

**Rebecca Holden for QLDC – Summary of evidence, 20 October 2016**  
**Designations Chapter 37 – Hearing Stream 07 – QLDC Designations**

1. Pursuant to Clause 4 of Schedule 1 of the Resource Management Act 1991, Queenstown Lakes District Council (**Council**) gave notice for most of the designations within the Operative District Plan (**ODP**) that it is responsible for to be included in the Proposed District Plan (**PDP**) (some with modification).
2. The Council also included 181 new requirements within the PDP to ensure the safe and efficient functioning and operation of its infrastructure assets as well as its parks and reserves. I have recommended that conditions be attached to a number of reserve and utility designations to ensure that an appropriate level of amenity is maintained. Ms Jeannie Galavazi, who has provided evidence on behalf of the Council, as requiring authority, accepts that these conditions are appropriate.
3. I have also recommended amending a number of mapping errors and inconsistencies with the new designations. Ms Galavazi and Ms Erin Moogan, who have provided evidence on behalf of Council as requiring authority, agree that these amendments should be made.
4. By way of submission, the Council<sup>1</sup> requested that the shape of Designation #376 (Wanaka Sports and Events Facility) be amended as confirmed by RM140723. This submission point was not addressed in my s 42A report. I confirm that the area of land covered by Designation #376 in the PDP does not align with that confirmed by RM140723 and recommend that this error be corrected.
5. I note that the Council is no longer pursuing the following designations:
  - (a) the closed landfills at Luggate (#429), Kingston (#439) and Glenorchy (#428); and
  - (b) and the stormwater soakage basins within Kirimoko Park (#389 and #390).
6. Based on submissions and evidence filed prior to the hearing, outstanding issues relate to the designation at the Glenorchy Airstrip, the Queenstown Events Centre, the Aquatic Centre (**QEC**) and the Civic Offices.

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<sup>1</sup> Submitter #383.

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### Designation #29 - QLDC Events Centre and Aquatic Centre

7. Designation #29 relates to the QEC, located at the entrance to Frankton along Ladies Mile (SH6). This designation was rolled over from the ODP with modification.
8. Evidence has been filed by the Council, Queenstown Airport Corporation Limited (**QAC**) and NZ Transport Agency (**NZTA**), in relation to this designation, addressing issues associated with signage, noise, and ASAN's.
9. Taking this evidence into consideration, I have revised my view on a number of matters and recommended conditions:
  - (a) I consider that it is not necessary for the sign at the entrance to QEC to be restricted in terms of what messages it displays, given the type of message would not impact traffic safety;
  - (b) Ms Galavazi has proposed an amended advice note in relation to notifying NZTA when events on the site may generate significant traffic. I accept that Ms Galavazi's proposed wording is appropriate.
  - (c) I accept the evidence provided by Dr Stephen Chiles, for the Council as requiring authority in relation to removing conditions 4 and 7 and replacing these with a new condition, capturing the intention of both conditions. In my view, Dr Chiles' proposed condition also achieves the intent of the condition proposed by Mr John Kyle in his evidence for QAC; and
  - (d) I accept Dr Chiles' evidence that provided that buildings are designed to provide an internal sound level of 40 dB Ldn, it is appropriate for day-care activities to be carried out at the QEC site whether parents or guardians are using the QEC for its designated purpose or not.

### Designation #175 (Part of Hawea Recreation Reserve (Motor Park))

10. Designation #175 comprises the Hawea Recreation Reserve (Motor Park) at Lake Hawea. Submitter 282 (Sarah Burdon) has requested that this designation be extended to cover the entire parcel of land legally described as Section 2, Block II, Lower Hawea SD – Camping Ground.

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11. Ms Galavazi has now confirmed that the Council wishes to extend the designation, as sought by Ms Burdon, to provide for the requiring authority to undertake necessary maintenance or upgrade works in accordance with the purpose of the designation. On this basis I agree that the extension is appropriate.

Designation #239 (Recreation Reserve (Aerodrome))

12. Designation #239 (Recreation Reserve (Aerodrome)) relates to the airstrip situated to the south of the Glenorchy Township (**Glenorchy Airstrip**). The purpose of this designation is to enable the take-off and landing of aircraft. The designation was rolled over from the ODP without modification.
13. Wyuna Preserve, a rural lifestyle residential development, is located in close proximity to the airstrip. Submitter 744 (Wyuna Preserve Residents Association Incorporated (**Wyuna**)) submitted that conditions should be placed on the designation to address the unrestricted use of the airstrip by private and commercial aircraft.
14. The Council has subsequently volunteered two conditions to be imposed on the designation restricting the hours of operation, and requiring aircraft operators to plan routes and operate their aircraft in accordance with the “Fly Neighbourly” guidelines.
15. I recommend that the conditions volunteered by the Council be included in the designation.
16. However, I am of the opinion that there is not sufficient baseline information regarding the current nature and scale of commercial activities utilising this airstrip (i.e. number of flights and existing number of leases/licences, noise received at the notional boundary of residential units and flight paths) to impose further conditions related to these matters. Further, I do not consider that imposing conditions within the designation is the appropriate mechanism for managing the effects associated with flight paths or number of leases/licences. However, I do consider that some parameters should be placed around commercial operations to appropriately manage the adverse effects resulting from the use of the land for its designated purpose.
17. Evidence has been filed by Dr Chiles for the Council, as requiring authority, and from Mr Malcom Hunt on behalf of Wyuna. Both have advised that

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because of the character of the commercial skydiving flights operating from Glenorchy Airstrip (aircraft stay in the general area after take-off, climb to an altitude, then immediately descend to land), there is an absence of a standardised method or objective parameter to comprehensively quantify noise effects from the Glenorchy Airstrip. Dr Chiles has suggested that an appropriate response could be controlling the number of movements, flight paths and hours of operation. Mr Hunt has recommended the development of a Noise Management Plan (**NMP**) which sets out approved flight tracks, level of aircraft activity, and hours of operation. Given the character of aircraft operations from Glenorchy Airstrip, I consider that the development of an NMP could be an acceptable resource management approach to managing the effects of the use of the Glenorchy Airstrip.

18. Skydive Queenstown Limited<sup>2</sup> submitted that the purpose of the designation should be corrected and that the designation should be extended to cover the whole site rather than just the airstrip.
19. I recommend to the Panel that the purpose of the designation be corrected to 'Local Purpose Reserve (Airport)' to align with its classification under the Reserves Act 1977.
20. In terms of the extension of the designation over the whole site, evidence was provided by Ms Vicki Jones and Mr Peter Buckley on behalf of Skydive Queenstown Limited. Taking into consideration this evidence, my view remains that the Council has not asked for all of this site to be designated and there is no evidence to support the contention that designating the entire site is necessary for the safe or efficient functioning or operation of public work by the requiring authority which has financial responsibility for this work/activity.

Designation #526, #528 and #529 (Civic Offices)

21. I accept the evidence provided by Ms Galavazi in that it is inappropriate to impose conditions on the designation. The effects of a future development would be assessed via the Outline Plan process.

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<sup>2</sup> Submitter #24.