

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Stream 18 –
Stage 3 Proposed
District Plan

**REPLY OF CHRISTINE MELISSA EDGLEY
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**VARIATION TO OPEN SPACE AND RECREATION: CHAPTERS 29, 36 AND 38 AND
PLANNING MAPS 35 AND 36**

4 September 2020

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1. INTRODUCTION

1.1 My name is Christine Melissa Edgley. I prepared the section 42A report and statement of rebuttal for the Open Space variation filed in Hearing Stream 18. My qualifications and experience are set out in my section 42A report dated 18 March 2020 (**s42A**).

1.2 I attended the hearing on 3 July 2020 and have been provided with reports of what has taken place at the hearing where relevant to my evidence.

1.3 This reply evidence covers the following issues:

- (a) Environment Court Topic 8, Subtopic 2: Queenstown Town Centre Consent Order;
- (b) Rezoning of land adjacent to Queenstown Bay; and
- (c) National Policy Statement on Urban Development 2020 (**NPS-UD**).

1.4 The following are attached to my reply evidence:

- (a) **Appendix A:** Recommended revised variation; and
- (b) **Appendix B:** Final recommendations on submissions.

2. ENVIRONMENT COURT TOPIC 8, SUBTOPIC 2 QUEENSTOWN TOWN CENTRE CONSENT ORDER

2.1 The Environment Court issued a consent order relating to Sub-Topic 2 of Topic 8 shortly before hearings got underway, and I provided a copy to the Panel when I appeared at the hearing¹. The consent order amended the Queenstown Town Centre Zone (Chapter 12) provisions. While the consent order does not change provisions that are subject to the variation, it does direct changes to Chapter 12 provisions that the notified variation text references across to. These changes include numbering and format changes, amendments to activity statuses, and new rules.

1 <https://www.qldc.govt.nz/media/a2pl3p2u/c-edgley-consent-order-topic-8-03-07-2020.pdf>.

- 2.2** The consent order has the effect of:
- (a) reducing the activity status for wharves and jetties within the Active Frontage Area (Rule 12.4.7) and buildings on wharves and jetties within the Active Frontage Area (consent order Rule 12.4.8); and
 - (b) requiring consent for a Restricted Discretionary activity for both these activities (noting Rule 12.4.8 only applies to buildings with a functional need associated with surface of water activities, less than 15m² in area, no more than 3m height above the floor level of the wharf or jetty, and limited to one building per wharf or jetty).
- 2.3** Under the Decisions Version of Chapter 12, wharves and jetties within the Active Frontage Area were a Discretionary activity (the same activity status as for wharves and jetties in Chapter 38 Rule 38.9.36) and buildings on wharves and jetties were Non-Complying (noting that buildings that do not meet the criteria in consent order Rule 12.4.8 will remain Non-Complying under consent order Rule 12.4.9).
- 2.4** I have reviewed the consent order and do not consider these amendments to affect my s42A recommendations on the Open Space variation. While the amendments have resulted in a reduction in activity status for some activities (when the notified variation intended to reflect the more restrictive statuses in Chapter 12), given the intent of the variation is to better align the Open Space provisions with the Queenstown Bay Waterfront Subzone (**QTWSZ**) provisions, it is my opinion that the variation remains the most appropriate method to achieve this. The matters of discretion for the two Restricted Discretionary rules provide the ability for Council to consider effects on public spaces, consistent with the objectives and policies for the Open Space zones.
- 2.5** The amendments to the numbering and formatting will necessitate an update to the variation provisions to ensure the consent order rules are accurately reflected. An updated version of the recommended variation provisions is included at **Appendix A**.

3. REZONING OF LAND ADJACENT TO QUEENSTOWN BAY

- 3.1** During my appearance the Panel questioned the scope of the rezoning sought by Queenstown Wharves (GP) Limited (3319) (**QWL**) and addressed in my s42A at Section 8. Based on the submission seeking “the deletion of Informal Recreation Zone”, my recommendation in the s42A was to reject the submission on the basis that this would leave the land without a zoning.
- 3.2** Following QWL’s appearance at the hearing, it is now clear that QWL seeks a Queenstown Town Centre zoning, with the retention of the Queenstown Bay Waterfront Sub Zone (**QTWSZ**), for the land in question. I understand from QWL’s legal submissions and planning evidence submitted at the hearing that the submitter considers that, following decisions on both Stage 1 and Stage 2 of the PDP review, two zonings apply simultaneously to the land adjacent to Queenstown Bay: Queenstown Town Centre Zone (by virtue of the application of the QTWSZ in Stage 1) and the Open Space zoning through Stage 2. This also appears to be the position of Wayfare Limited (3343), as set out in paragraph 28 of Mr Farrell’s supplementary planning evidence dated 24 August 2020.
- 3.3** I generally agree with the submitters that, in this PDP, a Sub Zone applies to an underlying zone (for example, the Visitor Accommodation Sub Zone has an underlying residential zone, or the example used by the submitter of the Ski Area Sub Zone in the Rural Zone). However, it is my opinion that, at the time decisions on Stage 1 of the PDP were released, it was clear from the notified maps that the land in question was not zoned Queenstown Town Centre Zone (see Figure 1).



Figure 1: Extract from PDP Stage 1 Decisions Planning Map 36 (Queenstown Town Centre zoning shown in purple, land not zoned in the decision shown as white).

- 3.4** In this instance, I do not agree that the retention of the QWTSZ over the land in Stage 1 leads to the conclusion that the land was zoned Queenstown Town Centre Zone in Stage 1, and, by virtue of the Open Space zoning in Stage 2, now has two zones (as suggested by the submitters).
- 3.5** I believe this interpretation is supported by section 8 of the Section 32 evaluation, which identified a broad option of “Rezone land as Town Centre and retain the QWTSZ”. If the Queenstown Town Centre Zone already applied by virtue of the application of the Sub Zone, a rezoning would not be necessary.
- 3.6** I do however agree that the resource management issue identified by the Section 32 evaluation is the tension between the applicability of a Sub Zone when applied to a different underlying zoning, and therefore consider a submission seeking a zoning of Queenstown Town Centre Zone with QTWSZ to be ‘on’ the variation.
- 3.7** However, when considering the most appropriate zoning for the land, I still remain of the opinion that an Open Space zoning generally, and in particular the Civic Spaces Zone as recommended, is the most appropriate zone for the land for the reasons previously set out in the

s42A. I consider the amendments to the variation text that I have recommended ensure a balance between the competing interests in this highly visible and well-patronised part of the Queenstown Bay foreshore.

3.8 If the Panel come to a different conclusion on scope and do not consider there to be an ability to rezone the land, the recommended deletions of references to the Informal Recreation Zone in Rules 38.9.20, 38.10.13, 38.14.1 and 38.14.5 in **Appendix A** (that are consequential as a result of the recommended rezoning) should be retained, to ensure these rules apply to the Informal Recreation Zoned-land to the west of Steamer Wharf, and recommended Rules 26.5.2 and 36.5.3 should be amended to include the Informal Recreation Zone where it adjoins the QTWSZ.

4. NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD)

4.1 I have read the Council's memorandum dated 31 July 2020 and have considered the objectives and policies of the NPS-UD as they relate to the variation and submissions received. While the Open Space and Recreation chapter is located within Part 5 (District Wide Matters) of the PDP, the geographic scope of the variation is within the urban environment.

4.2 The land subject to the variation is "additional infrastructure" as defined by the NPS-UD (being public open space) and therefore contributes to the accessibility and amenity values of an urban environment. The variation as recommended is consistent with achieving a well-functioning urban environment in accordance with Policy 1 of the NPS-UD, as it provides accessibility to open spaces for residents of and visitors to the Queenstown town centre that is integrated with surrounding land uses.

4.3 In relation to submissions seeking rezoning to a Town Centre Zone, I understand that the current Business Development Capacity Assessment (**BDCA**) prepared under the previous National Policy Statement for Urban Development Capacity and related evidence demonstrate that sufficient development capacity for business land is

available in accordance with Policy 2. I note that areas within Open Space and Recreation Zones as notified in Stage 2 were removed from capacity in the BDCA².

- 4.4 The amendments to Chapter 29 to remove minimum carparking requirements are consistent with the direction of Policy 11.
- 4.5 Overall, I consider the variation as recommended to give effect to the relevant provisions of the NPS-UD.



Christine Melissa Edgley

4 September 2020

2 Page 108, Business Development Capacity Assessment dated November 2018.

APPENDIX A
RECOMMENDED REVISED VARIATION

Open Space & Recreation Zone- Variations to Chapters

Variation to the Proposed District Plan

Underlined text for additions and ~~strike through~~ text for deletions Variation to Proposed District Plan

Red underlined text for additions and ~~red strike through~~ text for deletions as recommended in the S42A Report dated 18 March 2020.

Green underlined text for additions as recommended in the Rebuttal dated 19 June 2020.

Blue underlined text for additions and ~~blue strike through~~ text for deletions as recommended in the Reply dated 4 September 2020.

Variation to Chapter 38 Open Space and Recreation Zones

38.9 Rules – Activities

Table 38.1: Activities Open Space and Recreation Zones

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
38.9.16	Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone including buildings. <u>This Rule does not apply to buildings that are located on jetties that extend into the Queenstown Bay Waterfront Sub-Zone. These buildings are subject to Rules 12.4.8-2 and 12.4.9.</u>	NC	C	C	C	C	C	C	NC
38.9.17	Restaurants and cafes that are accessory to a permitted activity and are located within	NC	RD	RD	RD	RD	RD	RD	NC

Commented [CE1]: Clause 16 – to reflect consent order

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
	50m of a Residential Zone including buildings. <u>This Rule does not apply to buildings that are located on jetties that extend into the Queenstown Bay Waterfront Sub-Zone. These buildings are subject to Rules 12.4.8-2 and 12.4.9.</u>								
38.9.20	Commercial outdoor dining on land that adjoins the Active Frontage Area of the Queenstown Bay Waterfront Sub-Zone (Rule 38.10.14) and is not provided for elsewhere in this table.	NA	RD NA	NA	RD	NA	NA	NA	NA
38.9.20	Commercial Recreation Activities and buildings associated with Commercial Recreation Activities. <u>This Rule does not apply to buildings that are located on jetties that extend into the Queenstown Bay Waterfront Sub-Zone. These buildings are subject to Rules 12.4.8-2 and 12.4.9.</u>	D	D	D	RD	RD	RD	RD	NC
38.9.21	Commercial Activities and buildings associated with, and located on the same site as recreation activities. <u>This Rule does not apply to buildings that are located on jetties that extend into the Queenstown Bay Waterfront Sub-Zone.</u>	D	D	D	RD	RD	RD	RD	NC

Commented [CE2]: Clause 16 – to reflect consent order

Commented [CE4]: 3319 (QWL): Consequential as a result of rezoning

Commented [CE3]: Clause 16

Commented [CE5]: Clause 16 – to reflect consent order

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
	<u>These buildings are subject to Rules 12.4.8.2 and 12.4.9.</u>								
38.9.36	Boat Ramps, Jetties and Marinas. <u>This Rule does not apply to jetties that extend into the Queenstown Bay Waterfront Sub-Zone. These jetties are subject to Rules 12.4.7-1 and 12.4.8-19.</u>	D	D	D	D	D	D	D	NC

Commented [CE6]: Clause 16 – to reflect consent order

Commented [CE7]: Clause 16 – to reflect consent order

And subsequent renumbering of existing rules in table 38.1 and cross referencing in other chapters.

38.10 Rules - Standards for Open Space and Recreation Zones

Table 38.2: Standards for Activities in the Open Space and Recreation Zones		Non- compliance Status
38.10.13	<p>Commercial outdoor dining located on the Civic Spaces Zone and Informal Recreation Zone that adjoin Active Frontage Area of the Queenstown Bay Waterfront Subzone</p> <p>Outdoor dining shall immediately adjoin the restaurant or café that it is associated with and shall not extend into the Civic Spaces Zone or Informal Recreation Zone by more than 5 m from the Queenstown Town Centre Zone boundary or beyond the side boundaries of the restaurant or café.</p>	<p>NC RD</p> <p>Discretion is restricted to:</p> <p>a. <u>Effects on the amenity of the reserve,</u></p> <p>b. <u>Public access to, and use of the open space; and</u></p> <p>c. <u>Cumulative effects.</u></p>

Commented [CE8]: 3319 (QWL): Consequential as a result of rezoning

Commented [CE9]: 30016 (KIL)

38.13 Matters of control for Controlled Activities identified in Table 38.1

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application.

Table 38.4: Matters of Control for Activities in the Open Space and Recreation Zones	
38.13.1	<p>Rule 38.9.16: Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground):</p> <p>a. Scale and intensity of the activity on recreation use and amenity values;</p> <p>b. Public access to, and use of the open space;</p> <p>c. Traffic generation, access and parking; and</p> <p>d. Infrastructure and servicing, including the provision of storage and loading/service areas; and</p> <p>e. <u>In the Civic Spaces Zone that adjoins the Arrowtown, Wanaka, and Queenstown Town Centre Zones, and in that part of the Community Purposes Zone within 70 m of the Queenstown Bay Waterfront Sub-Zone:</u></p> <p>i. <u>external appearance of buildings, including materials and colours and associated landscaping;</u></p> <p>ii. <u>lighting;</u></p> <p>iii. <u>the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; and</u></p> <p>iv. <u>natural hazards.</u></p>

Commented [CE10]: Clause 16

38.14 Matters of discretion for Restricted Discretionary Activities identified in Table 38.1

The Council will restrict its discretion over the following matters when assessing a restricted discretionary activity resource consent application.

Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones	
38.14.1	<p>Rule 38.9.17: Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> a. Intensity and scale of the activity on recreation use and amenity values; b. Public access to, and use of, the open space; c. Location, in particular distance from adjoining properties; d. Traffic generation, access and parking; e. Noise; and f. Infrastructure and servicing, including the provision of storage and loading/service areas; <u>and</u> g. <u>In the Informal Recreation Zone that adjoins the Queenstown Bay Waterfront Subzone, and in the Civic Spaces Zone that adjoins the Arrowtown Town Centre Zone:</u> <ul style="list-style-type: none"> i. <u>external appearance of buildings, including materials and colours and associated landscaping;</u> ii. <u>lighting;</u> iii. <u>the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; and</u> iv. <u>natural hazards</u>
38.14.2	<p>Rules 38.9.20 and 38.9.21: Commercial recreation activity including commercial activities associated with and located on the same site as recreation activities, including buildings in the Civic Spaces Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> a. Intensity and scale of the activity on recreation use and amenity values; b. Public access to, and use of the open space; c. Other occupiers or users of the site or adjoining sites; d. Traffic generation, access and parking; <u>and</u> e. <u>In the Civic Spaces Zone that adjoins the Arrowtown, Wanaka, and Queenstown Town Centre Zones, and in those parts of the Informal Recreation and Community Purposes Zones that are within 70 m of the Queenstown Bay Waterfront Sub-Zone:</u> <ul style="list-style-type: none"> i. <u>external appearance of buildings, including materials and colours and associated landscaping;</u> ii. <u>lighting</u> iii. <u>the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles; and</u> iv. <u>natural hazards</u>

Commented [CE11]: 3319 (QWL): Consequential as a result of rezoning

Commented [CE12]: Clause 16

Commented [CE13]: Subsequent renumbering required (Clause 16)

Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones	
38.14.5	<p>Rule 38.9.19b20: Commercial outdoor dining on the Civic Spaces Zone and Informal Recreation Zone, where the Zone adjoins the Active Frontage Area of the Queenstown Bay Waterfront Sub-Zone:</p> <ul style="list-style-type: none"> a. <u>the scale of the activity;</u> b. <u>effects on the amenity of the reserve, including pedestrian access to and through it</u> c. <u>lighting;</u> d. <u>effects on the safety of the reserve through designing the outdoor space in accordance with CPTED principles;</u> e. <u>noise issues;</u> f. <u>hours of operation; and</u> g. <u>cumulative effects.</u>

Commented [CE14]: Clause 16

Commented [CE15]: 3319 (QWL): Consequential as a result of rezoning

VARIATION TO CHAPTER 36 – NOISE

36.5.2	... Open space and Recreation Zone, <u>except the Civic Spaces Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones</u>	Any point within any site	0800h to 2000h	50dBAeq (15 min)	NC
			2000h to 0800h	40dBAeq (15 min)	NC
36.5.3	<u>Civic Spaces Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones</u>	Any point within any site	0800h to 2200h	60 dB LAeq (15 min)	NC
			2200h to 0800h	50 dB LAeq (15 min) 75 dB LAFmax	NC

Commented [CE16]: 3319 (QWL)

And subsequent renumbering of existing rules in section 36.5 and cross referencing in other chapters.

VARIATION TO CHAPTER 29 – TRANSPORT

29.8 Minimum Parking Requirements Minimum Parking Requirements

	Table 29.4	Resident/ Visitor	Staff/ Guest
29.8.1	<ul style="list-style-type: none"> • All activities in the: • Queenstown Town Centre Zone; • Wanaka Town Centre Zone; • Arrowtown Town Centre Zone; • Local Shopping Centre Zone; • Within the immediate environs of the Queenstown airport terminal facility located within the Airport Zone (Queenstown); • <u>Civic Spaces Zone, where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones</u> • <u>Parts of the Community Purposes and Informal Recreation Zones that are within 70 m of the Queenstown Bay Waterfront Sub-Zone.</u> 	0	0

APPENDIX B

FINAL RECOMMENDATIONS ON SUBMISSIONS

No.	Last Name	First Name	Organisation	On Behalf Of	Point No.	Position	Submission Summary	Provision	Planner Recommendation
3262	Byrch	Christine		myself	3262.1	Oppose	That the commercial activities in 38.1 be made less lenient with particular regard to the Nature Conservation Zone and Informal Recreation Zone, Active Sports/Recreation Zone and Civic Spaces Zone.	2.8-Variations to Chapter 38,36,29 Open Space and Recreation Zone	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.1	Support	That the intent of the proposed variation to provide greater clarity in how the rules operate and to better recognise the special characteristics of the Informal Recreation Zone where it adjoins the Queenstown Town Centre be retained.	2.8-Variations to Chapter 38,36,29 Open Space and Recreation Zone	Accept
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.2	Oppose	That the Informal Recreation Zone over the land from which the St Omer and O'Regans wharves extend be rejected, and the Queenstown Bay Waterfront Sub-Zone be retained; Or alternatively, that the same land be rezoned to a more enabling zone such as the Civic Spaces Zone or the Community Purposes Zone; or alternatively, if the land is not rezoned then	2.8-Variations to Chapter 38,36,29 Open Space and Recreation Zone	Accept in Part
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.3	Oppose	That the proposed amendments to Rules 38.9.16, 38.9.17, 38.9.20, 38.9.21 and 38.9.36 (should draft consent orders for Topic 2, Sub-topic 8 be approved) be retained as notified; or alternatively, should the consent order not be approved, delete amendments and amend activity status in these rules to Controlled Activity.	2.8.1.1-Activities	Accept in Part
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.4	Oppose	That the following objectives and policies be added to Chapter 38 to provide for ferry services and associated commercial and commercial recreation (including retail food and beverage): Objective 38.xx Recognise the benefits of wharves, water-based activities and associated commercial activities in the Queenstown Town Centre as adding to the vibrancy and public	2.8.1-Variation to Chapter 38 Open Space and Recreation Zones	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.5	Support	That proposed Rule 38.9.20 regarding commercial outdoor dining be retained as notified.	2.8.1.1-Activities	Accept
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.6	Support	That the proposed variation to Rule 38.9.20 be retained that provides for more enabling rules for commercial outdoor dining in areas zoned Informal Recreation that adjoin Town Centre Zones.	2.8.1.1-Activities	Accept
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.7	Support	That the intent of Standard 38.10.13 providing for commercial outdoor dining in the Informal Recreation Zone that adjoins the Active Frontage Area of the Queenstown Bay Waterfront Sub-Zone be retained.	2.8.1.2-Standards for Open Space and Recreation Zones	Accept
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.8	Oppose	That proposed rule - standard 38.10.13 be amended to read as follows: "... Outdoor dining shall immediately adjoin the restaurant or café that it is associated with and shall not extend into the Civic Spaces Zone or Informal Recreation Zone by more than 20m from the Queenstown Town Centre Zone boundary or beyond the side boundaries of the restaurant or café."	2.8.1.2-Standards for Open Space and Recreation Zones	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.9	Oppose	That the following activities be added to Table 38.1 as Controlled activities in the Informal Recreation Zone adjoining the Queenstown Bay Waterfront Sub-Zone: a. Commercial, commercial recreation and food and beverage activities associated with existing wharves and jetties; b. Buildings associated with existing wharves and jetties; c. Wharves, boat ramps and jetties.	2.8.1.1-Activities	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.10	Support	That the intent of the variation to Chapter 36 providing for greater noise standards for the Civic Spaces Zone where it adjoins the Queenstown Town Centre zones (Rules 36.5.2 and 36.5.3) be retained.	2.8.2-VARIATION TO CHAPTER 36 NOISE	Accept
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.11	Oppose	That proposed Rule 36.5.2 be amended as follow: Open space and Recreation Zone, except the Civic Spaces Zone and the Informal Recreation Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones or the Queenstown Bay Waterfront Sub-Zone.	2.8.2-VARIATION TO CHAPTER 36 NOISE	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.12	Oppose	That rule 36.5.3 be amended to read as follows: Civic Spaces Zone or Informal Recreation Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones or the Queenstown Bay Waterfront Sub-Zone.	2.8.2-VARIATION TO CHAPTER 36 NOISE	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.13	Oppose	That the noise limit in rule 36.5.2 be amended to read as follows: Open space and Recreation Zone, except the Civic Spaces Zone and the Informal Recreation Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones or the Queenstown Bay Waterfront Sub-Zone. 0800h to 2000h 70dBAeq (15min) 2000h to 0800h 60dBAeq (15min).	2.8.2-VARIATION TO CHAPTER 36 NOISE	Out of Scope
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.14	Oppose	That rule 36.5.3 be amended as follow: Civic Spaces Zone or the Informal Recreation Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones or the Queenstown Bay Waterfront Sub-Zone. 0800h to 2200h 80dB LAeq (15 min) 2200h to 0800h 70dB LAeq (15 min).	2.8.2-VARIATION TO CHAPTER 36 NOISE	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.15	Oppose	That (proposed amendments to Tables 38.1, 38.4 and 38.5) the Council continues to rely on its powers and processes under the Reserves Act 1977 to manage the design and external appearance of buildings within the Informal Recreation Zone.	2.8.1-Variation to Chapter 38 Open Space and Recreation Zones	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.16	Oppose	That the proposed additional matters of control (38.13.1 (e)) in the Informal Recreation Zone be rejected.	2.8.1.3-38.13 Matters of control for Controlled Activities identified in Table	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.17	Oppose	That the additional matters of discretion 38.14.1 (g) and 38.14.5 be rejected.	2.8.1.4-38.14 Matters of discretion for Restricted Discretionary Activities	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.18	Support	That the proposed amendments to Rule 29.8.1 be accepted as notified.	2.8.3-VARIATION TO CHAPTER 29 TRANSPORT	Accept
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.19	Oppose	That Chapter 28 Natural Hazards adequately manage flood risks, but if this approach is not possible that natural hazards/flood risk management be included as a matter of control.	2.8.1.3-38.13 Matters of control for Controlled Activities identified in Table	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.20	Oppose	That Chapter 28 Natural Hazards adequately manage flood risks, but if this approach is not possible that natural hazards/flood risk management be included as a matter of discretion.	2.8.1.4-38.14 Matters of discretion for Restricted Discretionary Activities	Reject
3319	Young	John	Brookfields Lawyers	Queenstown Wharves (GP) Limited	3319.21	Oppose	That any consequential relief or alternative amendments to the provisions required to give effect to the matters raised in this submission be granted.	2.8-Variations to Chapter 38,36,29 Open Space and Recreation Zone	Reject
3343	Farrell	Ben		WAYFARE GROUP LIMITED	3343.14	Support	That the Queenstown Town Centre Waterfront Sub Zone and provisions are retained, to the extent that it is consistent with the relief sought in the Stage 1 and 2 appeals by Real Journeys Ltd and Te Anau Developments Ltd.	2.8.1-Variation to Chapter 38 Open Space and Recreation Zones	Reject
3343	Farrell	Ben		WAYFARE GROUP LIMITED	3343.15	Oppose	That an additional matter of discretion for Restricted Discretionary Activities is inserted into Table 38.5, to ensure "positive effects" of the activity are considered.	2.8.1-Variation to Chapter 38 Open Space and Recreation Zones	Out of Scope
31006	Freeman	Scott	Southern Planning Group	Kopuwhai Investments Limited	31006.1	Oppose	That Rule 38.9.20 be deleted from the variation to Chapter 38 (Open Space and Recreation Zone).	3.1-Variation to Chapter 38 Open Space and Recreation Zones	Reject
31006	Freeman	Scott	Southern Planning Group	Kopuwhai Investments Limited	31006.2	Oppose	That Rule 38.10.13 be deleted from the variation to Chapter 38 (Open Space and Recreation Zone).	3.1-Variation to Chapter 38 Open Space and Recreation Zones	Accept in Part
31006	Freeman	Scott	Southern Planning Group	Kopuwhai Investments Limited	31006.3	Oppose	That further or consequential or alternative amendments necessary to give effect to this submission be provided.	3.1-Variation to Chapter 38 Open Space and Recreation Zones	Reject
31007	Telfer	Simon	Active Transport Wanaka		31007.2	Support	That the Variation to Chapter 29 (Transport) which sets the minimum vehicle parking requirement at zero be retained as notified.	3.3-VARIATION TO CHAPTER 29 TRANSPORT	Accept
31007	Telfer	Simon	Active Transport Wanaka		31007.3	Oppose	That car parking be replaced by active transport infrastructure.	3.3-VARIATION TO CHAPTER 29 TRANSPORT	Reject
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.3	Support	That the Variations to Chapters 38, 36 and 29 Open Space and Recreation be retained as notified.		Accept in Part
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.2	Oppose	That the variation to 36.5.2 be amended as follows: [zone sound is received in]... Open space and Recreation Zone, except the Civic Spaces Zone where it adjoins the Queenstown, Wanaka, or Arrowtown Town Centre Zones At any point within the site, the noise limits during the times specified except for emergency services and emergency warning sirens. (...)	1.10-Variation to Chapter 36 Noise:	Reject