

## Kostya Marchenko

### Submitter 1

Original Submission No	Provision	Position	Summary
OS1.1	Northlake Structure Plan	Oppose	That the proposal for an access road to Sticky Forest be rejected and alternative access through the water tank maintenance road be considered.
OS1.2	Amendments to Northlake Special Zone Objectives and Policies > 12.33.2(1.4)	Support	That the provision 12.33.2(1.4) is supported.
OS1.3	Amendments to Northlake Special Zone Objectives and Policies > 12.33.2(3.1)	Oppose	That the provision 12.33.2(3.1) is opposed.
OS1.4	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.3(i)	Support	That the provision 12.34.2.3(i) is supported.
OS1.5	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.3(i)(k)	Support	That the provision 12.34.2.3(i)(k) is supported.
OS1.6	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.4(ii)	Support	That the provision 12.34.2.4(ii) is supported.
OS1.7	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.5(viii)	Support	That the provision 12.34.2.5(viii) is supported.
OS1.8	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.5(ix)	Support	That the provision 12.34.2.5(ix) is supported.
OS1.9	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.1(i)(a)	Support	That the provision 12.34.4.1(i)(a) is supported.
OS1.10	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.1(i)(b)	Support	That the provision 12.34.4.1(i)(b) is supported.
OS1.11	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.1(vi)	Support	That the provision 12.34.4.1(vi) is supported.
OS1.12	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.2(i)	Support	That the provision 12.34.4.2(i) is supported.

## Summary of Decisions Requested – Private Plan Change 54 Northlake

OS1.13	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.2(iii)	Support	That the provision 12.34.4.2(iii) is supported.
OS1.14	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.2(iv)	Support	That the provision 12.34.4.2(iv) is supported.
OS1.15	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.2(v)	Support	That the provision 12.34.4.2(v) is supported.
OS1.16	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.5.2(iii)	Support	That the provision 12.34.5.2(iii) is supported.
OS1.17	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.5.2(iii)(a)	Support	That the provision 12.34.5.2(iii)(a) is supported.
OS1.18	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.5.2(iii)(b)	Support	That the provision 12.34.5.2(iii)(b) is supported.
OS1.19	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.5.2(iii)(j)	Support	That the provision 12.34.5.2(iii)(j) is supported.
OS1.20	Amendment to Section 15 - Subdivision and Development > 15.2.1.1(xx)	Oppose	That the provision 15.2.1.1(xx) is opposed.

## Matthew Jackson

### Submitter 2

Original Submission No	Provision	Position	Summary
OS2.1	Amendment to Section 15 - Subdivision and Development	Oppose	That amendments to Section 15 - Subdivision and Development are opposed.
OS2.2	Amendments to Northlake Special Zone Objectives and Policies	Oppose	That amendments to Northlake Special Zone Objectives and Policies are opposed.
OS2.3	Northlake Structure Plan	Oppose	That amendments to Northlake Structure Plan are opposed.

## Fiona Abbott

### Submitter 3

Original Submission No	Provision	Position	Summary
OS3.1	Amendments to Northlake Special Zone Objectives and Policies	Oppose	That amendments to Section 12.33 - Northlake Special Zone Objectives and Policies are opposed.
OS3.2	Amendments to Section 12.34 - Northlake Special Zone Rules	Oppose	That amendments to section 12.34 – Northlake Special Zones Rules are opposed.
OS3.3	Northlake Structure Plan	Oppose	That the private plan change is rejected pending a published plan from the developer of the whole development done as part of a district plan change.

## Ben Akin-Smtih

### Submitter 4

Original Submission No	Provision	Position	Summary
OS4.1	Northlake Structure Plan	Oppose	That the proposed plan change changed is rejected and existing rules retained.

## Henry Taylor

### Submitter 5

Original Submission No	Provision	Position	Summary
OS5.1	Amendment to Section 15 - Subdivision and Development	Oppose	That amendments to section 15 – Subdivision and Development Rules are opposed.
OS5.2	Amendments to Section 12.34 - Northlake Special Zone Rules	Oppose	That amendments to section 12.34 – Northlake Special Zones Rules are opposed.

## Summary of Decisions Requested – Private Plan Change 54 Northlake

OS5.3	Amendments to Northlake Special Zone Objectives and Policies	Oppose	That amendments to section 12.33 – Northlake Special Zones Objectives and Policies are opposed.
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## Jacky Toepfer

### Submitter 6

Original Submission No	Provision	Position	Summary
OS6.1	Amendments to Northlake Special Zone Objectives and Policies	Oppose	That Section 12.33 - Northlake Special Zone Objectives and Policies is opposed.
OS6.2	Amendments to Section 12.34 - Northlake Special Zone Rules	Oppose	That amendments to Section 12.34 - Northlake Special Zone rules are opposed.
OS6.3	Amendment to Section 15 - Subdivision and Development	Oppose	That amendments to Section 15 - Subdivision and Development Rules is opposed.
OS6.4	Northlake Structure Plan	Oppose	That the request for zoning changes and roads to Sticky Forest be not be approved. Green spaces and Sticky Forest as a recreational area should be retained.

## Janet Young

### Submitter 7

Original Submission No	Provision	Position	Summary
OS7.1	Amendment to Section 15 - Subdivision and Development > 15.2.1.1(xx)	Oppose	That provision 15.2.1.1(xx) is opposed.
OS7.2	Amendments to Northlake Special Zone Objectives and Policies > 12.33.2(1.4)	Oppose	That amendments to provision 12.33.2(1.4) are opposed.
OS7.3	Amendments to Northlake Special Zone Objectives and Policies > 12.33.2(3.1)	Oppose	That amendments to provision 12.33.2(3.1) are opposed.

## Summary of Decisions Requested – Private Plan Change 54 Northlake

OS7.4	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.3(i)	Oppose	That amendments to provision 12.34.2.3(i) are opposed.
OS7.5	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.4(ii)	Oppose	That amendments to provision 12.34.2.4(ii) are opposed.
OS7.6	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.5(ix)	Oppose	That amendments to provision 12.34.2.5(ix) are opposed.
OS7.7	Northlake Structure Plan	Oppose	That Private Plan Change 54 is opposed, there is no need to utilise previously designated reserve space for urban intensity, additional traffic is inappropriate.

## Oliver Young

### Submitter 8

Original Submission No	Provision	Position	Summary
OS8.1	Amendments to Northlake Special Zone Objectives and Policies > 12.33.2(1.4)	Oppose	That amendments to provision 12.33.2(1.4) are opposed.
OS8.2	Amendments to Northlake Special Zone Objectives and Policies > 12.33.2(3.1)	Oppose	That amendments to provision 12.33.2(3.1) are rejected.
OS8.3	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.3(i)(k)	Oppose	That amendments to provision 12.34.2.3(i)(k) are rejected.
OS8.4	Amendment to Section 15 - Subdivision and Development > 15.2.1.1(xx)	Oppose	That amendments to provision 15.2.1.1(xx) are rejected.
OS8.5	Northlake Structure Plan	Oppose	That the plan change is rejected in its entirety, loss of reserve land and traffic generation from new dwellings and accesses to sticky forest is opposed.

## Berit Landgraf

### Submitter 9

Original Submission No	Provision	Position	Summary
OS9.1	Northlake Structure Plan	Oppose	That Plan Change 54 is rejected, housing development in an area that should include more natural / green space is opposed.
OS9.2	Northlake Structure Plan	Oppose	That construction of a road enabling the development of Sticky Forest is opposed.

## Tim Sanders

### Submitter 10

Original Submission No	Provision	Position	Summary
OS10.1	Amendments to Northlake Special Zone Objectives and Policies	Oppose	That amendments to Section 12.33 - Northlake Special Zone Objectives and Policies are opposed.
OS10.2	Amendments to Section 12.34 - Northlake Special Zone Rules	Oppose	That amendments to Section 12.34 - Northlake Special Zone Rules are opposed.
OS10.3	Amendment to Section 15 - Subdivision and Development	Oppose	That amendments to Section 15 - Subdivision and Development Rules are opposed.
OS10.4	Northlake Structure Plan	Oppose	That the Northlake subdivision is over-developed the loss of amenity is opposed.

## Emily Duguid

### Submitter 11

Original Submission No	Provision	Position	Summary
OS11.1	Amendments to Northlake Special	Oppose	That amendments to Section 12.33 - Northlake Special Zone Objectives and Policies are opposed.

Summary of Decisions Requested – Private Plan Change 54 Northlake

	Zone Objectives and Policies		
OS11.2	Amendments to Section 12.34 - Northlake Special Zone Rules	Oppose	That amendments to Section 12.34 - Northlake Special Zone Rules are opposed.
OS11.3	Amendment to Section 15 - Subdivision and Development	Oppose	That amendments to Section 15 - Subdivision and Development Rules are opposed.
OS11.4	Northlake Structure Plan	Oppose	That access to Sticky Forest is opposed. Providing access would remove an important protection to Sticky Forest, publicly accessible land needs to be protected.

## Barbara Beable

### Submitter 12

Original Submission No	Provision	Position	Summary
OS12.1	Amendment to Section 15 - Subdivision and Development	Oppose	That amendments to Section 15 - Subdivision and Development Rules are opposed.
OS12.2	Northlake Structure Plan	Oppose	That further development of the Northlake subdivision is opposed, development would impact the landscape character and result in more dust and dirt while the the sites are developed.
OS12.3	Northlake Structure Plan	Oppose	That Sticky Forest should remain as a mountain biking / walking recreation area, if unlocked it will be eroded by deforestation and residential development leading to the loss of a valuable natural resource.

## Timothy Sikma

### Submitter 13

Original Submission No	Provision	Position	Summary
OS13.1	Northlake Structure Plan	Oppose	That the council reject Plan Change 54 in full, PC54 is vexatious and green space should be retained.

## Mike Toepfer

### Submitter 14

Original Submission No	Provision	Position	Summary
OS14.1	Amendments to Section 12.34 - Northlake Special Zone Rules	Oppose	That amendments to Section 12.34 - Northlake Special Zone Rules are opposed.
OS14.2	Amendments to Northlake Special Zone Objectives and Policies	Oppose	That amendments to Section 12.33 - Northlake Special Zone Objectives and Policies are opposed.
OS14.3	Northlake Structure Plan	Oppose	That the issue of access to Sticky Forest be a Council led initiative, Sticky Forest is more valuable as a recreation area.

## Lauren Semple On Behalf of Theo Bunker and Lorraine Rouse

### Submitter 15

Original Submission No	Provision	Position	Summary
OS15.1	Northlake Structure Plan	Support	That the plan change is approved, the absence of access to Sticky Forest further exacerbates Te Tiriti grievances.

## Graeme McGlenn



## Submitter 16

Original Submission No	Provision	Position	Summary
OS16.1	Northlake Structure Plan	Oppose	That Plan Change 54 is opposed, the proposal will have unacceptable adverse effects on Riverslea Road.

## Hamish Rudhall

### Submitter 17

Original Submission No	Provision	Position	Summary
OS17.1	Amendments to Northlake Special Zone Objectives and Policies > 12.33.2(3.1)	Oppose	That amendments to provision 12.33.2(3.1) are opposed.
OS17.2	Northlake Structure Plan	Oppose	That increasing the number of residential lots and expanding the roading network in the Northlake development to include access to Sticky Forest is opposed, Sticky Forest should be retained as a residential area and should be protected from any further development.

## Matt Lewis

### Submitter 18

Original Submission No	Provision	Position	Summary
OS18.1	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.5(ix)	Oppose	That amendments to provision 12.34.2.5(ix) is opposed.
OS18.2	Northlake Structure Plan	Oppose	That any request of Northlake to further develop more residential sections or provide access to Sticky Forest be rejected.
OS18.3	Northlake Structure Plan	Oppose	That the creation of a roading access link to Stick Forest that would facilitate any future residential development of Sticky Forest is opposed.

## Chris Arbuckle

### Submitter 19

Original Submission No	Provision	Position	Summary
OS19.1	Amendment to Section 15 - Subdivision and Development	Oppose	That amendments to Section 15 - Subdivision and Development Rules is opposed.
OS19.2	Northlake Structure Plan	Oppose	That houses should be sited below the water reservoir.
OS19.3	Northlake Structure Plan	Oppose	That a buffer zone fire break be created along the Sticky Forest boundary.
OS19.4	Northlake Structure Plan	Oppose	That the addition of new low density housing is delayed until a solution for the stormwater erosion and sedimentation in the Hikuwai DOC Reserve is developed, implemented and tested for compliance with ORC environmental rules and ensure the design has the capacity for up to 63 houses and discharges meet the requirements of National and Local Plans and freshwater Policy Statements.

## Monique King On Behalf Of The Office for Māori Crown Relations – Te Arawhiti

### Submitter 20

Original Submission No	Provision	Position	Summary
OS20.1	Amendments to Northlake Special Zone Objectives and	Support	That provision 12.33.2(3.1) is supported.

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	Policies > 12.33.2(3.1)		
OS20.2	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.3(i)(k)	Support	That provision 12.34.2.3(i)(k) is supported.
OS20.3	Amendment to Section 15 - Subdivision and Development	Oppose	That Rule 15.2.1.1(xx) be amended as follows (additions underlined, deletions struck through) :  In the Northlake Special Zone, any subdivision of Activity Area B6 that does not <del>require, by condition of consent,</del> <del>the legal establishment of</del> <u>establish</u> legal vehicle <u>and</u> <u>infrastructure servicing</u> access to Sticky Forest (Section 2 of 5 Block XIV Lower Wanaka Survey District).
OS20.4	Amendment to Section 15 - Subdivision and Development	Oppose	That a new provision be added to Section 15 - Subdivision and Development requiring road access to Sticky Forest be completed in full prior to the development of activity area B6, the following wording is suggested: <u>Policy 15.11. In the Northlake Zone, avoid subdivision of activity area B6 until the road to Sticky Forest (Section 2 of 5 Block XIV Lower Wanaka Survey District) is constructed.</u>
OS20.5	Amendments to Northlake Special Zone Objectives and Policies > 12.33.2(1.4)	Support	That provision 12.33.2(1.4) is supported.
OS20.6	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.3(i)	Support	That provision 12.34.2.3(i) is supported.
OS20.7	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.4(ii)	Support	That provision 12.34.2.4(ii) is supported.
OS20.8	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.5(viii)	Support	That provision 12.34.2.5(viii) is supported.
OS20.9	Amendments to Section 12.34 - Northlake Special	Support	That provision 12.34.2.5(ix) is supported.

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	Zone Rules > 12.34.2.5(ix)		
OS20.10	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.1(i)(a)	Support	That provision 12.34.4.1(i)(a) is supported.
OS20.11	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.1(i)(b)	Support	That provision 12.34.4.1(i)(b) is supported.
OS20.12	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.1(vi)	Support	That provision 12.34.4.1(vi) is supported.
OS20.13	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.2(i)	Support	That provision 12.34.4.2(i) is supported.
OS20.14	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.2(iii)	Support	That provision 12.34.4.2(iii) is supported.
OS20.15	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.2(iv)	Support	That provision 12.34.4.2(iv) is supported,
OS20.16	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.4.2(v)	Support	That provision 12.34.4.2(v) is supported.
OS20.17	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.5.2(iii)	Support	That provision 12.34.5.2(iii) is supported.
OS20.18	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.5.2(iii)(a)	Support	That provision 12.34.5.2(iii)(a) is supported.

## Summary of Decisions Requested – Private Plan Change 54 Northlake

OS20.19	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.5.2(iii)(b)	Support	That provision 12.34.5.2(iii)(b) is supported.
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## Daniel Thorne On Behalf of WFH Properties Limited

### Submitter 21

Original Submission No	Provision	Position	Summary
OS21.1	Northlake Structure Plan	Oppose	That the Northlake Structure Plan is amended to identify a 'Indicative Required Road Link' and 'Indicative Primary Entry' from the Northlake Special Zone to Aubrey Road, with this to be located in the general vicinity of Peak View Ridge.  Refer to Annexure A on page 8 of the submission for the requested road alignment.
OS21.2	Northlake Structure Plan	Oppose	That consequential relief required to give effect to the matters raised in the submission, including alternative, further or consequential amendments to any relevant provisions of the Northlake Special Zone that address the matters raised by the submission is sought.
OS21.3	Northlake Structure Plan	Support	That PC54 is supported with some requests for minor amendments.

## Tanya Stevens On Behalf of Te Rūnanga o Ngāi Tahu

### Submitter 22

Original Submission No	Provision	Position	Summary
OS22.1	Northlake Structure Plan	Oppose	That references to Sticky Forest are amended to: Hāwea/Wānaka - Sticky Forest.

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OS22.2	Northlake Structure Plan	Oppose	That road connections to Hāwea/Wānaka - Sticky Forest are of sufficient capacity.
OS22.3	Northlake Structure Plan	Oppose	That the provision of access will be delivered via an appropriate consenting framework.
OS22.4	Northlake Structure Plan	Oppose	That an access deed is provided to Te Rūnanga. The Northbrook Retirement Village Fast Resource Consent decision included condition 47 for an access deed to accompany the private plan change.
OS22.5	Amendments to Northlake Special Zone Objectives and Policies > 12.33.2(3.1)	Oppose	That Policy 3.1 is amended to read as follows:  To ensure that roading is integrated with existing development, and the existing road network, <u>and with Hāwea/Wānaka - Sticky Forest (to the west).</u>
OS22.6	Amendments to Section 12.34 - Northlake Special Zone Rules > 12.34.2.3(i)(k)	Oppose	That provision 12.34.2.3(i)(k) is amended to read as follows:  Integration of the Outline Development Plan with other parts of the zone, or with other consents with Outline Development Plans that have been approved or, <u>in the case of Activity Area B6 integration with Hāwea/Wānaka - Sticky Forest;</u>
OS22.7	Amendments to Section 12.34 - Northlake Special Zone Rules	Oppose	That a new provision 12.34.4.1(viii)(c) be added with the following wording: <u>(c) access to Hāwea/Wānaka – Sticky Forest shall be a collector road.</u>
OS22.8	Amendment to Section 15 - Subdivision and Development > 15.2.1.1(xx)	Oppose	That provision 15.2.1.1(xx) be deleted.
OS22.9	Amendment to Section 15 - Subdivision and Development	Oppose	That a new provision 15.2.1.2 be added the Prohibited Subdivision Activities be added with the following wording: <u>(xx) In the Northlake Special Zone, any subdivision of Activity Area B6 that does not require, by condition of consent, the legal establishment of legal vehicle and infrastructure access to Hāwea/Wānaka - Sticky Forest (Section 2 of 5 Block XIV Lower Wanaka Survey District).</u>
OS22.10	Amendments to Northlake Special Zone Objectives and Policies	Oppose	That Chapter 12.33 Objective 3 be amended to have the following wording:  Development that is well-connected internally and to networks outside the zone <u>including provision for access to Hāwea/Wānaka – Sticky Forest.</u>
OS22.11	Amendments to Northlake Special	Oppose	That chapter 12.33 Policy 3.1 be amended to as follows: <u>To ensure that collector road access and an</u>

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	Zone Objectives and Policies		<u>infrastructure services corridor is provided to Hawea/Wānaka – Sticky Forest.</u>
OS22.12	Northlake Structure Plan	Support	That PC54 is supported with some amendments.

## Stephen Dennis

### Submitter 23

Original Submission No	Provision	Position	Summary
OS23.1	Northlake Structure Plan	Oppose	That Plan Change 54 is declined in its entirety for reasons relating to loss of open space, loss of visual amenity, landscape impact, the need for more housing, and access to Sticky Forest.
OS23.2	Northlake Structure Plan	Oppose	That the loss of open space area is opposed, rezoning of area B6 is inconsistent with the original intent of the land.
OS23.3	Northlake Structure Plan	Oppose	That additional dwellings in activity area B6 is opposed, community concerns relate to affordable housing which this plan change will not deliver.
OS23.4	Northlake Structure Plan	Not Stated	That access to Sticky Forest through the open space zone of PC53 is opposed.
OS23.5	Northlake Structure Plan	Oppose	That Sticky Forest remain open space for active recreation.
OS23.6	Northlake Structure Plan	Oppose	That the effects of developing Sticky Forest need to be considered as part of PC54 as approval to PC54 would enable the development of Sticky Forest.

## Ewan Mackie On Behalf of Bike Wanaka Inc

### Submitter 24

Original Submission No	Provision	Position	Summary
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OS24.1	Northlake Structure Plan	Oppose	That the creation of roading access link to Sticky Forest from Northlake that would facilitate future residential development of Sticky Forest is opposed. Legal access should be provided on the basis of servicing Sticky Forest as a Rural site and no for any future residential land use.
OS24.2	Northlake Structure Plan	Oppose	That Plan Change 54 is declined or withdrawn and is replaced by one Plan Change that deals with recreation, urban form, landscape, boundary treatments, assess and infrastructure matters across Northlake and Sticky Forest as one package.
OS24.3	Northlake Structure Plan	Oppose	That further or consequential or alternative amendments necessary to give effect to the submission are sought.
OS24.4	Northlake Structure Plan	Oppose	That an outcome where the beneficial owners of Sticky Forest get financial recompense and the Wānaka community retains a recreational asset (Sticky Forest) for future generations is sought.

## Donald Gordon McKinlay

### Submitter 25

Original Submission No	Provision	Position	Summary
OS25.1	Northlake Structure Plan	Oppose	That houses within proposed area B6 should be sited below the water reservoir.
OS25.2	Northlake Structure Plan	Oppose	That a buffer zone fire break be created along the Sticky Forest boundary.
OS25.3	Northlake Structure Plan	Oppose	That the addition of low-density housing be delayed until a solution of the stormwater erosion and sedimentation in the Hikwai DOC Reserve is developed, implemented and tested for compliance with ORC environmental rules and ensure the design has the capacity for up to 63 houses.

## Joanna Ashe Marasti

### Submitter 26

Original Submission No	Provision	Position	Summary
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OS26.1	Northlake Structure Plan	Oppose	That Plan Change 54 is opposed, the proposal will generate emissions and pollution, and will endanger Sticky Forest and it should be rejected.
OS26.2	Northlake Structure Plan	Oppose	That Sticky Forest be retained and protected as a recreational area for the community.
OS26.3	Northlake Structure Plan	Oppose	That Northlake should focus on repairing its failing stormwater system and should not be allowed to keep expanding.

## Pierre Marasti

### Submitter 27

Original Submission No	Provision	Position	Summary
OS27.1	Northlake Structure Plan	Oppose	That Plan Change 54 is opposed, the proposal will generate emissions and pollution, and will endanger Sticky Forest it should be rejected.
OS27.2	Northlake Structure Plan	Oppose	That Sticky Forest be retained and protected as a recreational area for the community.
OS27.3	Northlake Structure Plan	Oppose	That Northlake should focus on repairing its failing stormwater system and should not be allowed to keep expanding.

## Ian Greaves

### Submitter 28

Original Submission No	Provision	Position	Summary
OS28.1	Northlake Structure Plan	Oppose	That Plan Change 54 is declined or withdrawn and is replaced by one Plan Change that deals with urban form, landscape issues, boundary treatments, assess and infrastructure matters across Northlake, Sticky Forest and Kirimoko as one package.
OS28.2	Northlake Structure Plan	Oppose	That roading access shall terminate within Sticky Forest and shall not extend to Kirimoko in the future.
OS28.3	Northlake Structure Plan	Oppose	That further or consequential or alternative amendments to give effect to the submission are sought.

## Janet Musker

### Submitter 29

Original Submission No	Provision	Position	Summary
OS29.1	Northlake Structure Plan	Oppose	That the council reject PC54 in full.

## John Wellington

### Submitter 30

Original Submission No	Provision	Position	Summary
OS30.1	Northlake Structure Plan	Oppose	That the rezoning of open space land for housing development is opposed.

## Mike Theelen On Behalf of Queenstown Lakes District Council

### Submitter 31

Original Submission No	Provision	Position	Summary
OS31.1	Northlake Structure Plan	Oppose	That the extension of the Northlake Special Zone to area B6 be approved only if there is sufficient evidence that the infrastructure issues can be appropriately managed.
OS31.2	Amendment to Section 15 - Subdivision and Development	Oppose	That a new rule 15.2.1.1(xxi) be included to make any subdivision within Area B6 that does not provide for the appropriate infrastructure a non-complying activity.
OS31.3	Northlake Structure Plan	Oppose	That relief referred to in the submission or such further, more refined, additional, other or alternative relief that might give effect to the submission and/or better serve the overall objectives of the Operative District Plan and the purpose and principles of the Resource Management Act 1991 is sought.
OS31.4	Northlake Structure Plan	Support	That PC54 is conditionally supported.

## Summary of Decisions Requested – Private Plan Change 54 Northlake