

COMMENTS ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL (QLDC) ON SUBMITTERS' SUGGESTED AMENDMENTS TO UPDATED DRAFT STRUCTURE PLAN AND ZONING PLAN

Submitter	Submitter comment	QLDC position
<p>Anna Hutchison Family Trust</p>	<p>Alignment of local road through AHFT land (Sub-Area K2 and K3), including proposed intersection at Spence Road.</p> <p>Amendment from "Local Type F" to "Local Road."</p>	<p>The Council agrees with the alignment of this local road and the proposed intersection at Spence Road as shown on the Saddleback version of the Structure Plan appended to AHFT comments. The Council is also comfortable with this road being referred to as "Local Road" rather than "Local Type F" Road, and including an asterisk to denote some flexibility. These have been included in the Council's updated plans.</p>
	<p>Inclusion of "Landscape Buffer" on southern side of Sub-Area K3, as shown on Saddleback version of Structure Plan.</p>	<p>The Council agrees with the Landscape Buffer on southern side of Sub-Area K3, as shown on Saddleback version of Structure Plan. This is more appropriate than depiction of existing trees to be retained notable previously sought by AHFT. This has been included in the Council's updated plans.</p>
	<p>Depiction of "Escarpment Planting" or "Escarpment" shown on Structure Plan on Sub-Area K2 and K3.</p>	<p>The Council is comfortable with "Escarpment (indicative location subject to survey)" notation as shown on Saddleback version of Structure Plan.</p> <p>As noted by AHFT, the Panel's recommendation at paragraph 14.30 of the draft report does refer "escarpment planting" as proposed by AHFT. However, the Panel's recommended provisions only refer to "escarpment" in rules relating to setbacks. The Council is comfortable that the intended planting within the escarpments indicatively shown on the Structure Plan</p>

		<p>is captured by the information requirements recommended by the Panel that are included in bb (iv). under Rule 27.7.28.2 as follows:</p> <p><u>bb. Within Sub-Area K a landscape management plan that ensures that future dwellings will integrate with the landscape of nearby zones, and the surrounding landscape:</u></p> <ul style="list-style-type: none"> <u>i. Location of future buildings and the appropriateness of lot sizes along the escarpment edge;</u> <u>ii. The heritage setting of the Ferry Hotel, and the Old Shotover Bridge and how the development in Sub-Area K can be appropriately screened and softened and the location, spacing and type of planting to achieve that.</u> <u>iii. The location, spacing and type of planting to be located within Sub-Area K2 to achieve screening and softening of the development when viewed from State Highway 6 looking east.</u> <u>iv. The location, spacing and type of planting to be located on the escarpments within sub-area K.</u> <u>v. The staged removal of wilding plant species within sub-area K and their replacement with non-wilding vegetation spacing and type.</u> <u>vi. The location, spacing and type of planting in the open space zone, along the local road, in stormwater flow paths, soakage areas and swales, and along any active transport link.</u> <p>On this basis, the Council is comfortable with depicting the escarpments on the Structure Plan as per the Saddleback version provided with AHFT comments. The Council's plans have been updated accordingly.</p>
Glenpanel Development Limited	"Existing trees to be retained" amended on Structure Plan to more accurately depict existing trees	The Council does not consider that the requested to amendment to the "existing trees to be retained" shown on Structure Plan needs to be included. This was not addressed in the Panel's recommendations, and the depiction on the Structure Plan only

		shows the general location of trees to be retained (i.e. Glenpanel Homestead site), rather than actual individual trees to be retained. Any resource consent application can clarify exactly which trees are existing and are proposed to retained (or otherwise).
	Location of East-West Collector Road and moving to align with paper road.	This matter was not specifically addressed by the Panel in the draft recommendation report, despite the evidence on this matter at the hearing. Taking into account the Panel's recommendations / comments at paragraph 12.90 and paragraph 12.119, the Council has not included this shifting of the East-West Collector Road in its updated plans.
	Location of "fixed" stormwater swale and that is moved within the roading corridor.	This matter was not specifically addressed by the Panel in the draft recommendation report. Taking into account the Panel's recommendations / comments at paragraph 11.42 and 11.45 and paragraph 12.119, the Council has not included amendment to the stormwater swale its updated plans.
Koko Ridge Limited	Location of active travel connection as per paragraph 14.100	This has been included in the Council's updated Structure Plan (as confirmed by the follow up email from Tim Allan on behalf of Koko Ridge Limited on 25 March 2024).
Queenstown Country Club	Seeks 10m Building Restriction Area (BRA) on QCC's NE corner (near intersection)	In accordance with the Panel's recommendation at paragraph 12.79 on this issue (that a consistent 25m BRA on the south side of SH6 is more appropriate), the Council has not updated the Structure Plan to reflect this request.
Roman Catholic Diocese	Location of Zoning Plan under rule 49.8	Consistent with Mr Brown's rebuttal evidence, the Council agrees to Zoning Plan does not form part of the Structure Plan under Rule 49.8 (rather it is included for information purposes, and will be added to the PDP zoning maps). To make this

		clearer, the Council will provide the Zoning Plan separately to the three plans included at 49.8 (Structure Plan, Building Heights Plan, and Building Heights Plan (Glenpanel homestead)).
	Amendment to Structure Plan to align with Diocese's property boundary	The Council has included an amended Structure Plan Extent line to ensure this follows this property boundary.
	Requested asterisk to show flexibility of stormwater swale shown on Structure Plan at Western End of Variation area (shown in dark blue)	<p>The Council has not included this requested flexibility in the updated Structure Plan.</p> <p>The depiction of the stormwater swale on the Structure Plan was recommended by Mr Gardiner in his response dated 26 January 2024 as follows:</p> <p>"4. I am of the opinion that a stormwater swale alongside Collector Road Type A / toe of Slope Hill should be shown on the Structure Plan as indicated in the diagram below.</p> <p>5 For the western section, the toe of the slope and the Collector Road Type A are close to each other compared to eastern section. Accordingly in my opinion the swale should be located along Collector Road Type A. When you get further east, the collector road and the toe of the slope are up to 150m apart. Accordingly, there will be more flexibility as to where the swale is located (i.e. right on the toe of the slope, or along Collector Road Type A) (hence why this is shown as noted "options"). Whilst there is more flexibility in the eastern part of the TPLM Variation area, I consider the provisions will achieve the necessary integration between the different landowners."</p> <p>In the s42A reply report, Mr Brown agreed with Mr Gardiner's depiction of the stormwater swale, however he referred to fixed</p>

		<p>location of the swale at the “eastern part of the Variation”, and the “western part” showing flexibility:</p> <p>“4.6 Mr Gardiner explains that for the eastern part of the Variation that the swale should be fixed along the Collector Road A, but due to the topography of the land there is more flexibility in the western part of the Variation area. I agree with his reasoning in relation to this.”</p> <p>This swapping of “eastern” with “western” appears to be a mistake, as the recommended Structure Plan clearly shows flexibility at the eastern end (as this has the wider distance to Slope Hill).</p> <p>The Panel appears to have picked up this mistaken wording at paragraph 11.27.</p> <p>The Council has provided a comment on this paragraph of report to correct this wording.</p>
--	--	--