build Area'.		
<b>Point Number</b>	820.4	<b>Provision:</b>	7-Part Seven - Maps > 7.12-Map 11 -Mt Pisa, Luggate (Inset)
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend proposed Planning Maps 18 and 11 to change the zoning of the specific area identified within 'Appendix1: Proposed Rural Lifestyle Zone Location map' to that of Rural Lifestyle and corresponding 'No Build Area'.		

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<b>Point Number</b>	820.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	That the land identified in the graphic attached to the submission be re-zoned to Rural lifestyle zone with a minimum lot area of one hectare providing the average lot size is not less than 2 hectares and for the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.		

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<b>Point Number</b>	820.6	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map 18 - Wanaka Rural, Hawea Flat
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<b>Point Number</b>	820.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 848-22.4.3.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 22.4.3.3 to change the activity status for a building platform for a residential unit from Discretionary to Controlled Activity status.		

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<b>Point Number</b>	820.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.3		

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<b>Point Number</b>	820.9	<b>Provision:</b>	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 27.4.1 so that subdivisions within the Rural Lifestyle zone that comply with all of the relevant standards are a controlled activity.		

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<b>Point Number</b>	820.10	<b>Provision:</b>	7-Part Seven - Maps > 7.19-Map
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**Position:** Not Stated

**Summary of Submission**

Submission relates to the land owned by Jeremy Bell Investments Ltd and located at Lots 1-3 DP 300397 and Section 32 BLK VI TARRAS SD (generally located off Smith Road/Mount Barker Road, shown on proposed planning map 18.

Opposes the proposed zoning of these properties as entirely Rural zone.

Seeks that the land identified within the outlined area of the attached map be re-zoned in part as Rural Lifestyle zone (71.2ha) with a dedicated no build area (22ha) where these areas are more sensitive to landscape matters.

Amend proposed Planning Maps 18 and 11 to change the zoning of the specific area identified within 'Appendix 1: Proposed Rural Lifestyle Zone Location Map' to that of Rural Lifestyle and corresponding 'No Build Area'.

**Point Number** 820.11 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission**

Submission relates to the land owned by Jeremy Bell Investments Ltd and located at Lots 1-3 DP 300397 and Section 32 BLK VI TARRAS SD (generally located off Smith Road/Mount Barker Road, shown on proposed planning map 18. Opposes the proposed zoning of these properties as entirely Rural zone. Seeks that the land identified within the outlined area of the attached map be re-zoned in part as Rural Lifestyle zone (71.2ha) with a dedicated no build area (22ha) where these areas are more sensitive to landscape matters.

**Point Number** 820.12 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Not Stated

**Summary of Submission**

Delete Rule 22.5.3 (maximum building size 500m2).

**Point Number** 820.13 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Not Stated

**Summary of Submission**

Amend Rule 27.4.1 so that subdivisions within the Rural Lifestyle zone that comply with all of the relevant standards are a controlled activity.

**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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**Submitter Number:** 821 **Submitter:** Janice Kinealy  
**Contact Name:** **Email:** janandmick.k@xtra.co.nz  
**Address:** New Zealand, 9300

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**Point Number** 821.1 **Provision:** 255-8 Medium Density Residential  
**Position:** Oppose  
**Summary of Submission** - Object to density change, specifically for Brisbane Street- from high density to medium density.  
- Size of buildings and recession planes are too large for the area.

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**Submitter Number:** 822 **Submitter:** Geraint Bermingham  
**Contact Name:** **Email:** geraint@bermingham.net.nz  
**Address:** New Zealand, 9371

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**Point Number** 822.1 **Provision:** 1059-26 Historic Heritage > 1148-26.9 Buildings, structures and features  
**Position:** Not Stated  
**Summary of Submission** Ref. No. 411 (map reference 39) - Kingston Flyer has been removed from the Heritage Register. This should return to the QLDC Heritage Register.

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**Submitter Number:** 823 **Submitter:** B J Gan  
**Contact Name:** **Email:** ganbj@stengg.com  
**Address:** New Zealand, 0

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<b>Point Number</b>	823.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	In order to not increase congestion and crowd, perhaps the development plan should include surrounding areas like Jacks Point. This place can be developed as a resort village, something like Club Med.		

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<b>Submitter Number:</b>	824	<b>Submitter:</b>	Barbara Derrett
<b>Contact Name:</b>		<b>Email:</b>	jadegreen15@gmail.com
<b>Address:</b>	Caernarvon Street, Arrowtown, New Zealand, 0		

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<b>Point Number</b>	824.1	<b>Provision:</b>	255-8 Medium Density Residential
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reference to Arrowtown  I am HORRIFIED at the Council's proposal to ENFORCE MEDIUM DENSITY INFILL. This will reduce privacy, Increase noise and congestion levels, Increase off-street parking issues, Reduce sunlight in an already sunlight-deprived town, Storm water - curbing and channelling with add to the the loss of character of the town, Road works and construction in central Arrowtown would go on for years, There would inevitably be reduced amenity values, such as open spaces, trees and vegetation.  I SUPPORT INSTEAD for Arrowtown, A BOUNDARY CHANGE.		

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<b>Point Number</b>	824.2	<b>Provision:</b>	7-Part Seven - Maps > 7.29-Map 27 - Arrowtown
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Reference to Arrowtown  I am HORRIFIED at the Council's proposal to ENFORCE MEDIUM DENSITY INFILL. This will reduce privacy, Increase noise and congestion levels, Increase off-street parking issues, Reduce sunlight in an already sunlight-deprived town, Storm water - curbing and channelling with add to the the loss of character of the town, Road works and construction in central Arrowtown would go on for years, There would inevitably be reduced amenity values, such as open spaces, trees and vegetation.  I SUPPORT INSTEAD for Arrowtown, A BOUNDARY CHANGE.		

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Late Submissions – Received after close of submissions.

<b>Submitter Number:</b>	826	<b>Submitter:</b>	Tim Taylor
<b>Contact Name:</b>		<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	826.1	<b>Provision:</b>	5-Part Four - Rural Environment
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The submitter seeks that the properties are rezoned to provide for residential and commercial land uses.  The submitter's properties are located at or about 87 State Highway 6 (Kingston-Garston Highway), legally described as Section 1 and 2, Block I Kingston SD, and Pt Run 323A and shown on planning map 15.		
<hr/>			
<b>Point Number</b>	826.2	<b>Provision:</b>	7-Part Seven - Maps > 7.16-Map 15 - Kingston Rural, Lake Wakatapu & Gibbston (Inset)
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The submitter seeks that the properties are rezoned to provide for residential and commercial land uses. The submitter's properties are located at or about 87 State Highway 6 (Kingston-Garston Highway), legally described as Section 1 and 2, Block I Kingston SD, and Pt Run 323A and shown on planning map 15.		
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<b>Submitter Number:</b>	827	<b>Submitter:</b>	Gibbston Valley Station Ltd
<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	827.1	<b>Provision:</b>	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the properties located in <b>Annexure A</b> of the submission (described as Gibbston Valley Station and shown on Planning Maps 13 & 15) to an alternative zone that allows for a range of uses including residential, viticulture, commercial, visitor accommodation and commercial recreation.		

Any other additional or consequential relief to the Proposed Plan including but not limited to, maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will full give effect to the matters raised in this submission.

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**Point Number** 827.2 **Provision:** 7-Part Seven - Maps > 7.16-Map 15 - Kingston Rural, Lake Wakatapu & Gibbston (Inset)

**Position:** Not Stated

**Summary of Submission** Rezone the properties located in **Annexure A** of the submission (described as Gibbston Valley Station and shown on Planning Maps 13 & 15) to an alternative zone that allows for a range of uses including residential, viticulture, commercial, visitor accommodation and commercial recreation.

Any other additional or consequential relief to the Proposed Plan including but not limited to, maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will full give effect to the matters raised in this submission.

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**Point Number** 827.3 **Provision:** 948-23 Gibbston Character Zone

**Position:** Not Stated

**Summary of Submission** Rezone the properties located in **Annexure A** of the submission (described as Gibbston Valley Station and shown on Planning Maps 13 & 15) to an alternative zone that allows for a range of uses including residential, viticulture, commercial, visitor accommodation and commercial recreation.

Any other additional or consequential relief to the Proposed Plan including but not limited to, maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will full give effect to the matters raised in this submission.

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**Submitter Number:** 828 **Submitter:** Brett Giddens

**Contact Name:** **Email:** brett@giddens.co.nz

**Address:** 20 McBride Street, Frankton, Wakatipu, New Zealand, 9300

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**Point Number** 828.1 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Not Stated

**Summary of Submission** Rezone the land bound by McBride Street, Birse Street, Grey Street and State Highway 6 from Low Density Residential to Local Shopping Centre Zone or as a secondary option, a more appropriate higher density zone such as:

- High Density Residential;
- Medium Density Residential; or
- Another zone or amended zone that will achieve the outcomes sought in the

submission.

Any additional or consequential relief of the proposed plan as a result of this submission.

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**Point Number** 828.2 **Provision:** 138-7 Low Density Residential

**Position:** Not Stated

**Summary of Submission** Rezone the land bound by McBride Street, Birse Street, Grey Street and State Highway 6 from Low Density Residential to Local Shopping Centre Zone or as a secondary option, a more appropriate higher density zone such as:

- High Density Residential;
- Medium Density Residential; or
- Another zone or amended zone that will achieve the outcomes sought in the submission.

Any additional or consequential relief of the proposed plan as a result of this submission.

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**Submitter Number:** 829 **Submitter:** Anderson Branch Creek Ltd

**Contact Name:** Isabella Anderson **Email:**

**Address:** 1624A Cardrona Valley Road, R.D.2, Wanaka, New Zealand, 9382

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**Point Number** 829.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15

**Position:** Not Stated

**Summary of Submission** Remove the restrictions for all buildings to be coloured in the range of browns, greens and grays.

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**Point Number** 829.2 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15 > 917-21.5.15.3

**Position:** Not Stated

**Summary of Submission** Amend this provision to be less restrictive and it is submitted the change be 30% in any 5 year period.

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**Point Number** 829.3 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18 > 925-21.5.18.5

<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Revised 600masl to 900masl at a minimum and preferably removed from the plan		
<b>Point Number</b>	829.4	<b>Provision:</b>	7-Part Seven - Maps > 7.11-Map 10 - Skippers, Macetown, Cardrona
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend as per map in submission		
<b>Point Number</b>	829.5	<b>Provision:</b>	7-Part Seven - Maps > 7.11-Map 10 - Skippers, Macetown, Cardrona
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Remove the significant natural areas as shown on the map (F2A, F2B_1, F2B_2, F2C and F2D)		
<b>Point Number</b>	829.6	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	consideration of already protected indigenous vegetation and biodiversity [by way of covenants and DoC lands] has been left out of the plan and reference should be made to this in the rules and reference to what is already protected within the QLDC area be a consideration when applying them. <b>(refer to full submission for clarity).</b>		
<b>Point Number</b>	829.7	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Maintain consistency with metric system as it can be confusing when rules change between m2 to hectares.		
<b>Point Number</b>	829.8	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The size of areas permitted to be cleared within an area should be tied to a percentage of land holding [.05 of a hectare is big on a ¼ ha section but on a 6000 ha farm is not] this needs to be more relative to whole landholding.		



<b>Point Number</b>	829.9	<b>Provision:</b>	26-33 Indigenous Vegetation and Biodiversity
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The time span of {not more than..... within any 5 yr period} is too restrictive for a lot farming activities.		
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<b>Point Number</b>	829.10	<b>Provision:</b>	174-34 Wilding Exotic Trees
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	This section needs to be amended to controlled or noncomplying rather than prohibited for the species that have commercial value, (radiata and douglas fir)		
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<b>Submitter Number:</b>	830	<b>Submitter:</b>	Duncan Edward Robertson
<b>Contact Name:</b>		<b>Email:</b>	jnhunt@xtra.co.nz
<b>Address:</b>	11 North Eyre Road, Eyreton RD2, Kaiapoi, New Zealand, 7692		
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<b>Point Number</b>	830.1	<b>Provision:</b>	7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone Submitter's land located on the corner of Speargrass and Lower Shotover Roads (Lot 1 & 2 DP20531) shown on Planning Maps 26 & 29 Rural Lifestyle.		
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<b>Point Number</b>	830.2	<b>Provision:</b>	7-Part Seven - Maps > 7.31-Map 29 - Dalefield, Coronet Peak Road
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone Submitter's land located on the corner of Speargrass and Lower Shotover Roads (Lot 1 & 2 DP20531) shown on Planning Maps 26 & 29 Rural Lifestyle.		
<hr/>			
<b>Point Number</b>	830.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.12.2		

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**Point Number** 830.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.3

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**Point Number** 830.5 **Provision:** 1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities

**Position:** Oppose

**Summary of Submission** Delete Rule 27.4.1

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**Point Number** 830.6 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Not Stated

**Summary of Submission** Delete Rule 27.5.1 to the extent that it requires an average lot size of 2 hectares in the Rural Lifestyle Zone

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**Submitter Number:** 831 **Submitter:** Angela Caldwell

**Contact Name:** **Email:**

**Address:** 17 Fox's Terrace, Arrowtown, New Zealand, 9302

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**Point Number** 831.1 **Provision:** 7-Part Seven - Maps > 7.29-Map 27 - Arrowtown

**Position:** Oppose

**Summary of Submission** Extend urban boundary of Arrowtown and do not allow infill development within Arrowtown.

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<b>Submitter Number:</b>	832	<b>Submitter:</b>	Finz Queenstown Limited
<b>Contact Name:</b>	Jan Rae	<b>Email:</b>	
<b>Address:</b>	PO Box 1202, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	832.1	<b>Provision:</b>	7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Establish an <b>Entertainment Precinct</b> for Steamer Wharf and additional provisions in the Proposed Plan to give effect to the matters raised in the full submission.		
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<b>Submitter Number:</b>	833	<b>Submitter:</b>	Rosemary & Thomas Anthony Barnett & Buckley
<b>Contact Name:</b>		<b>Email:</b>	rosebarnett61@gmail.com
<b>Address:</b>	280 Tucker Beach Road, Queenstown Lakes District, New Zealand, 9371		
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<b>Point Number</b>	833.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Objects to the proposed creation of informal airports in rural residential areas. Requests that council refuses to allow the proposed formation of informal airports in remote areas of rural general and residential land.		
<hr/>			

<b>Submitter Number:</b>	834	<b>Submitter:</b>	Helen McPhail
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	67 McBride Street, Frankton, New Zealand, 9300		
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<b>Point Number</b>	834.1	<b>Provision:</b>	8-General DP Review Comments
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Submitter opposes Plan Change 35.		

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**Point Number** 834.2 **Provision:** 138-7 Low Density Residential > 184-7.4 Rules - Activities > 199-7.4.11

**Position:** Not Stated

**Summary of Submission** Delete 7.4.11.

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**Point Number** 834.3 **Provision:** 739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2 > 747-17.2.2.1

**Position:** Not Stated

**Summary of Submission** Agree (support) 17.2.2.1

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**Point Number** 834.4 **Provision:** 739-17 Queenstown Airport Mixed Use > 741-17.2 Objectives and Policies > 746-17.2.2 Objective 2 > 748-17.2.2.2

**Position:** Not Stated

**Summary of Submission** 17.2.2.2, 17.5.9.2 and 17.5

Car parking at present is inadequate and future expansion incompatible with 17.2.2.1 unless parking buildings and underground parking undertaken. Land is a finite resource which needs careful utilisation.

---

**Point Number** 834.5 **Provision:** 771-21 Rural Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Strongly support retaining, protecting and encouraging the Rural working (Farming / hort) landscapes in the district. They have an historical role, in tourism values with tourists enjoying seeing sheep / cattle grazing freely, and a mental health value as a calming environment.

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**Submitter Number:** 835 **Submitter:** Wai Queenstown Limited

**Contact Name:** Jan Rae **Email:**

**Address:** PO Box 1202, Queenstown, New Zealand, 9348

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**Point Number** 835.1 **Provision:** 464-12 Queenstown Town Centre

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.  
Submitter seeks that the Steamer Wharf is included as an Entertainment Precinct.

---

**Point Number** 835.2 **Provision:** 7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part. Submitter seeks that the Steamer Wharf is included as an Entertainment Precinct.

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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** 836.1 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions - Activity Sensitive to Aircraft Noise (ASAN)

Issue

(a) The definition of ASAN should be amended by deleting the words "... as defined in this District Plan... ". Defined terms are used in many definitions, and this formula does not appear to be repeated elsewhere and is unnecessary.

(b) It is difficult to see any justification for the one minor difference between the definition of "ASAN" and the definition of "ASAN (Wanaka)". The definition of "ASAN (Wanaka)" can probably be deleted without any consequential adverse effect.

Relief Requested:

(c) Amend the District Plan to address the issues raised above, plus make any consequential amendments to other relevant plan provisions.

---

**Point Number** 836.2 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions - Aerodrome/Airport

Issue:

(a) It is unclear why there is a definition of "Aerodrome" in the District Plan, when the other definitions which are relevant to an airport, such as "Airport Activity" and "Airport Operator", all refer to "Airport" rather than "Aerodrome".

Relief Requested:

(b) Delete the definition "Aerodrome", replace it with an equivalent definition for "Airport", and delete any other reference to "Aerodrome" in the District Plan.

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**Point Number** 836.3 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions - Air Noise Boundary

Issue:

(a) It is unclear why there needs to be two separate definitions of "Air Noise Boundary", with one applying to all air noise boundaries and the second applying just to the Queenstown ANB. It is also unclear why these two identical definitions should be slightly differently worded. It is difficult to see how deleting one of them could have any meaningful consequence.

Relief Requested:

(b) Delete one of the two ANB definitions and make any consequential changes to other relevant plan provisions.

---

**Point Number** 836.4 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions - Domestic Livestock

Issue:

(a) The definition of "Domestic Livestock" raises (at least) the following issues:

- (i) The first bullet point makes no reference to 'per property' or 'per site', whereas the second bullet point does.
- (ii) The second bullet point refers firstly to "a property" which is not a defined term, and then to "per site" which is a defined term. This inconsistency is undesirable.
- (iii) If a control is to be imposed on adult roosters, a similar control should be imposed on adult peacocks which are found on properties in the district and which are noisier and more objectionable than adult roosters.
- (iv) In the Note at the end, the words "... as defined by the Plan" should be deleted because they are unnecessary.

Relief Requested:

(b) Amend the definition of "Domestic Livestock" to address the issues raised above.

---

**Point Number** 836.5 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions - Dwelling

Issue:

(a) The Operative District Plan refers only to a "residential unit" and contains no reference to "Dwelling". That approach has operated very well for the past 20 years, without causing any difficulties. It is unclear why a new definition of "Dwelling" has now been included, particularly when it is intended to have the same meaning as "residential unit". Including this new definition, together with use of the term "Dwelling" in other parts of the plan, adds an unnecessary complication without achieving anything.

Relief Requested:

(b) Delete the definition of "Dwelling" and amend every other reference to "Dwelling" in the District Plan to read "residential unit".

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**Point Number** 836.6 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions - Ground Level

Issue:

(a) The third bullet point of the definition of "Ground Level" potentially creates a problem. Up until a few years ago the Council did not require a subdivider to obtain separate land use consent for earthworks associated with a subdivision. However a few years ago the Council changed its interpretation of the provisions of the Operative District Plan and started requiring subdividers to obtain separate land use consent for all earthworks associated with a subdivision. As a consequence, under the Operative District Plan, subdivisions have changed the defined "Ground Level" of subdivided sites through land use consents obtained for earthworks associated with the relevant subdivision. It appears that the third bullet point in this definition of "Ground Level" (together with the first bullet point) may operate retrospectively to change the ground level applicable to sites created through subdivision consents issued under the Operative District Plan.

Relief Requested:

(b) Either delete the third bullet point from this definition, or make such other amendments as are necessary to ensure that this bullet point only applies to subdivision consents granted after the date that Plan Change 49 (which created the new earthworks chapter) became operative, or such other relief to avoid this retrospective consequence.

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**Point Number** 836.7 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions - Ground Level (Industrial B Zone - O'Connell Terrace Precinct)

Issue:

(a) The definition of "Ground Level" excludes ground level for the Remarkables Park Zone and excludes ground level for the Industrial B Zone (O'Connell Terrace Precinct). Immediately following is a separate definition for ground level in the Remarkables Park Zone. It is unclear whether there should also be a separate definition for ground level relating to the Industrial B Zone (O'Connell Terrace Precinct).

Relief Requested:

(b) Amend the District Plan if required to address the previous issue.

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**Point Number** 836.8 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions - Minor Alterations and Additions to a Building

Issue:

(a) This submission point is lodged to enable this definition to be reconsidered. The following points are made:

(i) Are there any other kinds of timber apart from "natural... timber", and if there are, why are they excluded?

(ii) Why is there any concern about the material (or colour) of an exterior deck?

(iii) Many natural timbered decks start a dark colour but then bleach very pale over time.

There are clear stains intended to maintain a darker colour. Why does the definition allow dark stains but not allow clear stains?

(iv) Why does the definition exclude modern products which are not timber but are designed and intended to look like timber (and last longer, without warping)?

(v) Why is it necessary to say that a deck must comply with applicable rules and standards for activities and not apply the same comment to other external alterations referred to in the other two bullet points? (the point being that the second sentence of the first bullet point is unnecessary).

(vi) In the third bullet point, the third use of the word "materials" makes a nonsense of the bullet point.

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**Point Number** 836.9 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions - National Grid

Issue:

(a) The definitions relating to the National Grid have probably been supplied by Transpower. No thought appears to have been put into amending them to fit into this District Plan. The following points are noted:

(i) There is no definition of "National Grid".

(ii) The definition of "National Grid Sensitive Activities" uses terms similar to, but different from, terms defined in this District Plan. For example it includes reference to "Child Day Care Activity" and "Day Care Activity" whereas the defined term in this District Plan is "Day Care Facility" (and there are other similar mis-references).

(b) The diagram in the definition of "National Grid Yard" is meaningless because, the way it is copied, the diagram does not show the different parts detailed in the Legend.



Relief Requested:

(c) Review and amend all definitions relating to the National Grid so that they make sense, are understandable, and are consistent with defined terms in this District Plan.

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**Point Number** 836.10 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Amend the definition of "Nature Conservation Values" as follows:

"means the preservation and protection of the natural resources of the District having regard to their intrinsic values, and having special regard to indigenous flora and fauna and natural ecosystems, and landscape."

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**Point Number** 836.11 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definitions - OCB

Issue:

(a) The following points are noted:

- (i) There are two separate definitions, one of which appears to relate to Queenstown Airport and the other to Wanaka Airport, but there is no reference to either Queenstown Airport or Wanaka Airport in the relevant definition;
- (ii) The wording in the two definitions is inconsistent, particularly noting one reference to "55 dB Ldn" and another to "55 dBA Ldn";
- (iii) Are the two year references meant to be different?

Relief Requested:

(b) Amend these two definitions to address the issues detailed above.

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**Point Number** 836.12 **Provision:** 54-2Definitions > 56-2.2Definitions

**Position:** Not Stated

**Summary of Submission** Definition - Residential Flat

Relief Requested:

(b) The following relief is requested:

- (i) Replace the 70m2 GFA limitation with the previous 35% GFA limitation formula.
  - (ii) Delete the reference to leasing, or shift it into the Advice Notes below (refer following point) and make it clear that the reference to "leasing" means any form of use by somebody other than the occupants of the residential unit, whether commercial or non-commercial.
  - (iii) Either delete the Notes or make it clear that they are Advice Notes for information purposes and are not part of the definition.
-

<b>Point Number</b>	836.13	<b>Provision:</b>	54-2Definitions > 56-2.2Definitions
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Definitions - Capitalisation (General Point)</p> <p>Issue:</p> <p>(a) All of the definitions, and in fact the entire District Plan, should be reviewed so that either capital letters are used for defined terms everywhere or they are generally not used (except perhaps in headings). To point to only one of numerous examples, the definition of "Residential Activity" refers to "Community Housing" [with capitals] and then refers to "visitor accommodation" [without capitals].</p> <p>Relief Requested:</p> <p>(b) Review the entire District Plan to achieve consistent use of capitals when referring to defined terms (the preference being to minimise use of capitals, which is currently considered the better approach to drafting).</p>		

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<b>Point Number</b>	836.14	<b>Provision:</b>	10-Entire Plan
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Definitions - Capitalisation (General Point)</p> <p>Issue:</p> <p>(a) All of the definitions, and in fact the entire District Plan, should be reviewed so that either capital letters are used for defined terms everywhere or they are generally not used (except perhaps in headings). To point to only one of numerous examples, the definition of "Residential Activity" refers to "Community Housing" [with capitals] and then refers to "visitor accommodation" [without capitals].</p> <p>Relief Requested:</p> <p>(b) Review the entire District Plan to achieve consistent use of capitals when referring to defined terms (the preference being to minimise use of capitals, which is currently considered the better approach to drafting).</p>		

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<b>Point Number</b>	836.15	<b>Provision:</b>	57-3Strategic Direction
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Recreation - 3.2 Goals, Objectives and Policies - 3.2.4 Goal - 3.2.4.7 Public Access</p> <p>Issue:</p> <p>(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.</p>		

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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<b>Point Number</b>	836.16	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1 > 21-4.2.1.7
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**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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<b>Point Number</b>	836.17	<b>Provision:</b>	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 35-4.2.3.7
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**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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<b>Point Number</b>	836.18	<b>Provision:</b>	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 117-6.3.5.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Policy 6.3.5.5</p> <p>Issue:</p> <p>(a) Policy 6.3.5.5 seems to assume that visibility of development is automatically adverse, whereas the surrounding rural character of a particular proposed development may be such that visibility is either not an issue, or is not such an issue that the development must necessarily be located where it is least visible. There is no automatic need to force development to locate in the biggest hole in the ground on the relevant site.</p> <p>Relief Requested:</p> <p>(b) Amend Policy 6.3.5.5 as follows:</p> <p>"Encourage development to utilise shared accesses and infrastructure, <u>and to locate development within the parts of the site where they it will be least visible, and have the least minimise or mitigate</u> disruption to the natural landform and rural character."</p>		
<b>Point Number</b>	836.19	<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>	<p>Rule 6.4.1.2</p> <p>Issue:</p> <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>"6.4.1.2 <del>The landscape categories apply only to the Rural Zone.</del> The Landscape Chapter <u>6</u> and <del>Strategic Direction Chapter's</del> objectives and policies are relevant and applicable in all zones where landscape values are at issue, <u>except where specified in Rule 6.4.1.3.</u></p> <p>6.4.1.3 The landscape categories <u>apply only to the Rural Zones, but do not apply to the following areas within the Rural Zones:</u></p> <p>[(a) (e)]'</p>		
<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		

**Summary of Submission** Rule 6.4.1.2

Issue:

(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.

Relief Requested:

(b) Reword Rule 6.4.1.2 and the beginning of Rule 6.4.1.3 as follows:

"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.

6.4.1.3 The landscape categories apply only to the Rural Zones, but do not apply to the following areas within the Rural Zones:

[(a) (e)]'

**Point Number** 836.21 **Provision:** 81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3

**Position:** Not Stated

**Summary of Submission** Rule 6.4.1.3 Landscape Category - Ski Area Sub Zones

Issue:

(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.

(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.

Relief Requested:

(c) Amend Rule 6.4.1.3.a as follows:

"~~Ski Area Activities within the~~ The Ski Area Sub Zones".

**Point Number** 836.22 **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** Policy 6.4.1.4

Issue:

(a) Policy 6.4.1.4 is unnecessary and inappropriate and legally incorrect. Lakes and rivers are

features. The landscape categories apply to landscapes. There is no issue with lakes and rivers within identified ONLs comprising part of that ONL, but it is a separate exercise to classify an individual lake or river as an ONL (rather than an ON F), and any such approach is not supported by the Council's s32 Analysis.

Relief Requested:

(b) Either delete Policy 6.4.1.4 or amend its wording to make it clear that what is meant is that any lake or river within an identified ONL is part of that ONL.

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<b>Point Number</b>	836.23	<b>Provision:</b>	10-Entire Plan
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	District Plan Default Consent Status - Non Complying
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Issue:

(a) The Operative District Plan provides for permitted activity status as the 'default' consent status for any activity not otherwise classified as controlled, restricted discretionary, discretionary, non-complying or prohibited. That approach has worked very well for the last 20 years. No difficulties with that approach have been identified in the s32 Analysis carried out by the Council, whether generally or specifically. The Proposed District Plan makes a significant change to a 'default' consent activity status which is generally non-complying. That change in approach is not justified, and is contrary to the general enabling approach of the RMA.

Relief Requested:

(b) Amend the District Plan to maintain the Operative District Plan permitted activity 'default' consent status for any activity not otherwise specified or listed as having an identified consent status.

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<b>Point Number</b>	836.24	<b>Provision:</b>	138-7 Low Density Residential > 251-7.6 Non-Notification of Applications > 253-7.6.2
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Rule 7.6.2 (and other rules relating to Notification)
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Issue:

(a) Rule 7.6.2.1 provides that "Residential development" which is a restricted discretionary activity shall not be notified or limited notified. However there is no specific activity defined as "residential development." This is simply bad drafting. The non-notification rule should refer specifically to the activity being referred to - and it would assist interpretation of the plan if the relevant rule references were included.

Note: This submission point applies to all other chapters of the District Plan where relevant.

Relief Requested:

(b) Amend Rule 7.6.2.1 to correctly refer to the activity subject to the rule, using the same wording, and including relevant rule references.

Note: This requested relief applies to all other rules in the District Plan relating to notification, where relevant.

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**Point Number** 836.25 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1020-21.7.2.1

**Position:** Not Stated

**Summary of Submission** Rule 21.7.2.1

Issue:

(a) Rule 21.7.2.1 is both inappropriate and impossible to apply. By way of example, assessment matter 21.7.2.3.b requires an assessment of "whether and the extent to which the scale and nature of the proposed development will degrade the quality and character of the surrounding Rural Landscape". The wording of that assessment matter is such that it will be impossible to determine whether any particular application is "consistent with" that assessment matter because there is no specified outcome with which it is possible to be consistent.

Relief Requested:

(b) Delete Rule 21.7.2.1.

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**Point Number** 836.26 **Provision:** 10-Entire Plan

**Position:** Not Stated

**Summary of Submission** See full Submission (836) for details:

"Further grounds for the submission points outlined above are that the section 32 evaluation does not establish that the provisions of the Proposed Plan addressed in this submission are most appropriate to achieve the purpose of the RMA, and the evaluation does not adequately assess alternative provisions, such as those proposed in this submission."

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**Submitter Number:** 837 **Submitter:** R Buckham

**Contact Name:** **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 837.1 **Provision:** 185-35 Temporary Activities and Relocated Buildings > 212-35.3 Other Provisions and Rules > 214-35.3.2 Clarification

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

35.3.2 Clarification – this section requires an additional clarification to prevent the cross-over in assessment between the temporary activity provisions and

the rules for the zone. A new matter is proposed below:

35.3.2.6 Any activity that falls to be a permitted activity under this chapter is not required to be considered under the provisions relating to the underlying zone.

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<b>Point Number</b>	837.2	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 228-35.4.8
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part. Amend as follows:

Any other Temporary Events provided that:

- The number of persons (including staff) participating does not exceed 500 persons at any one time
- The duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down)
- The event does not operate outside of the hours of 0800 to ~~2000~~ 0030. Set up and pack down outside of these hours is permitted
- No site shall be used for any temporary event more than 24 ~~42~~ times in any calendar 12 month period
- All structures and equipment are removed from the site within 3 working days of the completion of the event

• For the purpose of this rule the relevant noise standards of the Zone shall not apply for activities between the hours of 0800 to 2000, whereas the noise standards for the zone will apply outside of these hours.

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<b>Point Number</b>	837.3	<b>Provision:</b>	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities > 229-35.4.9
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part.

Amend as follows:

Temporary Events

Informal airports for rotary wing aircraft flights in association with the use of a site for temporary public events provided that:

- The informal airport is only used during the hours of 0800 – 2000
- No site shall be used for an informal airport for more than 20 ~~7~~ days in any calendar year
- ~~No site shall be used for an informal airport more than four one day in any calendar month~~
- The aircraft operator has notified the Council's Planning Department concerning the use of the informal airport.
- ~~The temporary community event must be open to the general public to attend (whether ticketed or not).~~

For the purpose of this Rule:

The relevant noise standards of the Zone shall not apply.

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<b>Point Number</b>	837.4	<b>Provision:</b>	5-Part Four - Rural Environment
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<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Provide greater allowances in the Proposed Plan for informal airports.		
<b>Point Number</b>	837.5	<b>Provision:</b>	5-Part Four - Rural Environment
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Undertake further evaluation of the zones in and around the Triangle, in particular an evaluation of the effects that increased development will have on the environment;		

<b>Submitter Number:</b>	838	<b>Submitter:</b>	D Boyd
<b>Contact Name:</b>		<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		
<b>Point Number</b>	838.1	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the properties located in Annexure A of submission located at 53 Max's Way from Rural to Large Lot Residential.		
<b>Point Number</b>	838.2	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Rezone the properties located in Annexure A of submission located at 53 Max's Way from Rural to Large Lot Residential.		
<b>Point Number</b>	838.3	<b>Provision:</b>	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	The urban growth boundary is amended to reflect the suitability of the sites for urban forms of development, as shown on Annexure A of submission.		
<b>Point Number</b>	838.4	<b>Provision:</b>	7-Part Seven - Maps > 7.33-Map

**Position:** Not Stated

**Summary of Submission** The urban growth boundary is amended to reflect the suitability of the sites for urban forms of development, as shown on Annexure A of submission.

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**Point Number** 838.5 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** Rezone the properties located in Annexure A of submission located at 53 Max's Way from Rural to Large Lot Residential.

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**Submitter Number:** 839 **Submitter:** Little Blackwood and Minus 5° ICE BAR, owned by Future Bars Limited

**Contact Name:** James Ace **Email:** james@futurebars.co.nz

**Address:** New Zealand, 9300

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**Point Number** 839.1 **Provision:** 464-12 Queenstown Town Centre

**Position:** Support

**Summary of Submission** Submitter requests that the Steamer Wharf is included as an Entertainment Precinct. (see partially completed submission.).

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**Submitter Number:** 840 **Submitter:** C & S Hansen

**Contact Name:** Chris Hansen **Email:** chansen@cfma.co.nz

**Address:** Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348

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**Point Number** 840.1 **Provision:** 138-7 Low Density Residential

**Position:** Not Stated

**Summary of Submission** The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and

adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.

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**Point Number** 840.2 **Provision:** 685-15 Local Shopping Centres

**Position:** Not Stated

**Summary of Submission** The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.

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**Point Number** 840.3 **Provision:** 7-Part Seven - Maps > 7.36-Map 33 - Frankton

**Position:** Not Stated

**Summary of Submission** The submitter opposes the Low Density Residential zoning of land described as Lot 1 DP 43449, Section 4 Blk XX TN OF Frankton and Sections 2- 11, 13 & 14 Blk XX TN OF Frankton, which comprises land generally bounded by McBride Street, Gray Street and adjacent to SH6 near Frankton Junction, and as shown on Planning Map 33. The submitter requests that the land is zoned Local Shopping Centre zone.

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**Submitter Number:** 841 **Submitter:** M & J Henry

**Contact Name:** **Email:** reception@jea.co.nz

**Address:** John Edmonds & Associates Limited New Zealand, 9300

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**Point Number** 841.1 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Not Stated

**Summary of Submission** Amend the Rural Lifestyle Zone boundary as indicated in light blue on the map within the submission that applies to 14ha of land at 61 Slope Hill Road and as shown in planning map 30.

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**Point Number** 841.2 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** Amend the Rural Lifestyle Zone boundary as indicated in light blue on the map within the submission that applies to 14ha of land at 61 Slope Hill Road and as shown in planning map 30.



<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Submitter requests the inclusion of transport standards for the Medium Density Residential Zone.		
<b>Point Number</b>	842.6	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend the zoning of the submitter's site located at Onslow Road, Lake Hayes Estate (Lot 403 DP379403) shown on Planning Map 30 from Rural to Medium Density Residential.		

<b>Submitter Number:</b>	843	<b>Submitter:</b>	Shai Lanuel on behalf of Skytrek Tandems Ltd
<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349		
<b>Point Number</b>	843.1	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<b>Point Number</b>	843.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<b>Point Number</b>	843.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	This objective is supported providing the changes to the location and frequency controls requested by the submitter are adopted.		

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**Point Number** 843.4 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** This policy is supported providing the changes to the location and frequency controls requested by the submitter are adopted.

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**Point Number** 843.5 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** This policy is supported providing the changes to the location and frequency controls requested by the submitter are adopted.

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**Point Number** 843.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2

**Position:** Not Stated

**Summary of Submission** Introduce a new policy that recognises and protects existing informal airports and their associated activity from reverse sensitivity effect.

Policy; Protect existing informal airports and their associated activity from new rural residential living by avoiding dwellings in close proximity to informal airports and/or placing controls on new dwellings, including legal instruments, to avoid potential adverse reverse sensitivity effects.

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**Point Number** 843.7 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

**Position:** Support

**Summary of Submission** Support.

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**Point Number** 843.8 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25 > 944-21.5.25.4

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend the rule as follows:

21.5.25.4 In relation to points (21.5.25.1) and (21.5.25.2), the informal airport shall be located a minimum distance of ~~500~~ 100 metres from ~~any formed legal road~~ or the notional boundary of any residential unit or approved building platform not located on the same site.

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**Point Number** 843.9 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 948-21.5.26.3

**Position:** Not Stated

**Summary of Submission** Amend as follows:

21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum ~~500~~ 100 metres for rotary wing aircraft and 120 metres for fixed wing aircraft from ~~any formed legal road~~ or the notional boundary of any residential unit or building platform not located on the same site. [...]

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**Submitter Number:** 844 **Submitter:** Queenstown Congregation of Jehovah's Witnesses

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 844.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Oppose and Amend:

The Rural Residential zone generally provides for development at a density of up to one residence every 4000m<sup>2</sup>. Some Rural Residential areas are located within visually sensitive landscapes whereas some are located on the fringe of residential areas and have a greater residential feel than rural. Additional provisions apply to development in some areas to enhance landscape values, indigenous vegetation, the quality of living environments within the zone, and to manage the visual effects of the anticipated development from outside the zone. Particularly from surrounding rural areas, lakes and rivers. The potential adverse effects of buildings are controlled by bulk and location, colour and lighting standards and, where required, design and landscaping controls imposed at the time of subdivision. Community facilitates are anticipated activities providing their effects are appropriately avoided, remedied or mitigated.

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**Point Number** 844.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain		
<hr/>			
<b>Point Number</b>	844.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 809-22.2.2.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain.		
<hr/>			
<b>Point Number</b>	844.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 810-22.2.2.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to:  Any development of the <u>rural lifestyle zone</u> , including subdivision, located on the periphery of residential and township areas, shall avoid undermining the integrity of the urban rural edge and where applicable, the urban growth boundaries.		
<hr/>			
<b>Point Number</b>	844.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 811-22.2.2.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend 22.2.2.3 to: Discourage commercial and non-residential activities ( <u>excluding community activities</u> ), including restaurants, visitor accommodation and industrial activities, so that the amenity, quality and character of the Rural Residential and Rural Lifestyle zones are not diminished and the vitality of the District's commercial zones is not undermined.		
<hr/>			
<b>Point Number</b>	844.6	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	New Policy 22.2.2.3: <u>Recognise and provide for the positive effects that community activities and facilities can have on the environment while ensuring that such activities and facilities are undertaken to avoid, remedy and mitigate adverse effects on the rural environment.</u>		
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<b>Point Number</b>	844.7	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 844-22.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rule		
<hr/>			
<b>Point Number</b>	844.8	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 857-22.4.12
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to: Community Activity. <b><u>Control is reserved to all of the following:</u></b> <ul style="list-style-type: none"> <li>• <b><u>Car parking</u></b></li> <li>• <b><u>Noise</u></b></li> <li>• <b><u>Signs and lighting</u></b></li> <li>• <b><u>The bulk and scale of buildings in the context of the scale of residential buildings in the surrounding area</u></b></li> <li>• <b><u>Access safety and transportation effects</u></b></li> <li>• <b><u>Landscaping</u></b></li> </ul>		
<hr/>			
<b>Point Number</b>	844.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend:  Alter activity status from restricted Discretionary to Controlled and retain those matters as discretion as matters of control. As an alternative, have the controlled activity status for just the rural residential zone.		
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<b>Point Number</b>	844.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to include provision for community facilities and buildings in the rural residential zone:  <u>22.6.3 Controlled Activity community facilities</u>  <u>22.6.3 Controlled Activity buildings in rural residential zone</u>		
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<b>Submitter Number:</b>	845	<b>Submitter:</b>	Simon Hayes
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**Contact Name:** **Email:** simon.hayes@harcourts.co.nz

**Address:** PO Box 111, Queenstown, New Zealand, 9300

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**Point Number** 845.1 **Provision:** 8-General DP Review Comments

**Position:** Not Stated

**Summary of Submission** Generally supportive of the review.

Support the simplification intent and use of 'plain English'.

Support the general thrust of the review document. Chapters 3 & 4 particularly.

Oppose any suggestion of not seeking developer's contribution for head works fees (three waters / roading & reserves).

Concern about increased height limits where it adversely affects existing use rights and rules. Oppose such without review to neighbours consent.

Submits in favour of including designation for Kawaura River crossing in the Boyd Road / Remarkable park area.

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**Submitter Number:** 846 **Submitter:** Philippe & Jean Berton & Foster

**Contact Name:** **Email:** pcmberton@yahoo.com

**Address:** 7 A Earnslaw Terrace , Queenstown, New Zealand, 9300

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**Point Number** 846.1 **Provision:** 26-9 High Density Residential > 91-9.5 Rules - Standards > 95-9.5.2

**Position:** Oppose

**Summary of Submission** The 7 metre height restricted be enforced.

Full notification is made if the Council is considering using its proposed discretion to exceed 7 metres in height.

The Council acknowledges that the submitters are an affected party and that they would be notified and have the right to object to any plans submitted to the Council that exceeds the 7 metres height line.

---

**Point Number** 846.2 **Provision:** 26-9 High Density Residential > 119-9.6 Rules - Non-Notification of Applications > 124-9.6.3

**Position:** Oppose

**Summary of Submission** The 7 metre height restricted be enforced. Full notification is made is the Council is considering using its proposed discretion to exceed 7 metres in height. The Council acknowledges that we are an affected party and that we would be notified and have the right to object to any plans submitted to the Council that exceeds the 7 metres height line.

---

**Submitter Number:** 847 **Submitter:** FII Holdings Limited

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 8349

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**Point Number** 847.1 **Provision:** 255-8 Medium Density Residential > 256-8.1 Zone Purpose

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend -8.1 as follows:

The Medium Density Residential Zone has the purpose to provide land for primarily residential development at increased densities. In conjunction with the High Density Residential Zone and Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre or are located in areas that have lower residential amenity as a result of proximity to industrial zones or busy roads, and do not impact on the primary role of the zone to provide housing supply...

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**Point Number** 847.2 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1 > 259-8.2.1.1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend as follows:

8.2.1.1 The zone accommodates existing traditional residential housing forms (dwelling, residential flat), but fundamentally has the purpose to provide land close to town centres, local shopping zones, activity centres and public transport routes that is appropriate for medium density housing, workers accommodation or visitor accommodation uses.

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**Point Number** 847.3 **Provision:** 255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 258-8.2.1 Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**                      Insert new policy:

8.2.1.6 Encourage and provide for workers accommodation to be established higher densities and support workers accommodation as an ancillary land use to help offset potential adverse effects from non-residential activity.

---

**Point Number**                      847.4    **Provision:**    255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2 > 270-8.2.2.6

**Position:**                                      Oppose

**Summary of Submission**                      Delete Policy 8.2.2.6

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**Point Number**                      847.5    **Provision:**    255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 264-8.2.2 Objective 2

**Position:**                                      Other - Please clearly indicate your position in your submission below

**Summary of Submission**                      Insert new policy:

8.2.4.3 Providing an appropriate level of amenity while acknowledging that amenity will be reduced as a result of the proximity to existing non-residential activity, the State Highway and nearby Industrial and Commercial Zones.

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**Point Number**                      847.6    **Provision:**    255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10:

**Position:**                                      Other - Please clearly indicate your position in your submission below

**Summary of Submission**                      Amend as follows:

8.2.10 Objective - Provide for limited small-scale commercial activities where such activities:

- contribute to a diverse residential environment;
- maintain residential character and amenity; and
- do not compromise the primary purpose of the zone for residential use.

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**Point Number**                      847.7    **Provision:**    255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 303-8.2.10 Objective 10: > 306-8.2.10.3

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows:  8.2.10.3 Commercial activities which generate adverse noise effects are not supported in the residential environment, <u>with the exception of any existing lawfully established uses.</u>		
<b>Point Number</b>	847.8	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend as follows:  8.2.11 Objective - The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential <u>mixed use</u> environment which <u>some</u> is sensitive to its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network, and is appropriately serviced.		
<b>Point Number</b>	847.9	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 310-8.2.11 Objective 11 > 316-8.2.11.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Delete note from 8.2.11.6  <del>Note: Attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) to determine compliance with this policy.</del>		
<b>Point Number</b>	847.10	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Objective 8.2.13		
<b>Point Number</b>	847.11	<b>Provision:</b>	255-8 Medium Density Residential > 257-8.2 Objectives and Policies > 322-8.2.13 Objective 13 > 323-8.2.13.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Amend as follows:  8.2.13.1 All new and altered buildings for residential and other noise sensitive activities (including community uses) located within 80m of the State Highway <u>or 100m from non-residential activities</u> shall be designed to meet internal sound levels of AS/ NZ 2107:2000.		
<b>Point Number</b>	847.12	<b>Provision:</b>	255-8 Medium Density Residential > 334-8.4 Rules - Activities > 339-8.4.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows:  Alter activity status to discretionary for bulk material storage over 200m2 in area. Below this area is permitted if not directly visible from outside of the site.		
<b>Point Number</b>	847.13	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 379-8.5.3.1
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend as follows:  8.5.3.1 Transport, parking and access design that: a. Ensures connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, <u>or existing access locations.</u> b. There is no new vehicular access to the State Highway Network.		
<b>Point Number</b>	847.14	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 378-8.5.3 > 380-8.5.3.2
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete rule 8.5.3.2		
<b>Point Number</b>	847.15	<b>Provision:</b>	255-8 Medium Density Residential > 372-8.5 Rules - Standards > 391-8.5.8 > 392-8.5.8.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 8.5.8.1 – Minimum Boundary Setback		

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**Point Number** 847.16 **Provision:** 255-8 Medium Density Residential > 372-8.5 Rules - Standards > 395-8.5.10

**Position:** Oppose

**Summary of Submission** Delete Rule 8.5.10 – Window Sill Heights

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**Point Number** 847.17 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1

**Position:** Support

**Summary of Submission** Retain Rule 27.5.1 – Standards for Subdivision

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**Point Number** 847.18 **Provision:** 245-36 Noise > 247-36.2 Objectives and Policies > 248-36.2.1Objective 1

**Position:** Support

**Summary of Submission** Retain Objective 36.2.1

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**Point Number** 847.19 **Provision:** 245-36 Noise > 247-36.2 Objectives and Policies > 248-36.2.1Objective 1

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend as follows:  
36.2.1.2 Avoid, remedy or mitigate adverse noise reverse sensitivity effects, and avoid or mitigate new noise sensitive activities from establishing in the proximity of consented or existing noise generating activities.

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**Point Number** 847.20 **Provision:** 245-36 Noise > 249-36.3 Other Provisions > 251-36.3.2 Clarification

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Insert new item:  
36.3.2.11 Compliance with the noise standards for those activities lawfully established in the

Rural Zones prior to the District Plan review being adopted shall be administered in accordance with the zone rules at the time that the activity was consented or lawfully established. To avoid doubt, compliance location would remain at the notional boundary of the residential units or platforms that were in place at the time that the consent was granted or activity was lawfully established.

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**Point Number** 847.21 **Provision:** 7-Part Seven - Maps > 7.34-Map 31a - Queenstown Airport

**Position:** Not Stated

**Summary of Submission** Amend the zone as sought in this submission. The submitter seeks the rezoning of the site (145 Frankton - Ladies Mile Highway) and wider area to Business Mixed Use zone or Industrial zone; or amending the Medium Density Residential zone provisions.

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**Point Number** 847.22 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** Amend the zone as sought in the submission. The submitter seeks the rezoning of the site (145 Frankton - Ladies Mile Highway) and wider area to Business Mixed Use zone or Industrial zone; or amending the Medium Density Residential zone provisions.

---

**Submitter Number:** 848 **Submitter:** M & C Wilson

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** Town Planning Group Limited PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 848.1 **Provision:** 5-Part Four - Rural Environment

**Position:** Oppose

**Summary of Submission** The submitter seeks that the property legally described as Lot 3 DP 12725 (84 Glen Nevis Station Road, Kingston) and its surrounds be rezoned from Rural general to Large Lot Residential. Accordingly, the submitter seeks that Planning Map 15 is updated to reflect the change.

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**Point Number** 848.2 **Provision:** 7-Part Seven - Maps > 7.16-Map 15 - Kingston Rural, Lake Wakatapu & Gibbston (Inset)

**Position:** Oppose



**Summary of Submission** The submitter seeks that the property legally described as Lot 3 DP 12725 (84 Glen Nevis Station Road, Kingston) and its surrounds be rezoned from Rural general to Large Lot Residential. Accordingly, the submitter seeks that Planning Map 15 is updated to reflect the change.

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**Submitter Number:** 849 **Submitter:** Otago Rural Fire Authority  
**Contact Name:** Jamie Cowan **Email:** admin@orfa.org.nz  
**Address:** PO Box 5400, Dunedin, New Zealand, 9058

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**Point Number** 849.1 **Provision:** 1-28 Natural Hazards

**Position:** Not Stated

**Summary of Submission** The submitter requests that the District plan better reflects the high fire danger associated with living in areas such as Mt Iron and the Queenstown Redzone by allowing the residents to remove flammable vegetation within the "Priority Zones" as identified in the "FireSmart homeowners manual published by the NRFA.

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**Point Number** 849.2 **Provision:** 1-28 Natural Hazards

**Position:** Not Stated

**Summary of Submission** The submitter requests that the District plan better reflects the high fire danger associated with living in areas such as Mt Iron and the Queenstown Redzone by identifying and mitigating vegetation fire risk in the building planning process.

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**Submitter Number:** 850 **Submitter:** R & R Jones  
**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz  
**Address:** Clark Fortune McDonald & Associates PO Box 553, Queenstown, New Zealand, 9348

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**Point Number** 850.1 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:** Oppose

**Summary of Submission** The Operative Rural General Zone be removed from the land bounded by Lake Hayes Estate to the north and Shotover Country to the west, referred to below and shown in the map attached to this submission in favour of Low Density Residential under the Proposed District

Plan.

- Sections 109, 110, 66 & 129 Blk III Shotover SD.
- Lot 2 DP 20797
- Lot 2 DP 475594

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**Point Number** 850.2 **Provision:** 10-Entire Plan

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Section 32 Analysis Rural General Zone - The Plan Review should be withdrawn and re-notified for consideration once a complete Section 32 document has been prepared

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**Point Number** 850.3 **Provision:** 11-4 Urban Development

**Position:** Oppose

**Summary of Submission** 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.

- Sections 109, 110, 66 & 129 Blk III Shotover SD.
- Lot 2 DP 20797
- Lot 2 DP 475594

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**Point Number** 850.4 **Provision:** 1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities

**Position:** Oppose

**Summary of Submission** Restricted Discretionary status is removed from Part 27.5 of the Proposed District Plan and replaced with a controlled activity status for subdivision within the Low Density Residential Zone.

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**Point Number** 850.5 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** The Operative Rural General Zone be removed from the land bounded by Lake Hayes Estate to the north and Shotover Country to the west, referred to below and shown in the map attached to this submission in favour of Low Density Residential under the Proposed District Plan.

- Sections 109, 110, 66 & 129 Blk III Shotover SD.
- Lot 2 DP 20797
- Lot 2 DP 475594

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**Point Number** 850.6 **Provision:** 7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes



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**Point Number** 852.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

**Summary of Submission** Lot 1 DP 22733 is re-zoned from Rural Lifestyle to Industrial B.

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**Point Number** 852.2 **Provision:** 7-Part Seven - Maps > 7.29-Map 27 - Arrowtown

**Position:** Oppose

**Summary of Submission** Lot 1 DP 22733 is re-zoned from Rural Lifestyle to Industrial B.

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**Submitter Number:** 853 **Submitter:** Nicola Richards

**Contact Name:** **Email:** nhrichards@hotmail.com

**Address:** 8 Devon Street, Arrowtown, New Zealand, 9302

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**Point Number** 853.1 **Provision:** 255-8 Medium Density Residential

**Position:** Oppose

**Summary of Submission** Do not adopt proposed Medium Density Zone in Arrowtown

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**Submitter Number:** 854 **Submitter:** Slopehill Properties Limited

**Contact Name:** Ben Farrell **Email:** reception@jea.co.nz

**Address:** John Edmonds & Associates Ltd New Zealand, 0

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**Point Number** 854.1 **Provision:** 10-Entire Plan

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Alternative, amended, or such other relief deemed more consistent with or better able to give effect to these submissions or the provisions referred to by these submissions.

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**Point Number** 854.2 **Provision:** 10-Entire Plan

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Retain all provisions not otherwise submitted upon in this submission as notified unless they duplicate other provisions in which case they should be deleted.

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**Point Number** 854.3 **Provision:** 771-21Rural Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Rezone all "Rural General" zoned land accessed from Slopehill Road and not contained within an ONF to "Rural Lifestyle"

And/or

Rezone all "Rural General" zoned land accessed from Slopehill Road that is not contained within an ONF and does not display a high level of rural character to "Rural Lifestyle"

And/or

Rezone all "Rural General" zoned land accessed from Slopehill not contained within an ONF and where pastoral farming is no longer a viable activity to "Rural Lifestyle"

And/or

Rezone LOTS 2 & 3 DP 407786 from "Rural General" to "Rural Lifestyle". The land is located on the northern side of Slophill Road

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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.*

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**Point Number** 854.5 **Provision:** 7-Part Seven - Maps > 7.28-Map 26 - Speargrass Flat, Millbrook

**Position:** Oppose

**Summary of Submission**

Rezone all "Rural General" zoned land accessed from Slopehill Road and not contained within an ONF to "Rural Lifestyle"

And/or

Rezone all "Rural General" zoned land accessed from Slopehill Road that is not contained within an ONF and does not display a high level of rural character to "Rural Lifestyle"

And/or

Rezone all "Rural General" zoned land accessed from Slopehill not contained within an ONF and where pastoral farming is no longer a viable activity to "Rural Lifestyle"

And/or

Rezone LOTS 2 & 3 DP 407786 from "Rural General" to "Rural Lifestyle". The land is located on the northern side of Slophill Road

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**Point Number**

854.6

**Provision:**

7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes

**Position:**

Oppose

**Summary of Submission**

Rezone all "Rural General" zoned land accessed from Slopehill Road and not contained within an ONF to "Rural Lifestyle"

And/or

Rezone all "Rural General" zoned land accessed from Slopehill Road that is not contained within an ONF and does not display a high level of rural character to "Rural Lifestyle"

And/or

Rezone all "Rural General" zoned land accessed from Slopehill not contained within an ONF and where pastoral farming is no longer a viable activity to "Rural Lifestyle"

And/or

Rezone LOTS 2 & 3 DP 407786 from "Rural General" to "Rural Lifestyle". The land is located on the northern side of Slophill Road

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**Submitter Number:**

855

**Submitter:**

RCL Queenstown Pty Ltd, RCL Henley Down Ltd, RCL Jacks Point Ltd (RCL)

**Contact Name:**

Daniel Wells

**Email:**

reception@jea.co.nz

**Address:**

John Edmonds and Associates Ltd New Zealand, 0

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**Point Number**

855.1

**Provision:**

287-41 Jacks Point Zone

**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

RCL seeks that the Jacks Point Zone be amended to ensure that state highway access be enabled via Lot 3 DP 475609. The boundary of this lot is shown in yellow in the attachment to this submission. The preferred access point is approximately shown on that attachment as the point marked "X". However RCL seeks that if the this point is to be shown on the Structure Plan, that a variance of the final location of 120m or more in either direction be provided for in the District Plan rules. This will ensure sufficient flexibility to ensure the intersection is located in the best place.

RCL seeks that that rules anticipate this alternative access point. It seeks that resource consents that utilise an access in this location be processed with the same activity status as development that is accessed via Woolshed Road. To do so it seeks changes in the following sections of the proposed Plan:

41.5.3

41.5.6

41.7 (the Structure Plan)

27.8.9

RCL is aware that changes to other parts of the Plan as a result of this submission may also be appropriate. Accordingly, RCL seeks any alternative, amended, or such other relief deemed more consistent with or better able to give effect to this submission or the provisions referred to in this submission.

**Submitter Number:** 856

**Submitter:** Jacks Point Residential No.2 Ltd,  
Jacks Point Village Holdings Ltd,  
Jacks Point Developments  
Limited, Jacks Point Land Limited,  
Jacks Point Land No. 2 Limited,  
Jacks Point Management Limited,  
Henley Downs Land Holdings Ltd,  
Henley Downs Farms Holdings  
Ltd, Coneburn Preserve Holdings  
Limited, Willow Pond Farm  
Limited

**Contact Name:** Chris Ferguson

**Email:** chris.ferguson@boffamiskell.co.nz

**Address:** Boffa Miskell Ltd PO Box 110, Christchurch, New Zealand, 8140

**Point Number** 856.1

**Provision:** 287-41 Jacks Point Zone > 375-  
41.5 Rules - Standards > 413-  
41.5.8 > 414-41.5.8.1

**Position:** Not Stated

**Summary of Submission**

Amend the average density of residential units within the Residential Activity Areas to correct calculation errors in the density standards.

To make any similar, alternative and/or consequential relief that may be necessary or appropriate to address the matters raised in this submission or the specific relief requested in

this submission.

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