

## Part Four – Rural Environment

<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>	145.20	<b>Provision:</b>	5-Part Four - Rural Environment
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<b>Submitter Number:</b>	344	<b>Submitter:</b>	Sam Flewelling
<b>Contact Name:</b>		<b>Email:</b>	sam@planzconsultants.co.nz
<b>Address:</b>	1845, Christchurch City, Christchurch, New Zealand, 8140		

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<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.		

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<b>Submitter Number:</b>	431	<b>Submitter:</b>	Barbara Kipke
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	431.1	<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>	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.		

<b>Submitter Number:</b>	482	<b>Submitter:</b>	Lake McKay Station Ltd
<b>Contact Name:</b>	Mike Kelly	<b>Email:</b>	mike.kelly@opus.co.nz
<b>Address:</b>	PO Box 273, Alexandra, 9340		
<b>Point Number</b>	482.1	<b>Provision:</b>	5-Part Four - Rural Environment
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Change District Plan maps 11 and 18 and Outstanding Natural Landscapes (ONL) and Rural Landscapes (RLC). (See supporting documents)		

<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>	501.18	<b>Provision:</b>	5-Part Four - Rural Environment
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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**Submitter Number:** 629 **Submitter:** Morven Ferry Limited  
**Contact Name:** Tim Williams **Email:** tim@southernplanning.co.nz  
**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 629.6 **Provision:** 5-Part Four - Rural Environment

**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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**Submitter Number:** 642 **Submitter:** Mandalea Properties  
**Contact Name:** Peter D Ball **Email:** pdbsteinblue@yahoo.com  
**Address:** 55 Jaimiesons Rd, RD 2, Ashburton, New Zealand, 7772

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**Point Number** 642.1 **Provision:** 5-Part Four - Rural Environment

**Position:** Support

**Summary of Submission** 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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**Point Number** 642.2 **Provision:** 5-Part Four - Rural Environment

**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 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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**Submitter Number:** 661 **Submitter:** Land Information New Zealand  
**Contact Name:** Scott Edgar **Email:** scott@southernland.co.nz  
**Address:** PO Box 713, Wanaka, New Zealand, 9343

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**Point Number** 661.5 **Provision:** 5-Part Four - Rural Environment  
**Position:** Oppose

**Summary of Submission**

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.

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**Submitter Number:** 755 **Submitter:** Guardians of Lake Wanaka  
**Contact Name:** Don Robertson **Email:** donandgaye@xtra.co.nz  
**Address:** PO Box 93, Wanaka, New Zealand, 9344

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**Point Number** 755.1 **Provision:** 5-Part Four - Rural Environment  
**Position:** Not Stated

**Summary of Submission**

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.

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**Submitter Number:** 767 **Submitter:** Lake Hayes Cellar Limited

**Contact Name:** Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz

**Address:** PO Box 110, Christchurch, New Zealand, 8140

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**Point Number** 767.21 **Provision:** 5-Part Four - Rural Environment

**Position:** Not Stated

**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 Arrows Road, Lake Hayes.

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**Submitter Number:** 776 **Submitter:** Hawthenden Limited

**Contact Name:** Scott Edgar **Email:** scott@southernland.co.nz

**Address:** PO Box 713, Wanaka, New Zealand, 9343

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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:** 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:** 801 **Submitter:** U-Fly Wanaka Limited

**Contact Name:** Kylie Krippner **Email:** brett@townplanning.co.nz

**Address:** 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:** 825 **Submitter:** Dominic Eller

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 825.1 **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 50 metres for fixed wing and 50 metres for rotary wing aircraft.

(See full submission).

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<b>Submitter Number:</b>	826	<b>Submitter:</b>	Tim Taylor
<b>Contact Name:</b>		<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	PO Box 2559, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	826.1	<b>Provision:</b>	5-Part Four - Rural Environment
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	The submitter seeks that the properties are rezoned to provide for residential and commercial land uses.
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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>	837	<b>Submitter:</b>	R Buckham
<b>Contact Name:</b>		<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	PO Box 2559, Queenstown, New Zealand, 9349		

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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
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<b>Summary of Submission</b>	Provide greater allowances in the Proposed Plan for informal airports.
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<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;		

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<b>Submitter Number:</b>	848	<b>Submitter:</b>	M & C Wilson
<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	PO Box 2559, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	848.1	<b>Provision:</b>	5-Part Four - Rural Environment
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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## Chapter 21 – Rural Zone

<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>	2.2	<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>	9	<b>Submitter:</b>	Terry Drayton
<b>Contact Name:</b>		<b>Email:</b>	namastewanaka@slingshot.co.nz
<b>Address:</b>	69 Studholme rd, Wanaka, New Zealand, 9382		
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<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.		
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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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**Submitter Number:** 11 **Submitter:** Jill Newton  
**Contact Name:** **Email:** jillnewton@clear.net.nz  
**Address:** 7A Thames St, Arrowtown, Arrowtown, New Zealand, 9302

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

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**Submitter Number:** 17 **Submitter:** Elizabeth Purdie  
**Contact Name:** **Email:**  
**Address:** 542 Portobello Road, MacAndrew Bay, Dunedin, New Zealand, 9014

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**Point Number** 17.3 **Provision:** 771-21Rural Zone  
**Position:** Other - Please clearly indicate your position in your submission below  
**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:** 19 **Submitter:** Kain Fround  
**Contact Name:** **Email:** kainis\_45@hotmail.com  
**Address:** 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

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**Point Number** 19.22 **Provision:** 771-21Rural Zone

**Position:** Support

**Summary of Submission** Supports the provision

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**Submitter Number:** 21 **Submitter:** Alison Walsh

**Contact Name:** **Email:** alywalsh30@gmail.com

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

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**Point Number** 21.62 **Provision:** 771-21Rural Zone

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 21.63 **Provision:** 771-21Rural Zone

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Submitter Number:** 29 **Submitter:** Jane Shearer

**Contact Name:** **Email:** jane.shearer@resolutionz.biz

**Address:** PO Box 2821, Wakatipu, Queenstown, New Zealand, 9349

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**Point Number** 29.3 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards

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

**Summary of Submission**

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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**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** 38.2

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

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

**Summary of Submission**

Allow a minimum allotment size of 5 acres in the Rural Zone.

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**Point Number** 38.3

**Provision:** 771-21Rural Zone

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

**Summary of Submission**

Allow a minimum allotment size of 5 acres in the Rural Zone.

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**Submitter Number:** 45

**Submitter:** Maree Horlor

**Contact Name:**

**Email:** mareehorlor@actrix.co.nz

**Address:** 7 Scaife Place, Wanaka, Wanaka, New Zealand, 9035

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**Point Number** 45.6

**Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 856-21.4.3

**Position:** Support

**Summary of**

A farm building should not need resource consent - resource consent is expensive. The

<b>Submission</b>	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		

<b>Submitter Number:</b>	48	<b>Submitter:</b>	Kerr Ritchie Architects
<b>Contact Name:</b>	Pete Ritchie	<b>Email:</b>	pete@kerrritchie.com
<b>Address:</b>	PO Box 1894, Queenstown, New Zealand, 9348		
<b>Point Number</b>	48.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	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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**Submitter Number:**

56

**Submitter:**

Aviation New Zealand

**Contact Name:**

Samantha Sharif

**Email:**

samantha.sharif@aviationnz.co.nz

**Address:**

12 Johnston Street, Wellington Central, Wellington, New Zealand, 6011

**Point Number**

56.1

**Provision:**

771-21Rural Zone &gt; 890-21.5Rules - Standards

**Position:**

Oppose

**Summary of Submission**

Submission relates to objectives, policies and rules for Informal Airports.

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:**

93

**Submitter:**

Mike Evans

**Contact Name:**

Samantha Sharif

**Email:**

mike@turbomeca.co.nz

**Address:**

121 Essex Avenue, Arrowtown, New Zealand, 9302

**Point Number**

93.1

**Provision:**

771-21Rural Zone &gt; 890-21.5Rules - Standards &gt; 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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**Point Number** 105.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**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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**Point Number** 105.2 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**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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**Point Number** 105.3 **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:** 106 **Submitter:** Trelawn Place

**Contact Name:** Michael Clark **Email:** trelawn@ihug.co.nz

**Address:** 35 Watties track, Arthurs Point, Queenstown, New Zealand, 9348

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**Point Number** 106.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 946-21.5.26.1

**Position:** Oppose

**Summary of Submission** 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>	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>	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		
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<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.		
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<b>Submitter Number:</b>	117	<b>Submitter:</b>	Maggie Lawton
<b>Contact Name:</b>		<b>Email:</b>	maggie@futurebydesign.co.nz

**Address:** 3 Maggies Way, Wanaka, New Zealand, 9305

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**Point Number** 117.13 **Provision:** 771-21Rural Zone

**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** 117.19 **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.

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**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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**Submitter Number:** 122 **Submitter:** Skydive Queenstown Limited  
**Contact Name:** Tony Ray **Email:** tray@mactodd.co.nz  
**Address:** 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-

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

**Summary of Submission** Increase from 10 to 28.

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**Point Number** 122.5 **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** Redraft as follows: 'Informal airports where sound levels do not exceed limits prescribed in Rule 36.5.14'.

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**Point Number** 122.6 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 948-21.5.26.3

**Position:** Oppose

**Summary of Submission** Delete rule 21.5.26.1.

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**Submitter Number:** 123 **Submitter:** Edwin Lamont

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

**Address:** PO Box 1894, Queenstown, New Zealand, 9348

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**Point Number** 123.1 **Provision:** 771-21Rural Zone

**Position:** 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:** 134 **Submitter:** Keri Lemaire-Sicre  
**Contact Name:** **Email:** stop@ladiesmile.co.nz  
**Address:** 465 Ladies-Mile RD15H6, Frankton, Queenstown, New Zealand, 9300

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**Point Number** 134.1 **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** 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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**Submitter Number:** 135 **Submitter:** Joan Baker  
**Contact Name:** **Email:** jbaker@gallarus.co.nz  
**Address:** 326 Tucker Beach Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 135.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25  
**Position:** Oppose  
**Summary of Submission** Reject the increase to landing rights from informal airports at Tucker Beach Reserve (DoC Estate).

---

**Submitter Number:** 137 **Submitter:** Glenorchy Air  
**Contact Name:** Robert Rutherford **Email:** glenorchy@hotmail.com  
**Address:** 91 McBride Street, Frankton, Queenstown, New Zealand, 9300

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**Point Number** 137.1 **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** 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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**Submitter Number:** 138 **Submitter:** Cliff Baker

**Contact Name:** **Email:** c4aviation@hotmail.co.nz

**Address:** 224 Malaghans Road, RD 1, Queenstown, new zealand, 9371

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**Point Number** 138.1 **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** 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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**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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**Point Number** 143.1 **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**

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.

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.

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.

---

**Submitter Number:** 145 **Submitter:** Upper Clutha Environmental Society (Inc)

**Contact Name:** Julian Haworth **Email:** uces@xtra.co.nz

**Address:** 245 Hawea Back Road, Wanaka, New Zealand, 9382

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**Point Number** 145.2 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5

**Position:** Support

**Summary of Submission**

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:

*“Where clustering is merited the balance of the subject site shall be covenanted against further subdivision and development in perpetuity.”*

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.

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**Point Number** 145.3 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5

**Position:** Not Stated

**Summary of Submission**

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:”.

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<b>Point Number</b>	145.7	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6
<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.		

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<b>Point Number</b>	145.8	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 860-21.4.7
<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.		

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<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.		

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<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.		

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<b>Point Number</b>	145.13	<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>	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>	145.25	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 861-21.4.8
<b>Position:</b>	Oppose		
<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>Submitter Number:</b>	149	<b>Submitter:</b>	Sam Flewelen
<b>Contact Name:</b>		<b>Email:</b>	sam@planzconsultants.co.nz
<b>Address:</b>	1845, Christchurch City, Christchurch, New Zealand, 8140		

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<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		

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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> 281 Riverbank Road, RD 2, Wanaka, 9382	

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<b>Point Number</b> 152.2	<b>Provision:</b> 771-21Rural Zone
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** 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.

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<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	

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<b>Point Number</b> 160.1	<b>Provision:</b> 771-21Rural Zone
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** 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> 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	

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<b>Point Number</b> 161.2	<b>Provision:</b> 771-21Rural Zone
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** 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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**Submitter Number:** 162 **Submitter:** Carlton Campbell  
**Contact Name:** **Email:** carlton.campbell@caa.govt.nz  
**Address:** PO Box 2548, Wakatipu, Queenstown, New Zealand, 9349

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**Point Number** 162.1 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25  
**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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**Point Number** 162.2 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25  
**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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**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:** 167 **Submitter:** Queenstown Rafting Limited

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

**Address:** PO Box 653 , Queenstown, Queenstown, New Zealand, 9348

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**Point Number** 167.1 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12

**Position:** Oppose

**Summary of Submission** 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.

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**Point Number** 167.2 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 966-21.5.39

**Position:** Oppose

**Summary of Submission** Delete this rule.

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**Point Number** 167.3 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 970-21.5.43

**Position:** Oppose

**Summary of Submission** That the sentence 'Motorised commercial boating activities' be deleted from this rule.

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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 > 945-21.5.26

**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:** 176**Submitter:** Jenny Davies**Contact Name:****Email:** jennydavies2000@icloud.com**Address:** Unknown, Glenorchy, Glenorchy, New Zealand, 9350**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.

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**Submitter Number:** 179**Submitter:** Vodafone NZ**Contact Name:** Colin Clune**Email:** matthew@incite.co.nz**Address:** Vodafone New Zealand Limited, C/- Incite. PO Box 25-289, Christchurch, New Zealand, 8144**Point Number** 179.9**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** 179.10**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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**Submitter Number:** 186 **Submitter:** Shaun Gilbertson

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

**Address:** PO Box 210, Wanaka, New Zealand, 9343

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**Point Number** 186.1 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

**Position:** Oppose

**Summary of Submission** Oppose the 500m setback, and restriction to 3 flights per week.

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**Submitter Number:** 191 **Submitter:** Spark Trading NZ Limited

**Contact Name:** Matthew McCallum Clark **Email:** matthew@incite.co.nz

**Address:** PO Box 25-289, Christchurch, 8144, 8144

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**Point Number** 191.8 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes)

**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.

---

**Submitter Number:** 194 **Submitter:** John Ecroyd

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

**Address:** 219 Flatman Road, RD 21, Geraldine, 7991

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**Point Number** 194.1 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 831-21.2.12.8

**Position:** Support

**Summary of Submission** 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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**Point Number** 194.2 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 829-21.2.12.6

**Position:** Support

**Summary of Submission** 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.

---

**Point Number** 194.3 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 877-21.4.24

**Position:** Support

**Summary of Submission** introduce rules managing the kayaks in Roys Bay. Perhaps putting a kayak lane out to Ruby Island from Waterfall Creek.

---

**Submitter Number:** 209 **Submitter:** Michael Green

**Contact Name:** **Email:** roseandross@icloud.com

**Address:** 238 Tuckers Beach Raod, Queenstown, New Zealand, 9371

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**Point Number** 209.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**Position:** Oppose

**Summary of Submission** Reject the proposed rules. Retain the operative District Plan rules that require a resource consent for all airports.

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**Point Number** 209.2 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Oppose

**Summary of Submission** Reject the proposed rules. Retain the operative District Plan rules that require a resource consent for all airports.

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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 Easter 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:** 213 **Submitter:** Clive Manners Wood

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

**Address:** 101 Malaghans Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 213.1 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

**Position:** Oppose

**Summary of Submission** Delete the rules relating to informal airports and retain the operative district plan rules.

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**Submitter Number:** 217 **Submitter:** Jay Berriman

**Contact Name:** **Email:** jay@epkcrew.com

**Address:** 30B Loop Road, Kawarau Falls, Queenstown, NZ, 9300

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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.

---

**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.

---

**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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**Submitter Number:** 220 **Submitter:** Clive Manners Wood

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

**Address:** 101 Malaghans Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 220.2 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1

**Position:** Oppose

**Summary of Submission** 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.

---

**Point Number** 220.3 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2

**Position:** Support

**Summary of Submission**

Confirm policy 21.2.9.2 Avoid any degradation of the qualities of the Rural Zone

---

**Submitter Number:** 221

**Submitter:** Susan Cleaver

**Contact Name:**

**Email:** suecleaver2000@gmail.com

**Address:** 23 Nairn Street, Arrowtown, 9302

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**Point Number** 221.5

**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** 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.

---

**Submitter Number:** 224

**Submitter:** Queenstown Milford User Group

**Contact Name:** Robert Rutherford

**Email:** robertglenorchy@gmail.com

**Address:** One Tex Smith Lane , Frankton, Queenstown, New Zealand, 9300

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**Point Number** 224.1

**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** 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

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**Submitter Number:** 227 **Submitter:** Don & Nicola Sarginson  
**Contact Name:** **Email:** dnsarginson@xtra.co.nz  
**Address:** 59 Studholme Road, Wanaka, New Zealand, 9382

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**Point Number** 227.1 **Provision:** 771-21Rural Zone

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

**Summary of Submission** 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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**Submitter Number:** 229 **Submitter:** Felzar Properties Ltd  
**Contact Name:** Mike Coburn **Email:** edixon@cfma.co.nz  
**Address:** 553, Queenstown, New Zealand, 9348

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**Point Number** 229.2 **Provision:** 771-21Rural Zone

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

**Summary of Submission** 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.

---

**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** 231.5 **Provision:** 771-21Rural Zone

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

**Summary of Submission** 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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**Submitter Number:** 232 **Submitter:** Don Andrew, Kathleen Andrew and Roger Macassey

**Contact Name:** Emma Dixon **Email:** edixon@cfma.co.nz

**Address:** 553, Queenstown, New Zealand, 9348

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**Point Number** 232.1 **Provision:** 771-21Rural Zone

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

**Summary of Submission** 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.

---

**Submitter Number:** 238 **Submitter:** NZIA Southern and Architecture + Women Southern

**Contact Name:** NZIA and Architecture+Women Southern Southern **Email:** nortyqt@xtra.co.nz

**Address:** 486, queenstown, Queenstown, New Zealand, 9348

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**Point Number** 238.8 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Doesn't agree with changing rural areas to rural lifestyle, particularly where they are unconnected.

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**Point Number** 238.128 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

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

**Summary of Submission** Support in part. Last sentence is not consistent with the Landscape Values in Section 6.2 for rural areas. Delete last sentence:  
~~For this reason, it is important to acknowledge the potential for a range of alternative uses of 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.

---

**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.

---

**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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<b>Submitter Number:</b>	239	<b>Submitter:</b>	Don Moffat
<b>Contact Name:</b>		<b>Email:</b>	edixon@cfma.co.nz
<b>Address:</b>	553, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	239.4	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.		
<hr/>			
<b>Point Number</b>	239.5	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.		
<hr/>			

<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		
<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.

---

**Point Number** 243.22 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12

**Position:** Support

**Summary of Submission** 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.

---

**Submitter Number:** 248 **Submitter:** Shotover Trust

**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz

**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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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.

---

**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.

---

**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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<b>Submitter Number:</b>	249	<b>Submitter:</b>	Willowridge Developments 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>	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>	249.21	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		

---

<b>Point Number</b>	249.23	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	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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**Submitter Number:** 251  
**Submitter:** PowerNet Limited  
**Contact Name:** Megan Justice  
**Email:** megan.justice@mitchellpartnerships.co.nz  
**Address:** PO Box 489, Dunedin, New Zealand, 9054

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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.

---

**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.

---

**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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<b>Submitter Number:</b>	254	<b>Submitter:</b>	Nicola Todd
<b>Contact Name:</b>		<b>Email:</b>	nicola@cuttriss.co.nz
<b>Address:</b>	Cuttriss Consultants Ltd, PO Box 386, Paraparaumu, New Zealand, 5032		

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<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.		

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<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		

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<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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<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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<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.		

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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		

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<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.		

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<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.		

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<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		

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**Point Number** 285.17 **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** 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.

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**Point Number** 285.18 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards

**Position:** Oppose

**Summary of Submission** Delete Table 6

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**Point Number** 285.19 **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** 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'.

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**Submitter Number:** 288 **Submitter:** Barn Hill Limited

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

**Address:** 297 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 288.4 **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** 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'.

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<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.		

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<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'.		

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<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'.		

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<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		

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<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		

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<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		

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<b>Point Number</b>	289.16	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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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<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		

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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>	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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**Point Number** 296.4 **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** 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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**Point Number** 296.5 **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** Permit private and non-commercial recreational use at remote airfields

---

**Point Number** 296.6 **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** Increase the number of permitted take-offs and landings at informal airfields from 3 per week to 21 per week;

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**Point Number** 296.7 **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** Apply *NZS 6805:1992 Airport Noise Management and Land Use Planning* 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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**Submitter Number:** 301 **Submitter:** Tim Austin

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

**Address:** 9 Mackay Street, Wanaka, 9305

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<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>	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>	303.2	<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.		

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<b>Submitter Number:</b>	307	<b>Submitter:</b>	Kawarau Jet Services Holdings Ltd
<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	PO Box 1467, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	307.2	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support		

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**Point Number** 307.3 **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, 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.

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**Point Number** 307.4 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards

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

**Summary of Submission** 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.

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**Point Number** 307.5 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 877-21.4.24

**Position:** Not Stated

**Summary of Submission** Generally supports Rule 21.4.24 and Table 9 (being the rules for activities on the surface of the lakes and rivers).

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**Point Number** 307.6 **Provision:** 771-21Rural Zone > 1007-21.6Non-Notification of Applications

**Position:** Support

**Summary of Submission** Supports Rule 21.6 (non-notification of certain applications).

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**Submitter Number:** 310

**Submitter:** Jon Waterston

**Contact Name:**

**Email:** amyw@brownandcompany.co.nz

**Address:** PO Box 1467, Queenstown, New Zealand, 9348

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**Point Number** 310.6 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** 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.

---

**Point Number** 310.8 **Provision:** 771-21Rural Zone

**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. Copied from points 310.2, 3, 4 and 6 also.

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**Point Number** 310.9 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

**Position:** Not Stated

**Summary of Submission** 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.

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**Submitter Number:** 314 **Submitter:** Wakatipu Holdings

**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz

**Address:** PO Box 553, Queenstown, New Zealand, 9348

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<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.		
<b>Point Number</b>	314.8	<b>Provision:</b>	771-21Rural Zone
<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>Submitter Number:</b>	315	<b>Submitter:</b>	The Alpine Group Limited
<b>Contact Name:</b>	Scott Edgar	<b>Email:</b>	jw@alpinegroup.co.nz
<b>Address:</b>	PO Box 218, Wanaka, New Zealand, 9343		
<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 > 940-21.5.25 > 944-21.5.25.4

**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.

---

**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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**Submitter Number:** 318 **Submitter:** Bruce Grant

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

**Address:** Unknown, Frankton, New Zealand, 9300

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**Point Number** 318.3 **Provision:** 771-21Rural Zone

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

**Summary of Submission** 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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**Submitter Number:** 320 **Submitter:** Lesley & Jerry Burdon

**Contact Name:** **Email:** burdon.lesley@gmail.com

**Address:** Glen Dene Private Bag, Wanaka, New Zealand, 9343

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**Point Number** 320.1 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 873-21.4.20

**Position:** Oppose

**Summary of Submission**

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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**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** 322.2 **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.

---

**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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**Submitter Number:** 323 **Submitter:** Jed Frost

**Contact Name:** **Email:** ngeddes@cfma.co.nz

**Address:** PO Box 553, Queenstown, New Zealand, 9348

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**Point Number** 323.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 996-21.5.48

**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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**Submitter Number:** 325 **Submitter:** Solobio Ltd - owner of Matukituki Station  
**Contact Name:** John Young **Email:** duncan.white@ppgroup.co.nz  
**Address:** PO Box 283, Wanaka, New Zealand, 9343

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**Point Number** 325.3 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:** Support

**Summary of Submission** Approve Objective 21.2.1 and Policies 21.2.1.1 - 21.2.1.8 as notified

---

**Point Number** 325.4 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2

**Position:** Support

**Summary of Submission** Approve Objective 21.2.2 and Policies 21.2.2.1 - 21.2.2 as notified.

---

**Point Number** 325.5 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Support

**Summary of Submission** Approve Objective 21.2.10 and Policies 21.2.10.1 - 21.2.10.3 as notified

---

**Point Number** 325.6 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities

**Position:** Support

**Summary of Submission** Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.

---

**Point Number** 325.16 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1

**Position:** Support



**Summary of Submission** Confirm policy as notified.

---

**Point Number** 325.17 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 856-21.4.3

**Position:** Support

**Summary of Submission** Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.

---

**Point Number** 325.18 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 855-21.4.2

**Position:** Support

**Summary of Submission** Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.

---

**Point Number** 325.19 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18

**Position:** Support

**Summary of Submission** Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.

---

**Point Number** 325.20 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 928-21.5.19

**Position:** Support

**Summary of Submission** Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.

---

**Point Number** 325.21 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 932-21.5.20

**Position:** Not Stated

**Summary of Submission** Support proposed provisions that enable farming, and changes to farm operations to occur without the need for additional resource consents.

---

**Submitter Number:** 328 **Submitter:** Noel Gutzewitz  
**Contact Name:** **Email:** ngeddes@cfma.co.nz  
**Address:** PO Box 553, Queenstown, New Zealand, 9348

---

**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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**Submitter Number:** 331 **Submitter:** The Station at Waitiri  
**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz  
**Address:** PO Box 553, Queenstown, New Zealand, 9348

---

**Point Number** 331.1 **Provision:** 771-21Rural 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.

---

**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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**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** 332.4 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 895-21.5.5  
**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.

---

**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

---

**Submitter Number:** 335 **Submitter:** Nic Blennerhassett  
**Contact Name:** **Email:** nickblen@kinect.co.nz  
**Address:** P O Box 215, Wanaka, New Zealand, 9343

---

**Point Number** 335.23 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies  
**Position:** Support  
**Summary of Submission** 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.  
I support 21.2.10 regarding diversification of farming activities,

---

**Point Number** 335.24 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1

**Position:** Support

**Summary of Submission** 21.2.8.1 In view of the proposed re-aligned ONL line along Ruby Island Road, I support this policy.

---

**Point Number** 335.25 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Support

**Summary of Submission** Support,

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**Point Number** 335.26 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 895-21.5.5

**Position:** Support

**Summary of Submission** support.

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**Point Number** 335.27 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 896-21.5.6

**Position:** Support

**Summary of Submission** Support.

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**Point Number** 335.28 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7

**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.

---

**Submitter Number:** 338 **Submitter:** Middleton Family Trust

**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz

**Address:** PO Box 553, Queenstown, New Zealand, 9348

---

**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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**Submitter Number:** 339 **Submitter:** Evan Alty

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

**Address:** PO Box 10, Lake Hawea, New Zealand, 9345

---

**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.

---

<b>Point Number</b>	339.30	<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>	339.31	<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>	339.32	<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>	339.33	<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>	Amend as follows:  <i>Safeguard the life supporting capacity of water <u>and water bodies</u> through the integrated management of the effects of activities</i>		

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<b>Point Number</b>	339.34	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3 > 788-21.2.3.1
<b>Position:</b>	Support		

**Summary of Submission** Supports the policy.

---

**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.*

---

**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

**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.*

---

**Point Number** 339.38 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8

**Position:** Support

**Summary of Submission** Supports the objective.

---

**Point Number** 339.39 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-

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

**Summary of Submission**

Amend as follows:  
*Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, Indigenous Vegetation, Wilding and Exotic Trees and Landscape chapters.*

---

**Point Number** 339.40 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9

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

**Summary of Submission**

Amend as follows:  
*Ensure commercial activities do not degrade landscape and nature conservation values, rural amenity, or impinge on farming activities*

---

**Point Number** 339.41 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2

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

**Summary of Submission**

Amend as follows:  
*Avoid the establishment of commercial, retail, forestry and industrial activities where they would degrade rural quality or character, amenity, nature conservation values, and landscape.*

---

**Point Number** 339.42 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 812-21.2.9.3

**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*

---

**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.*

---

**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.*

---

**Point Number**

339.46

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 827-21.2.12.4

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend as follows;

*Recognise the white-water, wild and scenic values of the District's rivers and, in particular, the values of the Kawarau, Nevis and Shotover Rivers as ~~two~~ three of the few remaining major unmodified white-water rivers in New Zealand, and to support measures to protect this characteristic.*

---

**Point Number**

339.47

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 828-21.2.12.5

**Position:**

Support

**Summary of Submission**

Supports the policy.

---

**Point Number** 339.48 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 874-21.4.21

**Position:** Oppose

**Summary of Submission** Amend to make Forestry Activities a discretionary activity.

---

**Point Number** 339.49 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 883-21.4.30

**Position:** Oppose

**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.*

---

**Point Number** 339.50 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 884-21.4.31

**Position:** Oppose

**Summary of Submission** Amend to read as follows: *That the land is returned to its original productive capacity or to indigenous vegetation.*

---

**Point Number** 339.51 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards

**Position:** 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.*

---

**Point Number** 339.52 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 894-21.5.4

**Position:** Support

**Summary of Submission** Supports the rule.

---

**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.

---

**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.

---

**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.

---

**Point Number** 339.56 **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** 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.

---

<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>	PO Box 1467, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	343.4	<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** 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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<b>Point Number</b>	343.5	<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** 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.

---

**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.

---

**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.

---

**Submitter Number:** 345 **Submitter:** (K)John McQuilkin  
**Contact Name:** **Email:** amyw@brownandcompany.co.nz  
**Address:** PO Box 1467, Queenstown, New Zealand, 9348

---

**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.

---

**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.

---

**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.

---

**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.

---

**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.

---

**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.

---

**Point Number** 345.16 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** 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). *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:** 347 **Submitter:** Remarkable Heights Ltd

**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz

**Address:** PO Box 553, Queenstown, New Zealand, 9348

---

**Point Number** 347.3 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Oppose the Rural General zoning of Lot 1 DP 411971 and request rezoning to Low Density Residential.

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**Submitter Number:** 348 **Submitter:** Mrs M K Greenslade



<b>Contact Name:</b>		<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	PO Box 553, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	348.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		
<hr/>			
<b>Point Number</b>	348.6	<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		
<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>	PO Box 553, Queenstown, New Zealand, 9348		
<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>	351	<b>Submitter:</b>	Sam Strain
<b>Contact Name:</b>		<b>Email:</b>	ngeddes@cfma.co.nz

**Address:** PO Box 553, Queenstown, New Zealand, 9348

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**Point Number** 351.4 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Oppose the Rural zoning of Lot 1 & 2 DP 388976 and request it be rezoned from Rural to Rural Lifestyle.

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**Submitter Number:** 353 **Submitter:** Kristan Stalker

**Contact Name:** **Email:** kristan\_stalker@hotmail.com

**Address:** 36 Myles Way, Lower Shotover, Queenstown, 9304

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**Point Number** 353.1 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Amend the landscape lines on the planning map 30 affecting Slope Hill.

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**Submitter Number:** 355 **Submitter:** Matukituki Trust

**Contact Name:** Louise Taylor **Email:** louise.taylor@mitchellpartnerships.co.nz

**Address:** PO Box 489, Dunedin, 9054

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**Point Number** 355.13 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 858-21.4.5

**Position:** Support

**Summary of Submission** Retain this Rule.

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<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		

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<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>	Oppose in part.  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>  Delete Assessment Matter 21.7.1.1.		

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<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.		

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<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.		

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<b>Submitter Number:</b>	356	<b>Submitter:</b>	X-Ray Trust Limited
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**Contact Name:** Louise Taylor **Email:** louise.taylor@mitchellpartnerships.co.nz

**Address:** PO Box 489, Dunedin, 9054

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**Point Number** 356.2 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Amend Proposed District Plan Map 26 (revised version) 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.

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**Point Number** 356.11 **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, ~~permitted~~ and established activities while ~~protecting~~, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values."

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**Point Number** 356.12 **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** Amend Policy 21.2.1.1, as follows: "Enable farming activities while ~~protecting~~, maintaining [...]"

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**Point Number** 356.13 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2

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

**Summary of Submission** Amend Policy 21.2.1.2 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."

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**Point Number** 356.14 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 777-21.2.1.3

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

**Summary of Submission** Amend Policy 21.2.1.3, as follows: "Require buildings [...] properties ~~and to avoid adverse effects on established and anticipated activities.~~ "

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**Point Number** 356.15 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 778-21.2.1.4

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

**Summary of Submission** Amend Policy 21.2.1.4 as follows: "Minimise ~~the~~ dust, visual, noise and odour effects of activities ~~on by requiring facilities to locate a greater distance from~~ formed roads [...]"

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**Point Number** 356.16 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 779-21.2.1.5

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

**Summary of Submission** Retain Policy 21.2.1.5 as notified.

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**Point Number** 356.17 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 780-21.2.1.6

**Position:** Not Stated

**Summary of Submission** Amend the policy, as follows: "Avoid, mitigate, remedy or off-set adverse cumulative impacts on ecosystem services and nature conservation values."

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**Point Number** 356.18 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2

**Position:** Support

**Summary of Submission** Retain Objective 21.2.2, Policy 21.2.2.1, and Policy 21.2.2.

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**Point Number** 356.19 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 786-21.2.2.3

**Position:** Not Stated

**Summary of Submission** Amend Policy 21.2.2.3 as follows: "Protect, enhance or maintain the soil resource by controlling activities [...]"

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**Point Number** 356.20 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3

**Position:** Support

**Summary of Submission** Retain Objective 21.2.3 and Policy 21.2.3.1

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**Point Number** 356.21 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4

**Position:** Support

**Summary of Submission** Retain Policy 21.2.4.1 and 21.2.4.2.

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**Point Number** 356.22 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8

**Position:** Oppose

**Summary of Submission** Delete Objective 21.2.8

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**Point Number** 356.23 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Support

**Summary of Submission** Retain objective Objective 21.2.10 and policy 21.2.10.1

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**Point Number** 356.24 **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 Policy 21.2.10.2, as follows: *"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."*

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**Point Number** 356.25 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12

**Position:** Support

**Summary of Submission** Retain Objective 21.2.12

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**Point Number** 356.32 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

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

**Summary of Submission** If Council decide to include Dagleish 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.

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**Point Number** 356.36 **Provision:** 771-21Rural 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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**Submitter Number:** 361 **Submitter:** Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd

**Contact Name:** Jayne Macdonald **Email:** jmacdonald@mactodd.co.nz

**Address:** 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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**Submitter Number:** 368 **Submitter:** Anna-Marie Chin Architects and Phil Vautier  
**Contact Name:** Anna-Marie and Phil Chin and Vautier **Email:** anna-marie@amchinarchitects.co.nz  
**Address:** PO Box 253, Arrowtown, New Zealand, 9351

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**Point Number** 368.13 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

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

**Summary of Submission** 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. 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.

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**Point Number** 368.14 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 918-21.5.16

**Position:** Oppose

**Summary of Submission** Delete this rule.

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**Point Number** 368.15 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15

**Position:** Oppose

**Summary of Submission** Delete the rules relating to colour.

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**Point Number** 368.16 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15

**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 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.

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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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**Point Number** 373.13 **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 Table 5, 21.5.25 as follows:  
**21.2.25 Informal Airports Located on Public Conservation and Crown Pastoral Land**  
Informal airports that comply with ~~the following~~ one of standards 21.5.25.1 and 21.5.25.2 as well as standard 21.5.25.4 shall be permitted activities:  
Amend 21.5.25.3 as follows:  
Informal airports for emergency landings, rescues, fire-fighting, operational activities of the Department of Conservation, and activities ancillary to farming activities.

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**Submitter Number:** 375 **Submitter:** Jeremy Carey-Smith  
**Contact Name:** **Email:** amyw@brownandcompany.co.nz  
**Address:** PO Box 1467, Queenstown, New Zealand, 9348

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**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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<b>Point Number</b>	375.16	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	The following changes are sought:
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**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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<b>Point Number</b>	375.17	<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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<b>Position:</b>	Support
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<b>Summary of Submission</b>	The following changes are sought:
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**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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<b>Point Number</b>	375.18	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	The following changes are sought:
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**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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<b>Point Number</b>	375.19	<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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<b>Position:</b>	Support
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<b>Summary of Submission</b>	The following changes are sought:
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**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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<b>Submitter Number:</b>	376	<b>Submitter:</b>	Southern Hemisphere Proving Grounds Limited
<b>Contact Name:</b>	Tom Elworthy	<b>Email:</b>	ebony.ellis@chapmantripp.com
<b>Address:</b>	245 Blenheim Road, Upper Riccarton, Christchurch, 8041		

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<b>Point Number</b>	376.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.
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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>	Amend policy 21.2.6.3:
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~~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>	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>	PO Box 489, Dunedin, 9054		
<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>	<p>Amend the assessment matters text as follows:</p> <p><i>These assessment matters shall be considered with regard to the following principles because, in or on Outstanding Natural Features and Landscapes., <del>the applicable activities are inappropriate in almost all locations within the zone:</del></i></p> <p><i>21.7.1.1 [...]. The Council shall be satisfied that the proposed development, in combination with these factors, <u>appropriately avoid, remedy or mitigate adverse effects on</u> <del>will not further adversely affect the landscape quality, character or visual amenity values.</del></i></p>		
<hr/>			
<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>	378.35	<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>Submitter Number:</b>	380	<b>Submitter:</b>	Villa delLago
<b>Contact Name:</b>	Charlotte Mill	<b>Email:</b>	charlotte.mill@xtra.co.nz
<b>Address:</b>	249 Frankton Road, Queenstown, New Zealand, 9300		

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**Point Number** 380.52 **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** 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.

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**Point Number** 380.53 **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** Encourage the movement away from annual scrub burning in the Wakatipu basin.

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**Point Number** 380.54 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Point Number** 380.55 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Submitter Number:** 382 **Submitter:** Helicopters Queenstown Limited

**Contact Name:** Pat West **Email:** lmconsultingnz@gmail.com

**Address:** Unknown, 9300

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<b>Point Number</b>	382.1	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Submitter generally supports the Objective and Policies for Chapter 21 insofar as they relate to informal airports.		
<hr/>			
<b>Point Number</b>	382.2	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25 > 944-21.5.25.4
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>The following changes are sought:</p> <p><b>21.5.25.4</b> 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>200</u> metres from any formed legal road or the notional boundary of any residential unit or approved building platform not located on the same site.</p> <p>OR</p> <p>In the alternative any such other combination of rules and standards provided that the intent of this submission is enabled.</p>		
<hr/>			
<b>Point Number</b>	382.3	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 948-21.5.26.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum distance of <del>500</del> <u>200</u> 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>OR</p> <p>In the alternative any such other combination of rules and standards provided that the intent of this submission is enabled.</p>		
<hr/>			

<b>Submitter Number:</b>	383	<b>Submitter:</b>	Queenstown Lakes District Council
<b>Contact Name:</b>	Vanessa van Uden	<b>Email:</b>	mayor@qldc.govt.nz
<b>Address:</b>	Private Bag 50072, Queenstown, New Zealand, 9348		
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<b>Point Number</b>	383.80	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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'.		
<b>Point Number</b>	383.81	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 991-21.5.47 > 992-21.5.47.1
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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.		

<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		
<b>Point Number</b>	384.6	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Earthworks for the formation of farm tracks should be considered as a permitted activity		
<b>Point Number</b>	384.7	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 855-21.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support the specific identification of farming as a permitted activity.		
<b>Point Number</b>	384.8	<b>Provision:</b>	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** 384.11 **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** 384.13 **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

**Summary of Submission** Submission supports this standard

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**Point Number** 384.16 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7

**Position:** Support

**Summary of Submission** Submission supports this standard

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**Point Number** 384.17 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 898-21.5.8

**Position:** Support

**Summary of Submission** Submission supports this standard

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**Point Number** 384.18 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18

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

**Summary of Submission** Support farm buildings as permitted activities in Rural Landscape Classification subject to proposed standards.  
Support proposed matters for discretion.

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**Point Number** 384.19 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18 > 926-21.5.18.6

**Position:** Support

**Summary of Submission** Rule 21.5.18.6 Support that farm buildings in Outstanding Natural Landscapes be permitted,

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**Point Number** 384.20 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18 > 924-21.5.18.4

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

**Summary of Submission** 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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**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  
**Position:** Oppose  
**Summary of Submission** Change 21.2.11.1 to read:  
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.

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**Point Number** 385.3  
**Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2  
**Position:** Oppose  
**Summary of Submission** Change 21.2.11.2 to read.  
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.

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**Point Number** 385.4  
**Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-

**Position:** Oppose

**Summary of Submission** Delete this provision.

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**Point Number** 385.5 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Oppose

**Summary of Submission** Delete all provisions in Table 6.

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**Point Number** 385.6 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 947-21.5.26.2

**Position:** Oppose

**Summary of Submission** Change to read:  
Informal airports used for emergency landings, rescues, fire-fighting, farming activities, private fixed wing operations, and flight currency requirements.

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**Point Number** 385.7 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 948-21.5.26.3

**Position:** Oppose

**Summary of Submission** 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.

---

**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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<b>Point Number</b>	390.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<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>	393.2	<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>	399	<b>Submitter:</b>	Peter and Margaret Arnott
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	P O Box 124, Queenstown, New Zealand, 9300		

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<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.		

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<b>Submitter Number:</b>	400	<b>Submitter:</b>	James Cooper
<b>Contact Name:</b>	Sam Buchan	<b>Email:</b>	sam@gtoddlaw.com
<b>Address:</b>	P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	400.3	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 895-21.5.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Remove Rule 21.5.5		

---

<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>	P O Box 124, Queenstown, New Zealand, 9300		

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<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.		

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<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>	P O Box 124, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	403.1	<b>Provision:</b>	771-21Rural Zone
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**Position:** Oppose

**Summary of Submission** 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.

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**Submitter Number:** 404 **Submitter:** Sanderson Group Ltd

**Contact Name:** Ben Farrell **Email:** reception@jea.co.nz

**Address:** PO BOX 95, Queenstown, New Zealand, 9348

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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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**Submitter Number:** 405 **Submitter:** Trilane Industries Limited

**Contact Name:** Sam Buchan **Email:** sam@gtoddlaw.com

**Address:** P O Box 124, Queenstown, New Zealand, 9300

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**Point Number** 405.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Oppose

**Summary of Submission** Opposes standards 21.5.26.1 and 21.5.26.3 relating to informal airports.

Requests that the number of flights in Standard 21.5.26.1 be amended to 10 flights per week.

Requests Standard 21.5.26.3 be deleted.

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<b>Submitter Number:</b>	407	<b>Submitter:</b>	Mount Cardrona Station Limited
<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	PO Box 1467, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	407.5	<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** (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~~ ~~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.*

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<b>Point Number</b>	407.6	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1
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**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.*

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<b>Point Number</b>	407.7	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.
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**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.*

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**Point Number**

407.8

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:**

Support

**Summary of Submission**

(a) MCS **SUPPORTS** the objective and policies but seeks modifications as follows.

*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.*

***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.*

[...]

***21.2.10.3** Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within farms rural areas 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**

407.9

**Provision:**

771-21Rural Zone > 853-21.4Rules - Activities > 871-21.4.18

**Position:**

Support

**Summary of Submission**

(a) MCS **SUPPORTS** 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:

*Ski Area Activities within the Ski Area Sub Zone that comply with the standards in Table 7.*

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**Point Number**

407.10

**Provision:**

771-21Rural Zone > 890-21.5Rules - Standards > 919-



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

**Summary of Submission**

MCS SUPPORTS the rule and seeks the following modifications:

*Table 3 - Standards for Structures and Buildings*

*The following standards apply to structures and buildings, except Farm Buildings and passenger lift systems*

**Point Number**

407.11

**Provision:**

771-21Rural Zone > 890-21.5Rules - Standards > 949-21.5.27

**Position:**

Oppose

**Summary of Submission**

MCS **OPPOSES** Table 7 – Rules 21.5.27 and seeks the following modifications:

*21.5.27 Construction, relocation, addition or alteration of a building*

*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: [...]*

**Point Number**

407.12

**Provision:**

771-21Rural Zone > 890-21.5Rules - Standards > 950-21.5.28

**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>	407.15	<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		

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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>	PO Box 1467, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	408.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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.		

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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>	PO Box 553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	411.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6
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**Position:** Oppose

**Summary of Submission** Delete Rule 21.4.6. from the Proposed District Plan.

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**Point Number** 411.3 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15 > 915-21.5.15.1

**Position:** Oppose

**Summary of Submission** Delete Rule 21.5.15.1 from the Proposed District Plan

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**Submitter Number:** 412 **Submitter:** Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs

**Contact Name:** Sam Buchan **Email:** sam@gtoddlaw.com

**Address:** P O Box 124, Queenstown, New Zealand, 9300

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**Point Number** 412.3 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** 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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**Submitter Number:** 414 **Submitter:** Clark Fortune McDonald & Associates Ltd

**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz

**Address:** PO Box 553, Queenstown, New Zealand, 9348

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<b>Point Number</b>	414.6	<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 (that restricts buildings in approved platforms to one residential unit).		

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<b>Submitter Number:</b>	418	<b>Submitter:</b>	Aviemoire Corporation Ltd
<b>Contact Name:</b>	John Ward	<b>Email:</b>	edixon@cfma.co.nz
<b>Address:</b>	553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	418.2	<b>Provision:</b>	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.		

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<b>Submitter Number:</b>	421	<b>Submitter:</b>	Two Degrees Mobile Limited
<b>Contact Name:</b>	Robert Monro	<b>Email:</b>	robert.monro@2degreesmobile.co.nz
<b>Address:</b>	PO Box 8540, Riccarton, Christchurch, New Zealand, 8440		

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<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		

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**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.*

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**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.*

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**Submitter Number:** 433 **Submitter:** Queenstown Airport Corporation

**Contact Name:** Kirsty O'Sullivan **Email:** kirsty.osullivan@mitchellpartnerships.co.nz

**Address:** PO Box 489, Dunedin, 9054

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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.

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**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.

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**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

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**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

**Summary of Submission** Retain as notified.

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**Point Number** 433.82 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1

**Position:** Oppose

**Summary of Submission** Delete the policy.

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**Point Number** 433.83 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies

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



**Summary of Submission**

Insert new provisions as follows:

**Objective 21.2.X**

Recognise and provide for Wanaka Airport as strategic infrastructure and a key asset that supports the social and economic wellbeing of the District.

**Policy 21.2.X.1**

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.

**Policy 21.2.X.2**

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.

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<b>Point Number</b>	433.84	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Insert new provisions as follows to provide for new runway end protection areas at Wanaka Airport

**Policy 21.2.X.3**

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.

**Policy 21.2.X.1**

Avoid activities which may generate effects that compromise the safety of the operation of aircraft arriving at or departing from Wanaka Airport

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<b>Point Number</b>	433.85	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 881-21.4.28
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**Position:** Support

**Summary of Submission**

Retain as notified.

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<b>Point Number</b>	433.86	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 882-21.4.29
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Retain as notified.

**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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**Point Number** 433.90 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 909-21.5.12

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

**Summary of Submission** Retain as notified.

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**Point Number** 433.91 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 910-21.5.13

**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 aerials 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

\* Discretion is restricted to all of the following:

- Privacy, outlook and amenity from adjoining properties.

The effects operational and functional effects for aircraft using Wanaka Airport.

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<b>Point Number</b>	433.93	<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>	Amend the assessment matters to take into consideration the functional, technical, operational and safety related locational constraints of infrastructure, both existing and future proposed.		

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<b>Submitter Number:</b>	434	<b>Submitter:</b>	Bruce Grant
<b>Contact Name:</b>		<b>Email:</b>	lmconsultingnz@gmail.com
<b>Address:</b>	Unknown, Frankton, 9300		

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<b>Point Number</b>	434.3	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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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<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>	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>	<p>Rezone Rural property to New Special Zone 'Hills Resort Zone'. (See full submission and documents)</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(d) Any consequential decisions required to address the matters raised in this submission.</p>		

<b>Submitter Number:</b>	438	<b>Submitter:</b>	New Zealand Fire Service
<b>Contact Name:</b>	Alice Burnett	<b>Email:</b>	alice.burnett@beca.com
<b>Address:</b>	PO Box 13960, Armagh, Christchurch, 8141		
<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>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		

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**Point Number** 441.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards

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

**Summary of Submission** 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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**Submitter Number:** 442 **Submitter:** David and Margaret Bunn

**Contact Name:** **Email:** dmbunn@snap.net.nz

**Address:** 219 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 442.8 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards

**Position:** Oppose

**Summary of Submission** Delete Table 6 related to informal airports.

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**Submitter Number:** 443 **Submitter:** Trojan Helmet Limited

**Contact Name:** Amy Wilson-White **Email:** amyw@brownandcompany.co.nz

**Address:** 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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<b>Submitter Number:</b>	447	<b>Submitter:</b>	Karen & Murray Scott, Loch Linnhe Station
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	447.1	<b>Provision:</b>	771-21Rural Zone
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**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.
-



<b>Submitter Number:</b>	451	<b>Submitter:</b>	Martin McDonald and Sonya Anderson
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	PO BOX 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<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.		

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<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>	PO Box 1467, Queenstown, New Zealand, 9348		

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<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.		

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<b>Submitter Number:</b>	455	<b>Submitter:</b>	W & M Grant W & M Grant
<b>Contact Name:</b>		<b>Email:</b>	lmconsultingnz@gmail.com
<b>Address:</b>	Unknown, Frankton, 9300		

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<b>Point Number</b>	455.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Requests that land on Hansen Road / Frankton-Ladies Mile Highway, Frankton, legally described as Lot 1 DP 355881 Secs 22 27-28 30 BLK XXI & sec 125 BLK I Shotover SD, valuation 2907148703 be rezoned from Rural to either a Medium Density Zone with a Visitor Accommodation Overlay, or a zone to allow for commercial activities.		

<b>Submitter Number:</b>	456	<b>Submitter:</b>	Hogans Gully Farming Limited
<b>Contact Name:</b>	Amy Wilson-White	<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	PO Box 1467, Queenstown, New Zealand, 9348		

<b>Point Number</b>	456.24	<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>The submitter supports the following provision but seeks modifications as follows:</p> <p><b>21.1 Zone Purpose</b></p> <p><i>The purpose of the Rural zone is to enable farming activities <b>and other activities that rely on rural resources</b> while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity.</i></p> <p><i>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 <b>a wide range of</b> <del>the desire for</del> rural living, recreation, commercial and tourism activities <b>and the desire for further opportunities for these activities[...]</b>.</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>	456.25	<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		

**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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**Point Number**

456.26

**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**

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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**Point Number**

456.27

**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**

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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**Point Number**

456.28

**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**

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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**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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<b>Submitter Number:</b>	463	<b>Submitter:</b>	Zuzana Millson
<b>Contact Name:</b>		<b>Email:</b>	zuzana.millson@gmail.com
<b>Address:</b>	15 Sunrise Bay Drive, Wanaka, New Zealand, 9305		
<hr/>			
<b>Point Number</b>	463.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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'.		
<hr/>			

<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>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	467.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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.		
<hr/>			

<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		

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<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.		

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<b>Submitter Number:</b>	472	<b>Submitter:</b>	Guy Simpson
<b>Contact Name:</b>		<b>Email:</b>	guysimpson@windowslive.com
<b>Address:</b>	76 Grandview Road, RD 2, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	472.1	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Extend the Lake Hawea Township boundary out to Cemetery and Muir Roads.		

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<b>Submitter Number:</b>	473	<b>Submitter:</b>	Mr Richard Hanson
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	473.2	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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.		

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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>	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
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<b>Position:</b>	Not Stated
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<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.
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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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<b>Submitter Number:</b>	483	<b>Submitter:</b>	Lake McKay Station Ltd
<b>Contact Name:</b>	Mike Kelly	<b>Email:</b>	mike.kelly@opus.co.nz
<b>Address:</b>	PO Box 273, Alexandra, 9340		

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<b>Point Number</b>	483.1	<b>Provision:</b>	771-21Rural Zone
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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 submitters property from Rural to Rural Residential and Rural Lifestyle zones. (See back ground documents / s32).
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Amend planning maps 18 and 11.

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<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>	PO Box 273, Alexandra, 9340		
<hr/>			
<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)		
<hr/>			

<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>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<hr/>			
<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.</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>		
<hr/>			



<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>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	489.1	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 869-21.4.16
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**Position:** Not Stated

**Summary of Submission**

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
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**Position:** Not Stated

**Summary of Submission**

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>	492	<b>Submitter:</b>	Jane & Richard Bamford
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	492.4	<b>Provision:</b>	771-21Rural Zone
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**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

**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

**Contact Name:**

Carey Vivian

**Email:**

carey@vivianespie.co.nz

**Address:**

PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

**Point Number**

494.3

**Provision:**

771-21Rural Zone

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

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.

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.
- 

<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>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	499.2	<b>Provision:</b>	771-21Rural Zone
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**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 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.

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<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>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	500.2	<b>Provision:</b>	771-21Rural Zone
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**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.

**Point Number**

500.7

**Provision:**

771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**Position:**

Not Stated

**Summary of Submission**

Submitter owns (and part owns) several properties in the vicinity of Tucker Beach Road, Lower Shotover, shown on Proposed Planning Map 31.

Opposes the permitted status for informal airports on DOC land.

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.

**Submitter Number:**

501

**Submitter:**

Woodlot Properties Limited

**Contact Name:**

David Broomfield

**Email:**

david@woodlotproperties.co.nz

**Address:**

PO Box 2612, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

**Point Number**

501.8

**Provision:**

771-21Rural Zone > 890-21.5Rules - Standards

**Position:**

Not Stated

**Summary of Submission**

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.

**Point Number**

501.10

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 834-21.2.13Objective - 13

**Position:** Not Stated

**Summary of Submission** 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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**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.

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**Submitter Number:** 502 **Submitter:** Allenby Farms Limited

**Contact Name:** Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz

**Address:** PO Box 201, Queenstown, New Zealand, 9348

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**Point Number** 502.18 **Provision:** 771-21Rural Zone

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

**Summary of Submission** 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.

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**Submitter Number:** 508 **Submitter:** Paul Raymont

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

**Address:** 56 Halliday Road, Wanaka, New Zealand, 9382

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**Point Number** 508.1 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Not Stated

**Summary of Submission** The follow changes would reduce the need for resource consent and the associated costs of obtaining one:  
21.5.26.2 Amend the clause to allow for other activities in addition to those stated.  
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.  
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.

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**Submitter Number:** 513 **Submitter:** Jenny Barb  
**Contact Name:** Maree Baker-Galloway **Email:** maree.baker-galloway@andersonlloyd.co.nz  
**Address:** PO Box 201, Queenstown, New Zealand, 9300

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**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 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** 513.25 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1

**Position:** Support

**Summary of Submission** Amend **Objective 21.2.1** 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.

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**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 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** 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;~~

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**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;~~

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**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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**Submitter Number:** 515 **Submitter:** Wakatipu Equities  
**Contact Name:** Maree Baker-Galloway **Email:** maree.baker-galloway@andersonlloyd.co.nz  
**Address:** PO Box 201, Queenstown, New Zealand, 9349

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**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.

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**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.

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**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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<b>Point Number</b>	515.23	<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 <b>Policy 21.7.2.4</b>;</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>	515.24	<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 <b>Policy 21.7.2.5</b>;</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>		
<b>Point Number</b>	515.25	<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: Delete Policy 21.7.2.7;</p> <p>Delete Policy 21.7.2.7</p>		

<b>Submitter Number:</b>	518	<b>Submitter:</b>	Scott Mazey Family Trust
<b>Contact Name:</b>	Hannah Ayres	<b>Email:</b>	
<b>Address:</b>	PO BOX 349, Wanaka, New Zealand, 9343		
<b>Point Number</b>	518.3	<b>Provision:</b>	771-21Rural Zone

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

**Summary of Submission** 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.

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**Submitter Number:** 519 **Submitter:** New Zealand Tungsten Mining Limited

**Contact Name:** Maree Baker-Galloway **Email:** maree.baker-galloway@andersonlloyd.co.nz

**Address:** PO Box 201, Queenstown, New Zealand, 9349

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**Point Number** 519.33 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

**Position:** Not Stated

**Summary of Submission** Add the following to the rural zone purpose:  
*"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."*

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**Point Number** 519.34 **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** Amend Policy 21.2.4.2 ~~Manage~~ Control the location and type of non-farming activities in the Rural Zone, to manage ~~minimise~~ conflict with activities that may or may not be compatible with permitted or established activities.

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**Point Number** 519.35 **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** Amend Objective 21.2.5 Recognise ~~for~~ and provide for opportunities for mining activities ~~providing the location, scale and~~

~~effects would not degrade~~ while avoiding, remedying, or mitigating the adverse effects on significant amenity, water, landscape and indigenous biodiversity values.

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**Point Number** 519.36 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5 > 793-21.2.5.1

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

**Summary of Submission** Amend Policy 21.2.5.1  
Recognise the importance and economic value of locally sourced ~~mined~~ high-quality gravel, rock and other minerals for road making and construction activities, and the importance of the local economic and export contribution from the mining of other minerals, including gold and tungsten.

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**Point Number** 519.37 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Add the following new Objective:  
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

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**Point Number** 519.38 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Provide for Mining Buildings where the location, scale and colour of the buildings will not adversely affect landscape values.

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**Point Number** 519.39 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Add the following new policy:  
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.

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**Point Number** 519.40 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies

**Position:** Not Stated

**Summary of Submission**

Add the following new policy:

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.

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**Point Number**

519.41

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies

**Position:**

Not Stated

**Summary of Submission**

Add the following new policies:

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.

Manage any waste heaps or long term stockpiles to ensure that they are compatible with the forms in the landscape.

Encourage restoration to be finished to a contour sympathetic to the surrounding topography and revegetated with a cover appropriate for the site and setting.

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**Point Number**

519.42

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies

**Position:**

Not Stated

**Summary of Submission**

Add the following new policy:

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.

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**Point Number**

519.43

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies

**Position:**

Not Stated

**Summary of Submission**

Add the following new policy:

Recognise that exploration, prospecting and small-scale recreational gold mining are activities with low environmental impact.

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**Point Number**

519.44

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5 > 795-21.2.5.3

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend Policy 21.2.5.3 as follows

~~Ensure~~ Encourage 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.

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**Point Number** 519.45 **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

**Summary of Submission** Amend Policy 21.2.5.4 as follows  
Ensure 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** 519.46 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 830-21.2.12.7

**Position:** Oppose

**Summary of Submission** Amend Policy 21.2.12.7 as follows:  
Ensure that the location, design and use of structures and facilities are such that any adverse 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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<b>Point Number</b>	519.49	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend 21.5.18 as follows 21.5.18.3 Is not located within an Outstanding Natural Feature (ONF)* <i><u>*this rule does not apply to containers</u></i>		
<b>Point Number</b>	519.50	<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 21.7.1 as follows Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL). ( <u>Wakatipu Basin</u> )		
<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>	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.4; <del>b. the proposed development is likely to be visually prominent such that it detracts from private views;</del> AND; 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> Delete Policy 21.7.2.7;		
<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>	Amend Rule 21.4.30 as follows: a. Mineral prospecting <u>and exploration</u>		

b. Mining by means of hand-held, non-motorised equipment and suction dredging,

c. motorised mining, where the total motive power of any dredge does not exceed 10 horsepower (7.5 kilowatt); and

d. ~~The activity will not be undertaken on an Outstanding Natural Feature\*~~.

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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.robb@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	522.24	<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** 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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<b>Point Number</b>	522.25	<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:** 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.

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<b>Point Number</b>	522.26	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1
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**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** 522.27 **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;

~~b. the proposed development is likely to be visually prominent such that it detracts from private views;~~

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**Point Number** 522.28 **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** 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** 522.29 **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** Amend the assessment matters in 21 .7.2 as follows:

Delete Policy 21.7.2.7;

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**Submitter Number:** 524 **Submitter:** Ministry of Education

**Contact Name:** Julie McMinn **Email:** julie.mcminn@opus.co.nz

**Address:** Private Bag 1913, Dunedin, New Zealand, 9054

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<b>Point Number</b>	524.35	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<b>Relief Sought:</b> Recognise by way of adding objectives, policies and rules for community activities and facilities in the Rural Zone.		

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<b>Submitter Number:</b>	527	<b>Submitter:</b>	Larchmont Developments Limited
<b>Contact Name:</b>	Warwick Goldsmith	<b>Email:</b>	warwick.goldsmith@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		

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<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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<b>Submitter Number:</b>	531	<b>Submitter:</b>	Crosshill Farms Limited
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	531.20	<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 <b>Objective 21.2.1</b> as follows. Enable farming, <u>and other activities that exist in rural areas</u> , 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.

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**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** 531.34 **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:** PO Box 201, Queenstown, New Zealand, 9348

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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 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;

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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

<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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>		
<b>Point Number</b>	532.19	<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>	Delete Policy 21.7.2.7;		

<b>Submitter Number:</b>	534	<b>Submitter:</b>	Wayne Evans, G W Stalker Family Trust, Mike Henry
<b>Contact Name:</b>	Warwick Goldsmith	<b>Email:</b>	warwick.goldsmith@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		
<b>Point Number</b>	534.17	<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>	Amend the assessment matters in 21.7.2 as follows: Delete the following from Policy 21.7.2.4; <del>b. the proposed development is likely to be visually prominent such that it detracts from private views;</del>		
<b>Point Number</b>	534.18	<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>	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** 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

---

**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:** PO Box 201, Queenstown, New Zealand, 9348

---

**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;~~

---

**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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<b>Point Number</b>	535.19	<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>	Amend the assessment matters in 21.7.2 as follows:  Delete Policy 21.7.2.7		

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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.robb@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		

---

<b>Point Number</b>	537.23	<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 <b>Objective 21.2.1</b> as follows.  Enable farming, <u>and other activities that exist in rural areas</u> , permitted and established activities while <del>protecting, maintaining and enhancing</del> <u>avoiding, remedying, or mitigating adverse effects on the values of</u> landscape, ecosystem services, nature conservation, rural amenity <u>and recreation</u> .		

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<b>Point Number</b>	537.24	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Amend policy <b>21.2.1.1</b> as follows.  Enable farming <u>and other activities that exist in rural areas</u> , <del>activities while protecting, maintaining and enhancing the</del> <u>avoiding, remedying, or mitigating, adverse effects on the values of</u> 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 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** 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

---

**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;~~

---

**Submitter Number:** 541 **Submitter:** Boundary Trust  
**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz  
**Address:** PO Box 1081, Queenstown, New Zealand, 9348

---

**Point Number** 541.1 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** 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).

OR

Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission

OR

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.

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**Submitter Number:** 554 **Submitter:** R H Ffiske  
**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz  
**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 554.1 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** The PDP as notified is confirmed as it relates to the zoning of all of Lot 2 as Rural Lifestyle Zone.

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**Submitter Number:** 558 **Submitter:** Spruce Grove Trust  
**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz  
**Address:** PO Box 1081, Queenstown, New Zealand, 9348

---

**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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**Submitter Number:** 559 **Submitter:** Spruce Grove Trust  
**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz  
**Address:** PO Box 1081, Queenstown, New Zealand, 9348

---

**Point Number** 559.1 **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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**Submitter Number:** 563 **Submitter:** Garth Hogan  
**Contact Name:** **Email:** garthhogan@clear.net.nz  
**Address:** PO Box 731, Wanaka, New Zealand, 9343

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**Point Number** 563.1 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 877-21.4.24

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

**Summary of Submission** 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.

Reduce the setback from 500m to 150m.

---

**Submitter Number:** 565 **Submitter:** J M Martin  
**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz  
**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 565.1 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** That the land contained within Appendix A is fully contained within the Rural Lifestyle Zone.

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**Point Number** 565.2 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** The deletion and/or amendment of the PDP provisions listed as listed above. (see full submission)

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**Submitter Number:** 568 **Submitter:** Grant Laurie Bissett  
**Contact Name:** Sean Dent **Email:** sean@southernplanning.co.nz  
**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 568.1 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Oppose in part.

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;

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**Point Number** 568.2 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Support in part.

The proposed provisions for informal airports are maintained as drafted in the PDP;

---

**Point Number** 568.3 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Support in part.

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;

---

**Point Number** 568.4 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Oppose in part.

The activity of heli skiing is added as a Permitted Activity;

---

**Point Number** 568.7 **Provision:** 771-21Rural Zone

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

**Summary of Submission** 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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**Point Number** 568.8 **Provision:** 771-21Rural Zone

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

**Summary of Submission** Support in part.

That the residential flat definition is maintained as currently proposed along with the Permitted Activity status in the Rural Landscape Classification.

---

**Submitter Number:** 570 **Submitter:** Shotover Hamlet Investments Limited

**Contact Name:** Sean Dent **Email:** sean@southernplanning.co.nz

**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 570.1 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** 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;

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**Point Number** 570.4 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** 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;

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**Submitter Number:** 571 **Submitter:** Totally Tourism Limited

**Contact Name:** Sean Dent **Email:** sean@southernplanning.co.nz

**Address:** PO Box 1081, Queenstown , New Zealand, 9348

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**Point Number** 571.1 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11

**Position:** Support

**Summary of Submission** 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).

---

**Point Number** 571.2 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25

**Position:** Support

**Summary of Submission** Support Rule 21.5.2.5 (Table 6) re informal airports on conservation land and crown pastoral land.

---

**Point Number** 571.3 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26

**Position:** Support

**Summary of Submission** Support Rule 21.5.26 re informal airports on other rural zoned land.

---

**Point Number** 571.5 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 869-21.4.16

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

**Summary of Submission** Amend Rule 21.4.16 (Table 1 of Chapter 21 Rural Areas) to include Heli Skiing as a Permitted Activity.

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**Submitter Number:** 572 **Submitter:** NZSki Limited

**Contact Name:** Sean Dent **Email:** sean@southernplanning.co.nz

**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 572.3 **Provision:** 771-21Rural Zone

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

**Summary of Submission**

The Ski Area Sub Zone is expanded at Remarkables Ski Area.

The Ski Area Sub Zone is expanded at Coronet Peak Ski Area.

An additional Ski Area subzone is added to the District Plan. including a suite of rules located near the Remarkables Ski Area.

Introducing visitor accommodation within the Ski Area Sub-zones between 1 June and 31 October as a controlled activity.

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.

---

**Submitter Number:**

573

**Submitter:**

Phillip Middleton Rive

**Contact Name:**

Brett Giddens

**Email:**

brett@townplanning.co.nz

**Address:**

PO Box 2559, Queenstown, New Zealand, 9349

**Point Number**

573.1

**Provision:**

771-21Rural Zone &gt; 853-21.4Rules - Activities &gt; 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:**

581

**Submitter:**

Lesley and Jerry Burdon

**Contact Name:**

Katia Fraser

**Email:**

kfraser@berryco.co.nz

**Address:**

PO Box 179, DX ZP 95002, Queenstown, New Zealand, 9300

---

**Point Number** 581.1 **Provision:** 771-21Rural Zone

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

**Summary of Submission** 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).

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**Submitter Number:** 585 **Submitter:** Heather Pennycock

**Contact Name:** **Email:** Heather@mikegreerhomes.co.nz

**Address:** PO Box 10, Makarora, New Zealand, 9346

---

**Point Number** 585.5 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Impose a minimum hectare limit for the sale of rural general land.

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**Submitter Number:** 588 **Submitter:** Bernie Sugrue

**Contact Name:** Ian Greaves **Email:** ian@southernplanning.co.nz

**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 588.1 **Provision:** 771-21Rural Zone

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

**Summary of Submission** 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).

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<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		
<hr/>			
<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		
<hr/>			

<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		
<hr/>			
<b>Point Number</b>	598.26	<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>	Provision 21.7.1.1 is opposed and should be deleted: <del>revision 21.7.1.1</del> <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>	598.39	<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>	Policy 21.2.4.2 is supported subject to the following amendments:		
	<p>Policy 21.2.4.2  <del>Manage Control</del> the location and type of non-farming activities in the Rural Zone, to <u>manage</u> <del>minimise or avoid</del> conflict with activities that may <u>or may</u> not be compatible with permitted or established activities.</p>		
<b>Point Number</b>	598.40	<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>	Objective 21.2.5 is supported subject to the following amendments and reasoning contained within the full submission:		
	<p>Objective 21.2.5  Recognise for and provide opportunities for mineral extraction providing the location, scale and effects would not degrade <u>significantly</u> amenity, water, landscape and indigenous biodiversity values.</p>		
<b>Point Number</b>	598.41	<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>	Policy 21.2.5.1 is supported subject to the following amendments:		
	<p>Policy 21.2.5.1  Recognise the importance and economic value of locally sourced high-quality gravel, rock and other minerals for road making and construction activities, <u>and of the local economic and export contribution of other minerals, including gold and tungsten.</u></p>		
<b>Point Number</b>	598.42	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5 > 794-21.2.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Policy 21.2.5.2 is supported subject to the following amendments:		
	<p>Policy 21.2.5.2  Recognise prospecting, <u>exploration</u>, and small scale recreational gold mining as activities with limited environmental impact.</p>		
<b>Point Number</b>	598.43	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5 > 795-21.2.5.3

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

**Summary of Submission** Policy 21.2.5.3 is supported with no changes specified

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**Point Number** 598.44 **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

**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

---

**Submitter Number:** 600 **Submitter:** Federated Farmers of New Zealand  
**Contact Name:** David Cooper **Email:** dcooper@fedfarm.org.nz  
**Address:** PO Box 5242, Dunedin, New Zealand, 9058

---

**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  
**Position:** Support  
**Summary of Submission** Policy 21.2.1.2 is adopted as proposed.

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**Point Number** 600.59 **Provision:** 771-21Rural Zone > 773-

**Position:** Support

**Summary of Submission** Policy 21.2.1.3 is adopted as proposed.

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**Point Number** 600.60 **Provision:** 771-21 Rural Zone > 773-  
21.2 Objectives and Policies >  
774-21.2.1 Objective - 1 > 778-  
21.2.1.4

**Position:** Support

**Summary of Submission** Policy 21.2.1.4 is adopted as proposed.

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**Point Number** 600.61 **Provision:** 771-21 Rural Zone > 773-  
21.2 Objectives and Policies >  
774-21.2.1 Objective - 1 > 779-  
21.2.1.5

**Position:** Support

**Summary of Submission** Policy 21.2.1.5 is adopted as proposed.

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**Point Number** 600.62 **Provision:** 771-21 Rural Zone > 773-  
21.2 Objectives and Policies >  
774-21.2.1 Objective - 1 > 780-  
21.2.1.6

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

**Summary of Submission** Policy 21.2.1.6 is reworded as follows (or words to similar effect):  
Avoid significant adverse cumulative impacts on ecosystem services and nature conservation  
values, either directly or cumulatively.

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**Point Number** 600.63 **Provision:** 771-21 Rural Zone > 773-  
21.2 Objectives and Policies >  
783-21.2.2 Objective - 2 > 784-  
21.2.2.1

**Position:** Support

**Summary of Submission** Policy 21.2.2.1 is adopted as proposed.

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**Point Number** 600.64 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 785-21.2.2.2

**Position:** Support

**Summary of Submission** Policy 21.2.2.2 is adopted as proposed.

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**Point Number** 600.65 **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** Policy 21.2.2.3 is reworded as follows (or words to similar effect):  
Protect the soil resource by controlling activities including earthworks, and appropriately managing the effects of indigenous vegetation clearance and prohibit the planting and establishment of recognised wilding exotic trees with the potential to spread and naturalise.

---

**Point Number** 600.66 **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** 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.

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**Point Number** 600.67 **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** Policy 21.2.3.1 is reworded as follows (or words to similar effect):  
Policy 21.2.3.1 In conjunction with the Otago Regional Council, regional plans and strategies:

- Encourage activities that use water efficiently, thereby conserving water ~~quality and~~ quantity;
- Discourage activities that adversely affect the potable quality ~~and life-supporting capacity~~ of water and associated ecosystems.

---

**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.

---

**Point Number** 600.73 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 817-21.2.10.1

**Position:** Support

**Summary of Submission** Policy 21.2.10.1 is adopted as proposed

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**Point Number** 600.74 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Support

**Summary of Submission** Objective 21.2.10 is adopted as proposed

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**Point Number** 600.75 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 819-21.2.10.3

**Position:** Support

**Summary of Submission** Policy 21.2.10.3 is adopted as proposed

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**Point Number** 600.76 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1

**Position:** Support

**Summary of Submission** Policy 21.2.11.1 is adopted as proposed

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**Point Number** 600.77 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12

**Position:** Support

**Summary of Submission** Objective 21.2.13 is adopted as proposed

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**Point Number** 600.78 **Provision:** 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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**Point Number** 600.84 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 897-21.5.7



**Position:** Oppose  
**Summary of Submission** General Standard 21.5.7 is deleted

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**Point Number** 600.85 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 911-21.5.14

**Position:** Support  
**Summary of Submission** Standard 21.5.14 is adopted as proposed

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**Point Number** 600.86 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15

**Position:** Support  
**Summary of Submission** Standard 21.5.15 is adopted as proposed

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**Point Number** 600.87 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 918-21.5.16

**Position:** Support  
**Summary of Submission** Standard 21.5.16 is adopted as proposed

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**Point Number** 600.88 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 919-21.5.17

**Position:** Support  
**Summary of Submission** Standard 21.5.17 is adopted as proposed

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**Point Number** 600.89 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18

**Position:** Other - Please clearly indicate your position in your submission below  
**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>Submitter Number:</b>	607	<b>Submitter:</b>	Te Anau Developments Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95 , Queensown, New Zealand, 9348		
<hr/>			
<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		
<hr/>			
<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.		
<hr/>			
<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>	<p>Insert new policy to avoid surface water activities that conflict with adjoining land uses or key tourism activities:</p> <p><u>Avoid activities on the surface or bed of lakes and rivers that conflict with:</u></p> <p><u>i. adjoining land use or</u></p> <p><u>ii. visitor attraction activities or</u></p> <p><u>iii. water transport activities</u></p>		
<hr/>			
<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>	<p>Insert new policy to protect established key tourism activities:</p> <p><u>Protect key tourism and transport activities by ensuring the following principles are applied when considering proposals that will occupy water space:</u></p> <p><u>i. activities that promote the districts heritage and contribute public benefit should be encouraged;</u></p> <p><u>ii. activities that result in adverse effects on established activities should be discouraged;</u></p>		

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;  
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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**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>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>	PO Box 110, Christchurch, New Zealand, 8140		

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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>	Amend Objective 21.2.1 as follows: <del>Enable farming, permitted, and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</del> <u>Land uses which maintain or enhance the landscape, natural, cultural, and amenity values of rural areas are enabled.</u>		

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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>	Amend Policy 21.2.1.1 as follows: 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.		

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<b>Point Number</b>	608.59	<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**

Support in part

Amend Policy 21.2.1.2 as follows:

Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings ~~will not adversely affect~~ maintains landscape values.

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**Point Number**

608.60

**Provision:**

771-21 Rural Zone > 773-  
21.2 Objectives and Policies > 816-  
21.2.10 Objective - 10 > 817-  
21.2.10.1

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Amend Policy 21.2.10.1 as follows:

~~Encourage~~ Enable revenue producing activities, including complementary commercial recreation, residential, tourism, and visitor accommodation that diversifies and ~~can~~ supports 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.

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**Point Number**

608.61

**Provision:**

771-21 Rural Zone > 773-  
21.2 Objectives and Policies > 816-  
21.2.10 Objective - 10 > 818-  
21.2.10.2

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Amend Policy 21.2.10.2 as follows:

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.

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**Point Number**

608.62

**Provision:**

771-21 Rural Zone > 773-  
21.2 Objectives and Policies > 816-  
21.2.10 Objective - 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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<b>Point Number</b>	608.63	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 855-21.4.2
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 21.4.2 unchanged.		

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<b>Point Number</b>	608.64	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 856-21.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 21.4.3 unchanged.		

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<b>Point Number</b>	608.65	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Support in part  Amend Rule 21.4.6 as follows:  One residential unit within any building platform approved by resource consent ( <u>activity only, the specific rules for the construction of buildings apply</u> ).  P		

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<b>Point Number</b>	608.66	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 860-21.4.7
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain Rule 21.4.7 unchanged.		

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<b>Point Number</b>	608.67	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 861-21.4.8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	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~~ 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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**Point Number** 608.71 **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**

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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**Point Number** 608.72 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL

**Position:** Not Stated

**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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**Point Number** 608.73 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC

**Position:** Not Stated

**Summary of Submission**

Amend Assessment Matters 21.7.2 as follows:

These assessment matters shall be considered with regard to the following principles ~~because in~~

~~the Rural Landscapes the applicable activities are inappropriate in many locations:~~

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**Submitter Number:** 610 **Submitter:** Soho Ski Area Limited and Blackmans Creek No. 1 LP  
**Contact Name:** Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz  
**Address:** PO Box 110, Christchurch, New Zealand, 8140

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**Point Number** 610.5 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

**Position:** 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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**Point Number** 610.10 **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 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.

---

**Point Number** 610.11 **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 vehicle access and passenger lift based or other systems, linking on-mountain facilities to the District's road and transportation network.

---

**Point Number** 610.12 **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 Ski Area Sub Zones.

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**Point Number** 610.13 **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 Ski Area Sub-Zone;

21.5.26.2 Informal airports within a Ski Area Sub Zone 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** 610.14 **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 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
<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.  <u>Except that building within the Ski Area Sub Zones, shall be exempt from these rules.</u>  Discretion is restricted to all of the following:		

- External appearance.
- Visual prominence from both public places and private locations.
- Landscape character.
- Visual amenity.

**Point Number** 610.16 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 918-21.5.16

**Position:** Oppose

**Summary of Submission** Amend Rule 21.5.16, as follows:

The maximum ground floor area of any building shall be 500 m2.

Except this rule shall not apply to building located within any Ski Area Sub Zone.

**Submitter Number:** 613 **Submitter:** Treble Cone Investments Limited.

**Contact Name:** Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz

**Address:** PO Box 110, Christchurch, New Zealand, 8140

**Point Number** 613.5 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

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

**Summary of Submission** 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 as year round destinations within the identified sub zones where the effects of the development would be cumulatively minor.

**Point Number** 613.6 **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 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.

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**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

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**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

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**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

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**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
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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 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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Rule 21.5.16, as follows:  <u>The maximum ground floor area of any building shall be 500 m2.</u>  <u>Except this rule shall not apply to building located within any SASZ.</u>		

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<b>Submitter Number:</b>	615	<b>Submitter:</b>	Cardrona Alpine Resort Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	615.24	<b>Provision:</b>	771-21Rural Zone > 772- 21.1Zone Purpose
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend Zone Purpose to include reference to the Cardrona Alpine Resort Area. Suggested wording is as follows: Ski Area sub zones <u>and the Cardrona Alpine Resort Area</u> are located within the Rural Zone. These sub zones recognise the contribution <u>seasonal tourism activities infrastructure</u> 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. <u>The purpose of the Cardrona Alpine</u>		

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** 615.26 **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 Cardrona Alpine Resort within identified Sub Zones, while avoiding, remedying or mitigating adverse effects on the environment.

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**Point Number** 615.27 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6. > 798-21.2.6.1

**Position:** Oppose

**Summary of Submission** Identify Ski Field Sub Zones and encourage Ski Area and Tourism Activities to locate and consolidate within the sub zones.

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**Point Number** 615.28 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6. > 799-21.2.6.2

**Position:** Support

**Summary of Submission** Control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities.

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**Point Number** 615.29 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 797-21.2.6Objective - 6.

**Position:** Oppose

**Summary of Submission** Insert new policy as follows:  
Provide for expansion of four season tourism and accommodation activities at the Cadrona Alpine Resort Zone.

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**Point Number** 615.30 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 949-21.5.27

**Position:** Oppose

**Summary of Submission**

Rename Table 7 as follows:  
Standards for Ski Area Activities within the Ski Area Sub Zones and Tourism Activities within the Cardrona Alpine Resort

**Point Number**

615.31

**Provision:**

771-21Rural Zone > 890-21.5Rules - Standards > 949-21.5.27

**Position:**

Oppose

**Summary of Submission**

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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**Point Number** 615.32 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1

**Position:** Oppose

**Summary of Submission** 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, excluding Tourism or Visitor Accommodation Activities which are discretionary activities unless otherwise provided for as a permitted, controlled, restricted discretionary, or discretionary activity.

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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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**Submitter Number:** 621 **Submitter:** Real Journeys Limited  
**Contact Name:** James Aoake **Email:** reception@jea.co.nz  
**Address:** PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 621.58 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9  
**Position:** Not Stated  
**Summary of Submission** Delete objective  
Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.

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**Point Number** 621.59 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12  
**Position:** Not Stated  
**Summary of Submission** 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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**Point Number** 621.60 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1  
**Position:** Not Stated  
**Summary of Submission** 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 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.		

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<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.		

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<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.		

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<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.

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**Point Number** 621.65 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9

**Position:** Not Stated

**Summary of Submission** Delete objective

Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.

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**Point Number** 621.66 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2

**Position:** Not Stated

**Summary of Submission** Delete policy

Avoid the establishment of commercial, retail and industrial activities where they would degrade rural quality or character, amenity values and landscape values.

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**Point Number** 621.67 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 815-21.2.9.6

**Position:** Not Stated

**Summary of Submission** 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.

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**Point Number** 621.68 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 818-21.2.10.2

**Position:** Not Stated

**Summary of Submission** 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.

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<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
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<b>Point Number</b>	621.70	<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 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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<b>Point Number</b>	621.71	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 825-21.2.12.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<b>Point Number</b>	621.72	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 826-21.2.12.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<b>Point Number</b>	621.73	<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>	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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<b>Point Number</b>	621.74	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 831-21.2.12.8
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows:  Provide for <i>Encourage the development and use of marinas in a way that avoids or, where</i>		

*necessary, remedies and mitigates*

adverse effects on the environment.

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<b>Point Number</b>	621.75	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 832-21.2.12.9
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend policy as follows:  Take into account the potential adverse effects on nature conservation values from the boat wake of commercial jet boating  activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and  erosion.		

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<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>	Amend policy as follows:  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.		

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<b>Point Number</b>	621.78	<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.		

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<b>Point Number</b>	621.83	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 882-21.4.29
<b>Position:</b>	Not Stated		
<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
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend rule to increase the permitted size of groups:  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
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<b>Point Number</b>	621.86	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<b>Point Number</b>	621.87	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 968-21.5.41
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	<p>Amend Rule as follows:</p> <p>21.5.41 Structures and Moorings</p> <p>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:</p> <p>(i) where fences cross lakes and rivers.</p> <p>(ii) pipelines required for water take permitted by a regional plan</p> <p>(iii) gabion baskets or similar low impact erosion control structures installed for the prevention of bank erosion</p>
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<b>Point Number</b>	621.88	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 969-21.5.42
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<b>Position:</b>	Not Stated
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<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 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 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-
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**Position:** Not Stated

**Summary of Submission** 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.

<b>Point Number</b>	621.91	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 986-21.5.46
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**Position:** Not Stated

**Summary of Submission** Amend standard to exclude jetties associated with the operation of a water based public transport activity OR amend standards

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:

21.5.46 No new jetty within the Frankton Arm identified as the area east of the Outstanding Natural Landscape Line shall:

21.5.46.1 be closer than 200 metres to any existing jetty;

21.5.46.2 exceed 20 metres in length;

21.5.46.3 exceed four berths per jetty, of which at least one berth is available to the public at all times;

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.

The standards in 21.5.46 above do not apply to jetties associated with water based public transport.

<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)		

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<b>Submitter Number:</b>	624	<b>Submitter:</b>	D & M Columb
<b>Contact Name:</b>		<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<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.		

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<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.		

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<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
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**Position:** Not Stated

**Summary of Submission** 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.

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**Point Number** 624.25 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2

**Position:** Not Stated

**Summary of Submission** 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.

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**Point Number** 624.26 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2

**Position:** Not Stated

**Summary of Submission** 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.

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**Point Number** 624.27 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9

**Position:** Not Stated

**Summary of Submission** Amend objective as follows:  
Encourage Ensure commercial activities that do not significant degrade landscape values, rural amenity values, or impinge on farming activities.

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<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>	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>	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>	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>	624.30	<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>	624.31	<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 Policy as follows:  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
<b>Position:</b>	Not Stated		
<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
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Amend rule to included additional assessment matter as follows:</p> <p>Buildings Any building, including any structure larger than 5m<sup>2</sup>, that is new, relocated, altered, reclad or repainted, including</p> <p>containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building</p> <p>are subject to the following:</p> <p>All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits), including;</p> <p>21.5.15.1 Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and,</p> <p>21.5.15.2 All other surface finishes shall have a reflectance value of not greater than 30%.</p> <p>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</p> <p>floor area by more than 30% in any ten year period.</p> <p>Discretion is restricted to all of the following: • Benefits of the building particularly in terms of its contribution to the</p> <p>sustainable land use of rural zone land • External appearance. • Visual prominence from both public places and private</p> <p>locations. • Landscape character. • Visual amenity.</p>		

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**Point Number** 624.34 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1

**Position:** Not Stated

**Summary of Submission** 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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**Point Number** 624.35 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 894-21.5.4

**Position:** Not Stated

**Summary of Submission** Amend rule so that the building setback from streams less than 3m wide is 5m, not 20m.

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**Point Number** 624.36 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 933-21.5.21

**Position:** Not Stated

**Summary of Submission** Amend rule to permit commercial recreation activities for up to 20 people.

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**Submitter Number:** 626 **Submitter:** Barnhill Corporate Trustee Limited & DE, ME Bunn & LA Green

**Contact Name:** Tim Williams **Email:** tim@southernplanning.co.nz

**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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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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**Submitter Number:** 636 **Submitter:** Crown Range Holdings Ltd  
**Contact Name:** James Aoake **Email:** reception@jea.co.nz  
**Address:** PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 636.6 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8

**Position:** Not Stated

**Summary of Submission**

Amend 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** 636.7 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Not Stated

**Summary of Submission**

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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**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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**Submitter Number:** 643 **Submitter:** Crown Range Enterprises

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** PO Box 95, Queenstown, New Zealand, 9348

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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 > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8

**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:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 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:** 771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1

**Position:** Oppose

**Summary of Submission** Make non-listed activities permitted.

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**Point Number** 643.14 **Provision:** 771-21Rural Zone > 853-21.4Rules - 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:**

771-21Rural 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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**Submitter Number:**

649

**Submitter:**

Southern District Health Board

**Contact Name:**

Janine Kruger

**Email:**

janine.kruger@southerndhb.govt.nz

**Address:**

PO Box 2180, Queenstown, New Zealand, 9349

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**Point Number**

649.3

**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**

In terms of the health of our waterways, the proposal is supported in part:

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.

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.

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**Point Number**

649.14

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 801-21.2.7Objective - 7

**Position:**

Not Stated

**Summary of Submission**

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>	Support inclusion of noise and vibration. For the following reasons. Noise and vibration can create adverse effects upon people and communities		

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<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>	Support 'PR' status for activities within the Outer Control Boundaries of Queenstown and 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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<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>	Support 'PR' status for activities within the Outer Control Boundaries of Queenstown and 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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<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>	Support 'NC' status for activities within the various Control Boundaries described		



for Queenstown and Wanaka Airports.

For the following reasons.

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

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**Point Number** 649.19 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities

**Position:** Not Stated

**Summary of Submission** Support 'PR' status for activities within the Outer Control Boundaries of Queenstown and 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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**Submitter Number:** 658 **Submitter:** Queenstown Water Taxis Ltd

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 658.1 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 882-21.4.29

**Position:** Oppose

**Summary of Submission** Delete Rule 21.4.29

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**Submitter Number:** 659 **Submitter:** Longview Environmental Trust

**Contact Name:** Scott Edgar **Email:** scott@southernland.co.nz

**Address:** 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>	The Trust seeks that Rule 21.5.5 is reworded as follows (underlined text denotes text to be added):  Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing)  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.		

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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 > 896-21.5.6
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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:** PO Box 95, Queenstown, New Zealand, 9348

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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

**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** 660.4 **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** 660.5 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 947-21.5.26.2

**Position:** Oppose

**Summary of Submission** Delete:  
Remove the 500m separation

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<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>	PO Box 95, Queenstown, New Zealand, 9348		

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<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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<b>Point Number</b>	662.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Add new Objectives and Policies that enable assessment of proposals that exceed the occasional/ infrequent limitations.		

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<b>Point Number</b>	662.4	<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.		

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<b>Point Number</b>	662.5	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26 > 947-21.5.26.2
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**Position:** Oppose

**Summary of Submission** Delete:  
Delete the 500m separation.

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**Submitter Number:** 664 **Submitter:** Janice Margaret Clear

**Contact Name:** **Email:** gl.clear@moonlightcountry.co.nz

**Address:** 69 Morven Ferry Road, Arrow Junction, Queenstown, New Zealand, 9371

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**Point Number** 664.3 **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:** 666 **Submitter:** William Alan Hamilton

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

**Address:** Rapid #122, Morven Ferry Road, Queenstown, New Zealand, 9371

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**Point Number** 666.3 **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:** 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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**Point Number** 670.3 **Provision:** 771-21Rural Zone

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

**Summary of Submission** 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.

---

**Submitter Number:** 671 **Submitter:** Queenstown Trails Trust

**Contact Name:** Mandy Kennedy **Email:** mandy.kennedy@queenstowntrail.org.nz

**Address:** New Zealand, 9300

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**Point Number** 671.4 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9

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

**Summary of Submission** Insert new Policy 21.2.9: 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.

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.

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**Submitter Number:** 675 **Submitter:** J Hadley  
**Contact Name:** **Email:** james@hadleys.co.nz  
**Address:** PO Box 1356, Queenstown, New Zealand, 9700

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**Point Number** 675.1 **Provision:** 771-21Rural Zone  
**Position:** Support  
**Summary of Submission** Confirm the rural zone objectives, policies, rules and assessment matters for the rural zoned land identified on planning maps 26 and 29.

---

**Submitter Number:** 680 **Submitter:** Ian James & Susan May Todd  
**Contact Name:** **Email:** todd68@xtra.co.nz  
**Address:** 68 Hogans Gully Road, Queenstown, New Zealand, 9371

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**Point Number** 680.1 **Provision:** 771-21Rural Zone  
**Position:** Other - Please clearly indicate your position in your submission below  
**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:** 684 **Submitter:** Michael Ramsay  
**Contact Name:** **Email:** michaelramsay1226@gmail.com  
**Address:** PO Box 363, Queenstown, New Zealand, 9348

---

<b>Point Number</b>	684.4	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 966-21.5.39
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	The proposal to allow commercial activity on Lake Hayes be deleted		

---

<b>Submitter Number:</b>	688	<b>Submitter:</b>	Justin Crane and Kirsty Mactaggart
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	688.5	<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</u> are identified as being unsuitable for development.		

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<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		

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<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 <del>including the physical activity associated with buildings including</del> <del>roading, access, lighting, landscaping and earthworks,</del> not provided for by any other rule.		

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**Point Number** 688.8 **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** 688.29 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44

**Position:** Support

**Summary of Submission** Confirm 21.5.44

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**Submitter Number:** 689 **Submitter:** Kingston Lifestyle Family Trust

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** 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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**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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**Point Number** 690.3 **Provision:** 771-21Rural Zone

**Position:** Oppose

**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 690.

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**Submitter Number:** 693 **Submitter:** Private Property Limited

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** PO Box 95, Queenstown, New Zealand, 9348

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**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

**Summary of Submission** Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner, or that do not detract from the life supporting capacity of significant soils.

---

**Point Number** 693.8 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 785-21.2.2.2

**Position:** Oppose

**Summary of Submission** 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** 693.9 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2

**Position:** Oppose

**Summary of Submission** Delete:  
~~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.~~

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**Point Number** 693.10 **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

**Summary of Submission** Amend as follows:  
Avoid, remedy or mitigate subdivision and development in areas specified on planning maps that are identified as being unsuitable for development.

---

**Point Number** 693.11 **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** 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.

---

**Point Number** 693.12 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 854-21.4.1

**Position:** Oppose

**Summary of Submission** Make non-listed activities permitted

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**Point Number** 693.13 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 862-21.4.9

**Position:** Oppose

**Summary of Submission** Delete:  
~~The identification of a building platform not less than 70m<sup>2</sup> and not greater than 1000m<sup>2</sup>.~~

---

**Point Number** 693.14 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 863-21.4.10

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

**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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<b>Point Number</b>	693.15	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL
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<b>Position:</b>	Oppose
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**Summary of Submission**

Amend / delete:

~~These assessment matters shall be considered 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:~~

~~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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<b>Submitter Number:</b>	695	<b>Submitter:</b>	Anne Lousie Hamilton
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<b>Contact Name:</b>		<b>Email:</b>	daveannierdl@xtra.co.nz
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<b>Address:</b>	74 Morven Ferry Road, Arrow Junction, Queenstown, New Zealand, 9371		
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<b>Point Number</b>	695.3	<b>Provision:</b>	771-21Rural Zone
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<b>Position:</b>	Not Stated
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**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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<b>Submitter Number:</b>	701	<b>Submitter:</b>	Paul Kane
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<b>Contact Name:</b>		<b>Email:</b>	
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<b>Address:</b>	Grandview, 315 Luggate Tarras Road, 3rd, Cromwell, New Zealand, 9383		
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<b>Point Number</b>	701.6	<b>Provision:</b>	771-21Rural Zone > 773-
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**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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**Point Number** 701.7 **Provision:** 771-21 Rural Zone > 890-21.5 Rules - Standards > 895-21.5.5

**Position:** Not Stated

**Summary of Submission** Relief sought

38. In 21.5.5 and 21.5.6 reduce the distance from 300 metres to a lesser distance.

---

**Point Number** 701.8 **Provision:** 771-21 Rural Zone > 890-21.5 Rules - Standards > 896-21.5.6

**Position:** Not Stated

**Summary of Submission** Relief sought

38. In 21.5.5 and 21.5.6 reduce the distance from 300 metres to a lesser distance.

---

**Point Number** 701.9 **Provision:** 771-21 Rural Zone > 890-21.5 Rules - Standards

**Position:** Not Stated

**Summary of Submission** Relief sought

39. The heading to Table 3, Chapter 21 should specifically provide for irrigation infrastructure.

---

**Point Number** 701.10 **Provision:** 771-21 Rural Zone > 890-21.5 Rules - Standards > 911-21.5.14 > 913-21.5.14.2

**Position:** Not Stated

**Summary of Submission** 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.		
<hr/>			
<b>Point Number</b>	701.12	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought  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.		
<hr/>			
<b>Point Number</b>	701.13	<b>Provision:</b>	771-21Rural Zone > 1007-21.6Non-Notification of Applications
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Relief sought  43. In 21.6 include a provision that states consent to construct a building will proceed non-notified.		
<hr/>			

<b>Submitter Number:</b>	702	<b>Submitter:</b>	Lake Wakatipu Stations Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	702.5	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 784-

**Position:** Not Stated

**Summary of Submission**

Amend as follows:

Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner, or that do not detract from the life supporting capacity of significant soils.

---

**Point Number**

702.6

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 785-21.2.2.2

**Position:**

Not Stated

**Summary of Submission**

Amend 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.

---

**Point Number**

702.7

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 791-21.2.4.2

**Position:**

Not Stated

**Summary of Submission**

Delete:

~~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.~~

---

**Point Number**

702.8

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8

**Position:**

Not Stated

**Summary of Submission**

Amend as follows:

Avoid, remedy or mitigate subdivision and development in areas specified on planning maps that are identified as being unsuitable for development.

---

**Point Number**

702.9

**Provision:**

771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:**

Not Stated

**Summary of Submission** 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.

---

**Point Number** 702.10 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 862-21.4.9

**Position:** Not Stated

**Summary of Submission** Delete:  
The identification of a building platform not less than 70m<sup>2</sup> and not greater than 1000m<sup>2</sup>

---

**Point Number** 702.11 **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.

---

**Point Number** 702.12 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL

**Position:** Not Stated

**Summary of Submission** Amend / delete:  
These assessment matters shall be considered ~~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:~~  
  
~~21.7.1.1 The assessment matters are to be stringently applied to the effect that successful applications will be exceptional cases.~~

---

**Submitter Number:** 704 **Submitter:** Ross & Judith Young Family Trust  
**Contact Name:** Andrew Lovelock **Email:** andrew.lovelock@gallawaycookallan.co.nz



**Address:** PO Box 450, Wanaka, New Zealand, 9343

---

**Point Number** 704.3 **Provision:** 771-21Rural 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.

---

**Point Number** 704.5 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Relief sought:

iv Make changes to the objectives, policies and rules of the Rural zone as it applies to 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 to provide for airport related infrastructure and visitor accommodation to occur as permitted activities.

v Any consequential or additional relief to give effect to this submission.

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**Submitter Number:** 706 **Submitter:** Forest and Bird NZ

**Contact Name:** Sue Maturin **Email:** maturin@forestandbird.org.nz

**Address:** PO Box 6230, Dunedin, New Zealand, 9059

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**Point Number** 706.21 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose

**Position:** Not Stated

**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** 706.22 **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** 706.23 **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** 706.24 **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** 706.25 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 787-21.2.3Objective - 3

**Position:** Not Stated

**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

---

**Point Number** 706.26 **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.

---

**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.

---

**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.

---

**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.

---

**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.

---

**Point Number** 706.31 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, Indigenous Vegetation, Wilding and Exotic Trees and Landscape chapters.

---

**Point Number** 706.32 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Ensure commercial activities do not degrade landscape and nature conservation values, rural amenity, or impinge on farming activities

---

**Point Number** 706.33 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2

**Position:** Not Stated

**Summary of Submission** Amend as follows:  
Avoid the establishment of commercial, retail, forestry and industrial activities where they would degrade rural quality or character, amenity , nature conservation values , and landscape.

---

**Point Number** 706.34 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 812-21.2.9.3

**Position:** Not Stated

**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

---

<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>	<p>Amend as follows:</p> <p>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> natural-values.</p>		
<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>	<p>Amend as follows:</p> <p>Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation located within farms may enable <u>landscape 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.</p>		
<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>	<p>Amend as follows:</p> <p><del>Protect,</del> <u>Preserve</u> , maintain or enhance the surface of lakes and rivers and their margins.</p>		
<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>	<p>Amend as follows;</p> <p>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.</p>		
<b>Point Number</b>	706.39	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 828-

**Position:** Not Stated

**Summary of Submission** 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.

---

**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.

---

**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.

---

**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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<b>Submitter Number:</b>	712	<b>Submitter:</b>	Bobs Cove Developments Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	712.4	<b>Provision:</b>	771-21Rural Zone
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**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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<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>	PO Box 95, Queenstown, New Zealand, 9348		

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<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
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**Position:** Support

**Summary of Submission**

Support these standards that do not require additional resource consents when a concession or recreation permit is held.



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<b>Submitter Number:</b>	716	<b>Submitter:</b>	Ngai Tahu Tourism Ltd
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<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
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**Position:** Not Stated

**Summary of Submission** 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 and Beansburn tributaries y of the Dart River) or upstream of Muddy Creek on the Rees River.

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<b>Point Number</b>	716.18	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 991-21.5.47 > 995-21.5.47.4
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**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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<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		

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<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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**Point Number** 719.100 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 892-21.5.2

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

**Summary of Submission** Support and amend:

Retain Rule 21.5.2 and add an additional Rule 21.5.2.1 as follows:

Any new dwelling, 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 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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**Point Number** 719.101 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 934-21.5.22

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.102 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 939-21.5.24

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.103 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 966-21.5.39

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.104 **Provision:** 771-21Rural Zone > 1007-21.6Non-Notification of Applications > 1008-21.6.1

**Position:** Support

**Summary of** retain

**Submission**

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**Point Number** 719.105 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1012-21.7.1ONF and ONL > 1017-21.7.1.5

**Position:** Support

**Summary of Submission** Retain Rule 21.7.1.5a as proposed.

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**Point Number** 719.106 **Provision:** 771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1024-21.7.2.5

**Position:** Support

**Summary of Submission** Retain Rule 21.7.2.5a as proposed.

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**Submitter Number:** 720 **Submitter:** Reavers NZ Limited

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 720.2 **Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** Rezone from Rural to Industrial the land adjacent to Glenda Drive and SH6 identified on planning map 31.

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**Submitter Number:** 723 **Submitter:** Wakatipu Aero Club

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 723.2 **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** 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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<b>Point Number</b>	723.6	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2
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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>	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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<b>Point Number</b>	723.7	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
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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>	New policy.  <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>
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<b>Point Number</b>	723.8	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Support and retain
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<b>Point Number</b>	723.9	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
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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>	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;
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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:** 725 **Submitter:** Ian Percy & Fiona Aitken Family Trust  
**Contact Name:** Andrew Lovelock **Email:** andrew.lovelock@gallawaycookallan.co.nz  
**Address:** PO Box 450, Wanaka, New Zealand, 9343

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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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**Submitter Number:** 728

**Submitter:** Wanaka Residents Association

**Contact Name:** Sally Battson

**Email:** wanakaresidentsassociation@gmail.com

**Address:** PO Box 723, Wanaka, New Zealand, 9343

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**Point Number** 728.1

**Provision:** 771-21Rural Zone

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

**Summary of Submission**

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.

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**Submitter Number:** 730

**Submitter:** Adrian Snow

**Contact Name:**

**Email:** brett@townplanning.co.nz

**Address:** PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 730.2

**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** 730.3

**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**

730.4

**Provision:**

771-21Rural Zone &gt; 773-21.2Objectives and Policies &gt; 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**

730.5

**Provision:**

771-21Rural Zone &gt; 773-21.2Objectives and Policies &gt; 820-21.2.11Objective - 11 &gt; 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**

730.6

**Provision:**

771-21Rural Zone &gt; 773-21.2Objectives and Policies &gt; 820-21.2.11Objective - 11 &gt; 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 &gt; 773-21.2Objectives and Policies &gt;

**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** 730.8 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25

**Position:** Not Stated

**Summary of Submission** Support and retain

**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."

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<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>	PO Box 2559, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	732.2	<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>	732.3	<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>	732.4	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies >
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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**

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

**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**

732.7

**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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<b>Point Number</b>	732.8	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
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**Position:** Not Stated

**Summary of Submission** Support and retain

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<b>Point Number</b>	732.9	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
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**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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<b>Point Number</b>	732.10	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
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**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:** 733 **Submitter:** John Young

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

**Address:** 117 Riverbank Road, Wanaka, New Zealand, 9382

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**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

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**Submitter Number:** 734 **Submitter:** Kerry Connor

**Contact Name:** **Email:** brett@townplanning.co.nz

**Address:** PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 734.2 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4

**Position:** Support

**Summary of Submission** Support

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<b>Point Number</b>	734.3	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Support
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<b>Point Number</b>	734.4	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
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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>	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>	734.5	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 821-21.2.11.1
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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>	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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<b>Point Number</b>	734.6	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2
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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>	Conditional Support:  "This objective is supported providing the changes to the location and frequency controls
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requested by the submitter are adopted."

Reference to informal airports. See full submission for details.

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<b>Point Number</b>	734.7	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11
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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>	New policy.
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"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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<b>Point Number</b>	734.8	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
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<b>Position:</b>	Not Stated
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<b>Summary of Submission</b>	Support and retain
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<b>Point Number</b>	734.9	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
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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>	Amend;
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"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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<b>Point Number</b>	734.10	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
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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>	Amend: "Informal Airports Located on other Rural Zoned Land
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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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<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>	PO Box 2559, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	736.2	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Support
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<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
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**Position:** Support

**Summary of Submission** Support

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**Point Number** 736.4 **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** 736.5 **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** 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."

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**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."

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**Submitter Number:** 738

**Submitter:** Hank Sproull

**Contact Name:**

**Email:** brett@townplanning.co.nz

**Address:** PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 738.2

**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** 738.3

**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** 738.4

**Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies >

**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**

738.5

**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**

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"

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<b>Point Number</b>	738.8	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
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**Position:** Not Stated

**Summary of Submission** Support and retain

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<b>Point Number</b>	738.9	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
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**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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<b>Point Number</b>	738.10	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
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**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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<b>Submitter Number:</b>	739	<b>Submitter:</b>	Southern Lakes Learn to Fly Limited
<b>Contact Name:</b>	Aaron Pearse	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	PO Box 2559, Queenstown, New Zealand, 9349		
<hr/>			
<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		
<hr/>			
<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		
<hr/>			
<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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**Point Number** 739.5 **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** 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."

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**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."

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**Submitter Number:** 741 **Submitter:** Marianne Roulston

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

**Address:** 95 Riverbank Road, Wanaka, New Zealand, 9382

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**Point Number** 741.3 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** 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

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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** 742.3 **Provision:** 771-21Rural Zone

**Position:** Not Stated

**Summary of Submission** 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

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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** 743.3 **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:** 745 **Submitter:** Danni and Simon Stewart

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

**Address:** 145 Riverbank Road, Wanaka, New Zealand, 9382

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**Point Number** 745.3 **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:** 747 **Submitter:** M and E Hamer

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

**Address:** 29 Riverbank Road, Wanaka, New Zealand, 9382

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**Point Number** 747.3 **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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<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>	749.3	<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		
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<b>Submitter Number:</b>	750	<b>Submitter:</b>	Peter J E and Gillian O Watson
<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	11 Riverbank Road, 2RD, Wanaka, New Zealand, 9382		
<hr/>			
<b>Point Number</b>	750.3	<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		
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<b>Submitter Number:</b>	751	<b>Submitter:</b>	Hansen Family Partnership
<b>Contact Name:</b>	Chris Ferguson	<b>Email:</b>	Chris.Ferguson@boffamiskell.co.nz
<b>Address:</b>	PO Box 110, Christchurch, New Zealand, 8140		

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<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.		

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<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		

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<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 Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone shown on planning map 18 to Rural Residential Zone		

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<b>Submitter Number:</b>	755	<b>Submitter:</b>	Guardians of Lake Wanaka
<b>Contact Name:</b>	Don Robertson	<b>Email:</b>	donandgay@xtra.co.nz
<b>Address:</b>	PO Box 93, Wanaka, New Zealand, 9344		

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<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,		

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<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,		
<hr/>			
<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.		
<hr/>			
<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?		
<hr/>			

<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		
<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/>			

**Submitter Number:** 758 **Submitter:** Jet Boating New Zealand  
**Contact Name:** Eddie McKenzie **Email:** eddie.mckenzie@opus.co.nz  
**Address:** 11 Biggar Street, Invercargill, New Zealand, 9812

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**Point Number** 758.1 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12  
**Position:** Support  
**Summary of Submission** Seeks to maintain surface water recreational opportunities and activities on the lakes, rivers and streams of the district while avoiding adverse effects on the environment.

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**Point Number** 758.2 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 965-21.5.38  
**Position:** Oppose  
**Summary of Submission** Delete this rule which through unnecessary repetition in rules will limit surface water recreational opportunities and activities on the Clutha River.

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**Point Number** 758.3 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 972-21.5.44.1  
**Position:** Oppose  
**Summary of Submission** Objects to a Rule that does not provide for recreational opportunities in the form of jet boating on the Hawea River and expressly prohibits it.  
Seek the retention of the existing Operative Plan rule 5.3.3.5 (a) (1) and (2) approach and inclusion of an equivalent in the Proposed Plan.

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**Point Number** 758.4 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 974-21.5.44.3  
**Position:** Support  
**Summary of Submission** Retain rule with no changes.

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**Point Number** 758.5 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 975-21.5.44.4

**Position:** Support

**Summary of Submission** Retain rule with no changes.

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**Point Number** 758.6 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 976-21.5.44.5

**Position:** Support

**Summary of Submission** Retain rule with no changes.

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**Point Number** 758.7 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 977-21.5.44.6

**Position:** Support

**Summary of Submission** Retain rule with no changes.

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**Point Number** 758.8 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 978-21.5.44.7

**Position:** Oppose

**Summary of Submission** Change activity to permitted activity.

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**Point Number** 758.9 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 979-21.5.44.8

**Position:** Support

**Summary of Submission** Retain rule with no changes.

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**Point Number** 758.10 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 980-21.5.44.9



**Position:** Support

**Summary of Submission** Retain rule with no changes.

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**Point Number** 758.11 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 971-21.5.44 > 981-21.5.44.10

**Position:** Oppose

**Summary of Submission** Change activity to permitted activity as noted with Rule 21.5.38.

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**Submitter Number:** 760 **Submitter:** Southern Lakes Aviation Limited

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 760.2 **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** 760.3 **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** 760.4 **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**

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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<b>Point Number</b>	760.8	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support and retain		

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<b>Point Number</b>	760.9	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25
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**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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<b>Point Number</b>	760.10	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 945-21.5.26
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**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:** 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** 766.18 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12

**Position:** Not Stated

**Summary of Submission**

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.

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:

Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and lake as a strategic transportation 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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**Point Number** 766.19 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 824-21.2.12.1

**Position:** Oppose

**Summary of Submission** Delete.

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**Point Number** 766.20 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 825-21.2.12.2

**Position:** Support

**Summary of Submission** Retain.

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**Point Number** 766.21 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 826-21.2.12.3

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

**Summary of Submission** 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 Kowarau River between the

Kowarau Falls and Chard Farm winery, and nor does it apply to the Frankton Arm.

The Policy could be amended to read:

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.

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**Point Number** 766.22 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 827-21.2.12.4

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

**Summary of Submission** Oppose in part. Amend Policy to clarify that it does not apply to the Kowarau River between the Kowarau Falls and Chard Farm winery.

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**Point Number** 766.23 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies >

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

**Summary of Submission** Support in part. Amend to recognise and provide for the importance of the Kowarau 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.

Recognise that the Kowarau River between the Kowarau Falls Bridge and Chard Farm and the Frankton Arm, provide an important resource for water based transportation link.

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**Point Number** 766.24 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 829-21.2.12.6

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

**Summary of Submission** Retain Policy 21.2.12.6 and amend to recognise the importance of the Kowarau River between the Kowarau 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.

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**Point Number** 766.25 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 830-21.2.12.7

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

**Summary of Submission** Support in part. Amend to recognise the importance of the Kowarau River and Frankton Arm as a transport link and provision of necessary infrastructure. Amend to include word 'remedy'.

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**Point Number** 766.26 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 831-21.2.12.8

**Position:** Oppose

**Summary of Submission** 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 ~~marinas in a way that~~ 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.

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<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.		

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<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.		

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<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.		

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<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		

**Summary of Submission**

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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**Submitter Number:**

778

**Submitter:**

Over the Top Ltd

**Contact Name:**

Patterson Louisa

**Email:**

accounts@flynz.co.nz

**Address:**

PO Box 2094 , Queenstown, New Zealand, 9349

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**Point Number**

778.1

**Provision:**

771-21Rural Zone

**Position:**

Oppose

**Summary of Submission**

1. Dr Chiles & 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.

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.

3. We hold the view that there are world best practice techniques that can mitigate aircraft sound effects and provide Individual & 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.

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.

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<b>Submitter Number:</b>	781	<b>Submitter:</b>	Chorus New Zealand Limited
<b>Contact Name:</b>	Matthew McCallum-Clark	<b>Email:</b>	matthew@incite.co.nz
<b>Address:</b>	P O Box 25-289, Christchurch, New Zealand, 8144		

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<b>Point Number</b>	781.8	<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>	781.9	<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>Submitter Number:</b>	782	<b>Submitter:</b>	Jeremy Bell Investments Ltd
<b>Contact Name:</b>	Phil Page	<b>Email:</b>	phil.page@gallowaycookallan.co.nz
<b>Address:</b>	PO Box 143, Dunedin, New Zealand, 9054		

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<b>Point Number</b>	782.1	<b>Provision:</b>	771-21Rural Zone
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**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:** PO Box 283, Wanaka, New Zealand, 9343

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**Point Number** 783.2

**Provision:** 771-21Rural Zone

**Position:** Oppose

**Summary of Submission** 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.

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**Submitter Number:** 784

**Submitter:** Jeremy Bell Investments Limited

**Contact Name:** Bridget Irving

**Email:** bridget.irving@gallawaycookallan.co.nz

**Address:** PO Box 143, Dunedin, New Zealand, 9054

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**Point Number** 784.5

**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** Add the word "significant" is included ahead of "indigenous biodiversity".

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**Point Number** 784.6

**Provision:** 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.

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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** 791.10 **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.  
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.

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**Point Number** 791.13 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Support

**Summary of Submission** Approved.

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**Submitter Number:** 794 **Submitter:** Lakes Land Care

**Contact Name:** Tim Burdon **Email:** timburdon@countrynet.co.nz

**Address:** Mt Burke Station, Wanaka, New Zealand, 9382

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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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**Point Number** 794.12 **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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**Point Number** 794.13 **Provision:** 771-21Rural Zone > 773-

**Position:** Support

**Summary of Submission** Approved.

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**Submitter Number:** 798 **Submitter:** Otago Regional Council

**Contact Name:** Warren Hanley **Email:** warren.hanley@orc.govt.nz

**Address:** Private Bag 1954, Dunedin, New Zealand, 9054

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**Point Number** 798.2 **Provision:** 771-21 Rural Zone > 1011-21.7 Assessment Matters (Landscapes) > 1019-21.7.2 RLC

**Position:** Oppose

**Summary of Submission** - The Rural Landscape Classification is consistent with the Proposed Regional Policy Statement (Proposed RPS).

- Assessment matters for the Rural Landscape Classification areas should provide cultural and historic values as well as for Tangata Whenua values.

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**Point Number** 798.3 **Provision:** 771-21 Rural Zone > 853-21.4 Rules - Activities

**Position:** Support

**Summary of Submission** 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.

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**Point Number** 798.5 **Provision:** 771-21 Rural Zone > 773-21.2 Objectives and Policies

**Position:** Support

**Summary of Submission** - 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.

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<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		

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<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:		

- Provisions for extractive activities to ensure earthworks and mining avoid the interception or contamination of sensitive aquifers.
- Provisions addressing subsequent rehabilitation of land to avoid causing adverse environmental effects such as ongoing discharges to air and water.
- The requirements of policy 21.2.5.3, that sites are rehabilitated, should be reflected in

the rules, particularly permitted rule 21.4.30.

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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>	798.35	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 782-21.2.1.8
<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>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>	PO Box 5005, Dunedin, New Zealand, 9058		

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<b>Point Number</b>	805.53	<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 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.

---

**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.

---

**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.

---

**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.

---

**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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**Submitter Number:** 806 **Submitter:** Queenstown Park Limited  
**Contact Name:** Jenny Carter **Email:** j.carter@remarkablespark.com  
**Address:** PO Box 1075, Queenstown, New Zealand, 9348

---

**Point Number** 806.96 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Oppose/amend.  
Should the relief seeking the Queenstown Park Special Zone not be granted, QPL seeks the following amendments be made to the Rural Chapter:  
  
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.  
Seek recognition of the importance of the trail network and the provision of gondola access 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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**Point Number** 806.97 **Provision:** 771-21Rural Zone > 772-21.1Zone Purpose  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Support/amend.  
Retain paragraph 5 with amendments to recognise the importance of enabling diversification.

---

**Point Number** 806.98 **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 as follows:  
~~farming, permitted and established activities while protecting, maintaining and enhancing~~ A rural zone that provides a range of activities while maintaining the landscape, ecosystem services, nature conservation and rural amenity values.

---

**Point Number** 806.99 **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** Amend as follows:  
21.2.1.1 Enable ~~farming~~ a range of activities while where possible 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** 806.100 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 776-21.2.1.2

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

**Summary of Submission** Amend as follows:  
21.2.1.2 Provide for ~~Farm Buildings~~ buildings that support the rural and tourism based land uses associated with larger landholdings where the location, scale and colour of the buildings will not significantly adversely affect landscape values.

---

**Point Number** 806.101 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 777-21.2.1.3

**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.

---

**Point Number** 806.102 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 778-21.2.1.4

**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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**Point Number** 806.103 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 780-21.2.1.6

**Position:** Oppose

**Summary of Submission** Delete Policy 21.2.1.6. If the policy is retained, replace "avoid" with "manage".

---

**Point Number** 806.104 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 781-21.2.1.7

**Position:** Oppose

**Summary of Submission** Delete Policy 21.2 .1. 7

---

**Point Number** 806.105 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 784-21.2.2.1

**Position:** Support

**Summary of Submission** Retain Policy 21.2.2.1

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**Point Number** 806.106 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 785-21.2.2.2

**Position:** Oppose

**Summary of Submission** Delete Policies 21.2.2.2 and 21.2.2.3.

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**Point Number** 806.107 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 783-21.2.2Objective - 2 > 786-21.2.2.3

**Position:** Oppose

**Summary of Submission** Delete Policies 21.2.2.2 and 21.2.2.3.

---

**Point Number** 806.108 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 789-21.2.4Objective - 4 > 790-21.2.4.1

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

**Summary of Submission** 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.

---

**Point Number** 806.109 **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** 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.

---

**Point Number** 806.110 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 792-21.2.5Objective - 5

**Position:** Support

**Summary of Submission** 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, ~~or~~ remedied, or mitigated"

---

**Point Number** 806.111 **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

<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 - ~~Ensure commercial~~ Provide for a range of activities while avoiding, remedying or mitigating adverse effects on the environment so that ~~degrade~~ landscape values and rural amenity, are not inappropriately degraded or impinge on farming activities

---

**Point Number** 806.116 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 810-21.2.9.1

**Position:** Oppose

**Summary of Submission** 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 and tourism activities ~~with resources located within the Rural Zone.~~

---

**Point Number** 806.117 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 811-21.2.9.2

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

**Summary of Submission** Amend.

21.2.9.2 ~~Avoid the~~ 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 that rural quality or character, amenity values and landscape values are maintained.

---

**Point Number** 806.118 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 814-21.2.9.5

**Position:** Oppose

**Summary of Submission** Delete Policy 21.2.9.5.

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**Point Number** 806.119 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9 > 815-21.2.9.6

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

**Summary of Submission** Oppose/amend.

21.2.9.6 Ensure traffic from ~~commercial~~ 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.

---

**Point Number** 806.120 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10

**Position:** Support

**Summary of Submission** See submission for suggested amendments.

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**Point Number** 806.121 **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.  
Remove repetition and complexity by recognising that  
Amend to support provision of water based public transport:  
21.2.12 Objective - ~~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.

---

**Point Number** 806.122 **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** Insert:  
Objective ~ Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and lake as a strategic transportation 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.

---

**Point Number** 806.123 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 825-21.2.12.2

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

**Summary of Submission** 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.



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**Point Number** 806.124 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 826-21.2.12.3

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

**Summary of Submission** 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.

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**Point Number** 806.125 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 827-21.2.12.4

**Position:** Not Stated

**Summary of Submission** 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.

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**Point Number** 806.126 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 828-21.2.12.5

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

**Summary of Submission** 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.  
Recognise that the Kawarau River between the Kawarau Falls Bridge and Chard Farm. is an important resource for water based transportation link.

---

**Point Number** 806.127 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 829-21.2.12.6

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

**Summary of Submission** 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.

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**Point Number** 806.128 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 830-21.2.12.7

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

**Summary of Submission** 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".

---

**Point Number** 806.129 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 831-21.2.12.8

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

**Summary of Submission** Oppose/amend.

Either:

- Delete Policy 21.2.12.8; or
- Amend as follows:

21.2.12.8 Encourage the development and use of ~~marinas in a way that~~ 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

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**Point Number** 806.130 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 832-21.2.12.9

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

**Summary of Submission** 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.

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**Point Number** 806.131 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 833-21.2.12.10

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

**Summary of Submission** 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.

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**Point Number** 806.132 **Provision:** 771-21Rural Zone > 773-

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

**Summary of Submission** Neutral.

Seek clarification as to where the rural industrial sub zones are located.

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**Point Number** 806.133 **Provision:** 771-21 Rural Zone > 837-21.3 Other Provisions and Rules > 841-21.3.3 Clarification > 846-21.3.3.5

**Position:** Oppose

**Summary of Submission** Delete clarification point 21.3.3.5.

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**Point Number** 806.134 **Provision:** 771-21 Rural Zone > 837-21.3 Other Provisions and Rules > 841-21.3.3 Clarification > 848-21.3.3.7

**Position:** Oppose

**Summary of Submission** Delete clarification point 21.3.3.7.

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**Point Number** 806.135 **Provision:** 771-21 Rural Zone > 837-21.3 Other Provisions and Rules > 841-21.3.3 Clarification > 849-21.3.3.8

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

**Summary of Submission** 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.

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**Point Number** 806.136 **Provision:** 771-21 Rural Zone > 837-21.3 Other Provisions and Rules > 841-21.3.3 Clarification > 850-21.3.3.9

**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.

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<b>Point Number</b>	806.137	<b>Provision:</b>	771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 852-21.3.3.11
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to ensure that the rules are applied on an effects basis.		

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<b>Point Number</b>	806.138	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 858-21.4.5
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rules 21.4.5 and 21.4.9		

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<b>Point Number</b>	806.139	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 862-21.4.9
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rules 21.4.5 and 21.4.9		

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<b>Point Number</b>	806.140	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 859-21.4.6
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain rules that permit buildings within approved residential building platforms, and minor alterations to buildings (both within and outside of platforms).		

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<b>Point Number</b>	806.141	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 865-21.4.12
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Amend the application of the PDP so that activities that are not listed (and that comply with standards) are permitted. Consequently 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.

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**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.

---

**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.

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**Point Number** 806.147 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities

**Position:** Not Stated

**Summary of Submission**

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.

Rule 21.4.XX Remarkables Alpine Recreation Area

Permitted

Recreation. public access

Controlled activities:

Commercial activities

Commercial recreation activities

Visitor accommodation

Buildings and structures for the purposes of gondola access. and ski area activities

Control reserved over:

• Servicing

• Landscaping and ecological impact

• Nature and scale

Rule 21.4.XX Access to the Remarkables Alpine

Recreation Area

Controlled activity:

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.

---

**Point Number**

806.148

**Provision:**

771-21Rural Zone > 853-21.4Rules - Activities > 873-21.4.20

**Position:**

Oppose

**Summary of Submission**

Amend. Seek less restrictive activity status.

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**Point Number**

806.149

**Provision:**

771-21Rural Zone > 853-21.4Rules - Activities > 877-21.4.24

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

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.

---

**Point Number**

806.150

**Provision:**

771-21Rural Zone > 853-21.4Rules - Activities > 879-21.4.26

**Position:**

Oppose

**Summary of Submission**

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.

---

**Point Number** 806.151 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 879-21.4.26

**Position:** Support

**Summary of Submission** Retain Rule 21.4.27.

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**Point Number** 806.152 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 881-21.4.28

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

**Summary of Submission** Oppose/amend.

Either:

- Delete rule 21.4.28; or
- 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.

---

**Point Number** 806.153 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 883-21.4.30

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

**Summary of Submission** Delete requirement "for farming purposes".

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**Point Number** 806.154 **Provision:** 771-21Rural Zone > 853-21.4Rules - Activities > 884-21.4.31

**Position:** Not Stated

**Summary of Submission** 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.

---

**Point Number** 806.155 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 934-21.5.22

**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.

---

**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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<b>Point Number</b>	806.160	<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>	Seek amendments to ensure assessment criteria for ONLs and ONFs accords with existing case law.		
<b>Point Number</b>	806.161	<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>	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		
<b>Point Number</b>	806.162	<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 policies that refer to environmental compensation.		

<b>Submitter Number:</b>	810	<b>Submitter:</b>	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua
<b>Contact Name:</b>	Tim Vial	<b>Email:</b>	tim@kolkold.co.nz
<b>Address:</b>	PO Box 446, Dunedin, New Zealand, 9054		
<b>Point Number</b>	810.36	<b>Provision:</b>	771-21Rural Zone > 772-21.1Zone Purpose
<b>Position:</b>	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.

---

**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

**Summary of Submission** **Amend Policy 21.2.1.7**  
Have regard to the impacts on the spiritual beliefs, cultural traditions and practices of ~~Tangata Whenua~~ Manawhenua.

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**Point Number** 810.38 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1

**Position:** Not Stated

**Summary of Submission** **Amend Policy 21.2.8.1**  
Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, ~~and~~ Landscape, and Historic Heritage chapters.

---

**Point Number** 810.39 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 809-21.2.9Objective - 9

**Position:** Not Stated

**Summary of Submission** **Amend the Objective as follows:**  
Ensure commercial activities do not degrade landscape values, rural amenity, Manawhenua values or impinge on farming activities.

---

**Point Number** 810.40 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 816-21.2.10Objective - 10 > 818-21.2.10.2

**Position:** Not Stated

**Summary of Submission** **Amend Policy 21.2.10.2**  
Ensure that revenue producing activities utilise natural and physical resources (including

buildings) in a way that maintains and enhances landscape quality, Manawhenua values, character, rural amenity, and natural values.

---

**Point Number** 810.41 **Provision:** 771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12 > 824-21.2.12.1

**Position:** Not Stated

**Summary of Submission** **Amend policy 21.2.12.1**

Have regard to wahi tupuna, access requirements, statutory obligations, the spiritual beliefs, cultural traditions and practices of Tangata Whenua Manawhenua where activities are undertaken on the surface of lakes and rivers and their margins.

---

**Point Number** 810.42 **Provision:** 771-21Rural Zone > 890-21.5Rules - Standards > 920-21.5.18 > 927-21.5.18.7

**Position:** Not Stated

**Summary of Submission** Add wahi tupuna to bullet point list as an assessment matter where structures, building and network utilities affect ridgelines and upper slopes.

---

**Submitter Number:** 815 **Submitter:** Glenys and Barry Morgan

**Contact Name:** **Email:** duncan.white@ppgroup.co.nz

**Address:** PO Box 283, Wanaka, New Zealand, 9343

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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:** 820 **Submitter:** Jeremy Bell Investments

<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	PO Box 2514, Queenstown, New Zealand, 9349		
<b>Point Number</b>	820.11	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>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.</p> <p>Opposes the proposed zoning of these properties as entirely Rural zone.</p> <p>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.</p>		

<b>Submitter Number:</b>	829	<b>Submitter:</b>	Anderson Branch Creek Ltd
<b>Contact Name:</b>	Isabella Anderson	<b>Email:</b>	
<b>Address:</b>	1624A Cardrona Valley Road, R.D.2, Wanaka, New Zealand, 9382		
<b>Point Number</b>	829.1	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Remove the restrictions for all buildings to be coloured in the range of browns, greens and grays.		
<b>Point Number</b>	829.2	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 914-21.5.15 > 917-21.5.15.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Amend this provision to be less restrictive and it is submitted the change be 30% in any 5 year period.		

<b>Point Number</b>	829.3	<b>Provision:</b>	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		

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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.		

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<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>	834.5	<b>Provision:</b>	771-21Rural Zone
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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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<b>Submitter Number:</b>	836	<b>Submitter:</b>	Warwick Goldsmith
<b>Contact Name:</b>		<b>Email:</b>	warwick.goldsmith@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	836.25	<b>Provision:</b>	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC > 1020-21.7.2.1
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Rule 21.7.2.1</p> <p>Issue:</p> <p>(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.</p> <p>Relief Requested:</p> <p>(b) Delete Rule 21.7.2.1.</p>		
<hr/>			

<b>Submitter Number:</b>	838	<b>Submitter:</b>	D Boyd
<b>Contact Name:</b>		<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	PO Box 2559, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	838.5	<b>Provision:</b>	771-21Rural Zone
<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.		

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**Submitter Number:** 841 **Submitter:** M & J Henry  
**Contact Name:** **Email:** reception@jea.co.nz  
**Address:** New Zealand, 9300

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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.

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**Submitter Number:** 842 **Submitter:** Scott Crawford  
**Contact Name:** **Email:** reception@jea.co.nz  
**Address:** New Zealand, 9300

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**Point Number** 842.6 **Provision:** 771-21Rural Zone  
**Position:** Not Stated  
**Summary of Submission** 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.

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**Submitter Number:** 843 **Submitter:** Shai Lanuel on behalf of Skytrek Tandems Ltd  
**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz  
**Address:** PO Box 2559, Queenstown, New Zealand, 9349

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**Point Number** 843.1 **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** 843.2 **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** 843.3 **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** 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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<b>Point Number</b>	843.6	<b>Provision:</b>	771-21Rural Zone > 773-21.2Objectives and Policies > 820-21.2.11Objective - 11 > 822-21.2.11.2
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Introduce a new policy that recognises and protects existing informal airports and their associated activity from reverse sensitivity effect.</p> <p><u>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.</u></p>		
<b>Point Number</b>	843.7	<b>Provision:</b>	771-21Rural Zone > 853-21.4Rules - Activities > 878-21.4.25
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support.		
<b>Point Number</b>	843.8	<b>Provision:</b>	771-21Rural Zone > 890-21.5Rules - Standards > 940-21.5.25 > 944-21.5.25.4
<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>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 <del>any 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>	843.9	<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>	<p>Amend as follows:</p> <p>21.5.26.3 In relation to point (21.5.26.1), the informal airport shall be located a minimum <del>500</del> <u>100</u> metres for rotary wing aircraft and <u>120</u> metres for fixed wing aircraft from <del>any formed legal road</del> or the notional boundary of any residential unit or building platform not located on the same site. [...]</p>		

<b>Submitter Number:</b>	850	<b>Submitter:</b>	R & R Jones
<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>	850.5	<b>Provision:</b>	771-21Rural Zone
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**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
- 

<b>Submitter Number:</b>	854	<b>Submitter:</b>	Slopehill Properties Limited
<b>Contact Name:</b>	Ben Farrell	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	New Zealand, 0		

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<b>Point Number</b>	854.3	<b>Provision:</b>	771-21Rural Zone
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**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

## Chapter 22 – Rural Residential and Rural Lifestyle

**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

---

**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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**Submitter Number:** 17  
**Submitter:** Elizabeth Purdie  
**Contact Name:**  
**Email:**  
**Address:** 542 Portobello Road, MacAndrew Bay, Dunedin, New Zealand, 9014

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**Point Number** 17.1  
**Provision:** 797-22 Rural Residential and Rural Lifestyle  
**Position:** Other - Please clearly indicate your position in your submission below  
**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:** 19  
**Submitter:** Kain Fround  
**Contact Name:**  
**Email:** kainis\_45@hotmail.com  
**Address:** 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

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<b>Point Number</b>	19.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Supports the provision		

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<b>Submitter Number:</b>	21	<b>Submitter:</b>	Alison Walsh
<b>Contact Name:</b>		<b>Email:</b>	alywalsh30@gmail.com
<b>Address:</b>	PO Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305		

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<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		

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<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		

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<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.		

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<b>Point Number</b>	21.43	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 827-22.3 Other Provisions and Rules
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**Position:** Support  
**Summary of Submission** Supports the provisions.

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**Point Number** 21.44 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities

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

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**Point Number** 21.45 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards

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

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**Point Number** 21.46 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications

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

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**Point Number** 21.47 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 939-22.7 Assessment Matters

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

---

**Submitter Number:** 26 **Submitter:** David Clarke  
**Contact Name:** **Email:** dwclarke@xtra.co.nz

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

---

**Point Number** 26.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 887-22.5.11 > 888-22.5.11.1

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

**Summary of Submission** 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.

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**Submitter Number:** 27 **Submitter:** John, Jane, Graeme Troon, Todd, Todd

**Contact Name:** **Email:** graeme@gtoddlaw.com

**Address:** PO Box 124, Queenstown, 9348

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**Point Number** 27.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Support

**Summary of Submission** 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.

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.

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**Submitter Number:** 29 **Submitter:** Jane Shearer

**Contact Name:** **Email:** jane.shearer@resolutionz.biz

**Address:** PO Box 2821, Wakatipu, Queenstown, New Zealand, 9349

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**Point Number** 29.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules -

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

**Summary of Submission** 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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**Submitter Number:** 98 **Submitter:** Juie Q.T. Limited

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

**Address:** PO Box 653 , Queenstown, Queenstown, New Zealand, 9348

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**Point Number** 98.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Support

**Summary of Submission** A) Rezone Lots 1-4 on Deposited Plan 427059 from 'Rural' to 'Rural Lifestyle' (refer attached plan).

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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**Submitter Number:** 100 **Submitter:** Stephen Leary

**Contact Name:** **Email:** steveleary@outlook.com

**Address:** 219A Wanaka-Mount Aspiring Road, Wanaka, New Zealand, 9305

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**Point Number** 100.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle

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

**Summary of Submission** Retain the Operative District Plan Rural Lifestyle Zone on the property at 218a Wanaka Mt Aspiring Road.

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<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.		

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<b>Submitter Number:</b>	117	<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>	117.8	<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>	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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<b>Submitter Number:</b>	119	<b>Submitter:</b>	Laura Solbak
<b>Contact Name:</b>		<b>Email:</b>	solbak@paradise.net.nz
<b>Address:</b>	22 Sam John Place, RD 2, Wanaka, New Zealand, 9382		

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<b>Point Number</b>	119.1	<b>Provision:</b>	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.		

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<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.		

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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>	PO Box 553, Queenstown , New Zealand, 9348		

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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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<b>Submitter Number:</b>	123	<b>Submitter:</b>	Edwin Lamont
<b>Contact Name:</b>		<b>Email:</b>	pete@kerritchie.com
<b>Address:</b>	PO Box 1894, Queenstown, New Zealand, 9348		

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<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.		

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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		
<hr/>			
<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.		
<hr/>			
<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.		
<hr/>			
<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.		
<hr/>			

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

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<b>Point Number</b>	127.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 862-22.4.17
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	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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<b>Point Number</b>	127.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 876-22.5.7 > 879-22.5.7.3
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	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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<b>Submitter Number:</b>	146	<b>Submitter:</b>	Sue Bradley
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<b>Contact Name:</b>		<b>Email:</b>	alpinesue@xtra.co.nz
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<b>Address:</b>	PO BOX 238, Arrowtown, Queenstown, 9351, 9351		
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<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
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<b>Position:</b>	Oppose
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<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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Reject, the rule is too inflexible.
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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>	281 Riverbank Road, RD 2, Wanaka, 9382		

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<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.		

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<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		

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<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.		

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<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.		

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**Submitter Number:** 166 **Submitter:** Aurum Survey Consultants  
**Contact Name:** Bruce McLeod **Email:** bruce@ascl.co.nz  
**Address:** 53 Dalefield Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 166.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 904-22.5.24  
**Position:** Oppose  
**Summary of Submission** Reject rule 22.5.2.4 where it relates to averaging in the Bobs Cove Rural Residential Sub zone.

---

**Point Number** 166.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1  
**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** 166.20 **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** Reject 4ha cap to calculate the average.

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**Submitter Number:** 188 **Submitter:** Gaye Robertson  
**Contact Name:** **Email:** donandgaye@xtra.co.nz  
**Address:** 24 Sam John Place, RD 2, Wanaka, New Zealand, 9382

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<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.		
<hr/>			
<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'.		
<hr/>			

<b>Submitter Number:</b>	197	<b>Submitter:</b>	Jeffrey Hylton
<b>Contact Name:</b>		<b>Email:</b>	truegrit25.06productions@xtra.co.nz
<b>Address:</b>	Box, Queenstown, Queenstown, New Zealand, 9300		
<hr/>			
<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.		
<hr/>			

<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		
<hr/>			

<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		

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<b>Point Number</b>	217.16	<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>	No decision sought.		

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<b>Point Number</b>	217.17	<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>	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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<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>	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 - Activities > 850-22.4.5
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Retain.		

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<b>Point Number</b>	219.4	<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>	Retain.		

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<b>Point Number</b>	219.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 870-22.5.4 > 873-22.5.4.3
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Retain.		

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<b>Point Number</b>	219.6	<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>	Support		
<b>Summary of Submission</b>	Retain.		

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<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>	221.3	<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.		

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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>	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</i></p>		

*where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.*

*2.5.12.2 On sites less than 2 hectares there shall only be one residential unit.*

*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.*

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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>	553, Queenstown, New Zealand, 9348		

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<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		

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<b>Submitter Number:</b>	231	<b>Submitter:</b>	Antony Strain, Sarah Strain and Samuel Strain
<b>Contact Name:</b>	Emma Dixon	<b>Email:</b>	edixon@cfma.co.nz
<b>Address:</b>	553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	231.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Endorses 22.4.3 – 22.5.12		

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<b>Point Number</b>	231.3	<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 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		

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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>	553, Queenstown, New Zealand, 9348		

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<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		

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<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.		

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<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.		

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<b>Submitter Number:</b>	233	<b>Submitter:</b>	Dean Gallagher
<b>Contact Name:</b>		<b>Email:</b>	edixon@cfma.co.nz
<b>Address:</b>	553, Queenstown, New Zealand, 9348		

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<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.		

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<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.		

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<b>Submitter Number:</b>	235	<b>Submitter:</b>	Graeme Sim
<b>Contact Name:</b>		<b>Email:</b>	edixon@cfma.co.nz

**Address:** 553, Queenstown, New Zealand, 9348

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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

**Contact Name:** **Email:** claire.perkins@hotmail.com

**Address:** PO Box 827, Wanaka, New Zealand, 9343

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**Point Number** 236.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Support

**Summary of Submission** Supports the zone purpose focused on rural living opportunities. Confirm the purpose of the Rural Residential zone as providing for rural living opportunities.

---

**Point Number** 236.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 857-22.4.12

**Position:** Oppose

**Summary of Submission** 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.

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**Point Number** 236.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 861-22.4.16

**Position:** Oppose

**Summary of Submission** 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.

---

**Point Number** 236.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 856-22.4.11

**Position:** Oppose

**Summary of Submission** 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.

---

**Point Number** 236.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies

**Position:** Oppose

**Summary of Submission** 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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**Submitter Number:** 238 **Submitter:** NZIA Southern and Architecture + Women Southern

**Contact Name:** NZIA and Architecture+Women Southern Southern **Email:** nortyqt@xtra.co.nz

**Address:** 486, queenstown, Queenstown, New Zealand, 9348

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**Point Number** 238.9 **Provision:** 797-22 Rural Residential and Rural Lifestyle

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

**Summary of Submission** 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

---

**Point Number** 238.120 **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** 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~~"

---

**Point Number** 238.121 **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:** Oppose

**Summary of Submission** Questions whether "minimum" is a typo and should be maximum. Change minimum to maximum.

---

**Point Number** 238.122 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 803-22.2.1.3

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

**Summary of Submission** Support in part.  
*Add: Mandatory Urban Design Panel review for such developments. High quality urban design outcomes essential.*

---

**Point Number** 238.123 **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:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Support in part. add 'shall be discouraged' 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.		
<hr/>			
<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.		
<hr/>			
<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.		
<hr/>			
<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.		
<hr/>			

<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		
<hr/>			



**Point Number** 243.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:** Oppose

**Summary of Submission** Re-write to make it clear and concise.

---

**Point Number** 243.8 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1

**Position:** Oppose

**Summary of Submission** This objective could be re written to be clear and concise.

---

**Point Number** 243.9 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

**Position:** Oppose

**Summary of Submission** Delete 'and where appropriate, visitor activities' from objective 22.2.2.

---

**Point Number** 243.10 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5

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

**Summary of Submission** Revise, it needs to be more clearly written.

---

**Point Number** 243.11 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 821-22.2.6 Objective 6

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

**Summary of Submission** Clarify the sentences within the objective and policies.

---

**Point Number** 243.12 **Provision:** 797-22 Rural Residential and

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

**Summary of Submission** Is another floor area calculation necessary.

---

**Point Number** 243.13 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities

**Position:** Oppose

**Summary of Submission** Revise so that all buildings are given an activity status.

---

**Point Number** 243.14 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities

**Position:** Oppose

**Summary of Submission** Remove the Visitor Accommodation sub-zone from the proposed plan.

---

**Point Number** 243.15 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards

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

**Summary of Submission** No Decision specified.

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**Point Number** 243.16 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards

**Position:** Oppose

**Summary of Submission** Any non compliance should be prohibited

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**Point Number** 243.17 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 875-22.5.6

**Position:** Oppose

**Summary of Submission** Delete the sentence 'Except this rule does not apply to the visitor accommodation sub zones' from Rule 22.5.6.

---

**Point Number** 243.18 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

**Position:** Oppose

**Summary of Submission** Distinguish between residential buildings and all other buildings. The maximum building size should be the same for both rural lifestyle and rural residential zones.

---

**Point Number** 243.19 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications > 938-22.6.2.

**Position:** Oppose

**Summary of Submission** This VA sub-zone should be deleted. If not, applications for resource consent should all be notified.

---

**Point Number** 243.23 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 905-22.5.25

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

**Summary of Submission** 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.

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**Point Number** 243.24 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 816-22.2.4 Objective 4

**Position:** Oppose

**Summary of Submission** Delete 'and where appropriate, visitor activities' from objective 22.2.2

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**Point Number** 243.25 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2 > 812-22.2.2.4

**Position:** Oppose

**Summary of Submission** Visitor accommodation is too different from the purpose of this zone to have a visitor

**Submission** accommodation sub zone.

---

**Point Number** 243.26 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 855-22.4.10

**Position:** Oppose

**Summary of Submission** All visitor accommodation should be non-complying.

---

**Point Number** 243.27 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 858-22.4.13

**Position:** Oppose

**Summary of Submission** Informal airports should be prohibited.

---

**Point Number** 243.28 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 860-22.4.15

**Position:** Oppose

**Summary of Submission** Any building within a building restriction area should be prohibited.

---

**Point Number** 243.30 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 868-22.5.2

**Position:** Oppose

**Summary of Submission** 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.

---

**Point Number** 243.31 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

**Summary of Submission** Delete the matters of discretion: 'Building design and reasons for the size'.

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<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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Setbacks from water bodies should apply to visitor accommodation subzones.
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<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
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<b>Position:</b>	Oppose
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<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.
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<b>Submitter Number:</b>	248	<b>Submitter:</b>	Shotover Trust
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz
<b>Address:</b>	PO Box 1081, Queenstown, New Zealand, 9348		

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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
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<b>Position:</b>	Oppose
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<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
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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 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).		
<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).		
<b>Point Number</b>	248.6	<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>	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).		
<b>Point Number</b>	248.7	<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>	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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**Submitter Number:** 265 **Submitter:** Phillip Bunn  
**Contact Name:** **Email:** phillipbunn@outlook.com  
**Address:** 297 Morven Ferry Road, RD 1, Queenstown, New Zealand, 9371

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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** 265.10 **Provision:** 797-22 Rural Residential and Rural Lifestyle  
**Position:** 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:** 272 **Submitter:** Robert Devine  
**Contact Name:** **Email:** robert.h.devine@gmail.com  
**Address:** PO Box 7, Lake Hawea, New Zealand, 9345

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**Point Number** 272.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle  
**Position:** Support

**Summary of Submission**

Maintain the proposed District Plan Rural Residential zones as depicted in Map 17 of the proposed District Plan.

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**Submitter Number:** 285

**Submitter:** Debbie MacColl

**Contact Name:**

**Email:** deb.maccoll@gmail.com

**Address:** 74 Jean Robins Drive, RD 1, Queenstown, New Zealand, 9371

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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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**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** 286.2

**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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<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		
<hr/>			
<b>Point Number</b>	289.17	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 806-22.2.1.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend to require all new and replacement lighting in the district to be downward facing using energy efficient light bulbs.		
<hr/>			

<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		
<hr/>			
<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.		
<hr/>			

<b>Submitter Number:</b>	298	<b>Submitter:</b>	Nick Clark
<b>Contact Name:</b>		<b>Email:</b>	flyfishingnz@gmail.com
<b>Address:</b>	PO Box 178, Queenstown, 9348		
<hr/>			

<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>Submitter Number:</b>	310	<b>Submitter:</b>	Jon Waterston
<b>Contact Name:</b>		<b>Email:</b>	amyw@brownandcompany.co.nz
<b>Address:</b>	PO Box 1467, Queenstown, New Zealand, 9348		

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<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.		

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<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.		

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<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>	PO Box 553, Queenstown, New Zealand, 9348		

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<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		
<hr/>			
<b>Point Number</b>	314.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<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.		
<hr/>			

<b>Submitter Number:</b>	322	<b>Submitter:</b>	Murray Stewart Blennerhassett
<b>Contact Name:</b>		<b>Email:</b>	stewartblen@xtra.co.nz
<b>Address:</b>	13 Studholme Rd, PO Box 251, Wanaka, New Zealand, 9343		
<hr/>			
<b>Point Number</b>	322.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<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.		
<hr/>			

<b>Submitter Number:</b>	328	<b>Submitter:</b>	Noel Gutzewitz
<b>Contact Name:</b>		<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>	328.3	<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>	Remove the requirement for a 2ha average.		

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<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>	PO Box 553, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	331.4	<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.		

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<b>Point Number</b>	331.7	<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>	Not Stated		
<b>Summary of Submission</b>	Amend Standard 22.5.12.3 in order to remove the Rural Lifestyle Zone lot averages		

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<b>Submitter Number:</b>	332	<b>Submitter:</b>	this is a personal submission
<b>Contact Name:</b>	Rachel Brown	<b>Email:</b>	rakilsnakil@gmail.com

**Address:** 109 Loess Lane, RD 2, Wanaka, New Zealand, 9382

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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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**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** 339.58 **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.*

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**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.*

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**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

**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**

339.64

**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**

339.65

**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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**Submitter Number:**

345

**Submitter:**

(K)John McQuilkin

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

amyw@brownandcompany.co.nz

**Address:**

PO Box 1467, Queenstown, New Zealand, 9348

**Point Number**

345.15

**Provision:**

797-22 Rural Residential and Rural Lifestyle

**Position:**

Oppose

**Summary of Submission**

Seeks the extension of the Rural Lifestyle Zone as shown on the marked up Planning Map 29, attachment A to submission.

<b>Submitter Number:</b>	348	<b>Submitter:</b>	Mrs M K Greenslade
<b>Contact Name:</b>		<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	PO Box 553, Queenstown, New Zealand, 9348		
<b>Point Number</b>	348.4	<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>	Amend to remove the lot averages standard 22.5.12.3.		
<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.		

<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>	PO Box 1467, Queenstown, New Zealand, 9348		
<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		

**Summary of Submission** The Submitter SUPPORTS Rule 22.4.3.2 as it enables flexibility in the location of buildings within the building platform on the site.

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**Point Number** 350.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 847-22.4.3.2

**Position:** Oppose

**Summary of Submission** The submitter OPPOSES, and seeks the deletion of, "visibility from public places" in the list of matters over which discretionary is restricted.

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**Point Number** 350.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 851-22.4.6

**Position:** Support

**Summary of Submission** 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.

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**Point Number** 350.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 874-22.5.5

**Position:** Oppose

**Summary of Submission** Oppose the setback of 10m from roads in the Rural Lifestyle Zone and seeks that the setback be extended to 15 m.

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**Point Number** 350.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 875-22.5.6

**Position:** Oppose

**Summary of Submission** Oppose the proposed rule exempting visitor accommodation sub zones from the 20m setback from water bodies, as it is necessary.

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**Submitter Number:** 351 **Submitter:** Sam Strain



<b>Contact Name:</b>		<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	PO Box 553, Queenstown, New Zealand, 9348		
<hr/>			
<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.		
<hr/>			

<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>	PO Box 553, Queenstown, New Zealand, 9348		
<hr/>			
<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.		
<hr/>			

<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>	PO Box 653 , Queenstown, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	360.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle

**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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**Submitter Number:** 367 **Submitter:** John Borrell

**Contact Name:** **Email:** jborrell@ihug.co.nz

**Address:** 35 Mountain View Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 367.1 **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** 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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<b>Point Number</b>	367.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 881-22.5.8
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	That rule 22.5.8 be changed to :- The maximum height for any building shall be 7 metres.
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<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
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<b>Position:</b>	Oppose
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<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.
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<b>Submitter Number:</b>	368	<b>Submitter:</b>	Anna-Marie Chin Architects and Phil Vautier
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<b>Contact Name:</b>	Anna-Marie and Phil Chin and Vautier	<b>Email:</b>	anna-marie@amchinarchitects.co.nz
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<b>Address:</b>	PO Box 253, Arrowtown, New Zealand, 9351
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<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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Change minimum density requirements to maximum density requirements.
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<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
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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, require an urban design panel or a dedicated review panel assess these proposals.
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<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
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<b>Position:</b>	Oppose
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<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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<b>Point Number</b>	368.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Change the area requirement to 10m <sup>2</sup> . 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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<b>Submitter Number:</b>	380	<b>Submitter:</b>	Villa delLago
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<b>Contact Name:</b>	Charlotte Mill	<b>Email:</b>	charlotte.mill@xtra.co.nz
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<b>Address:</b>	249 Frankton Road, Queenstown, New Zealand, 9300		
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<b>Point Number</b>	380.41	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1
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<b>Position:</b>	Support
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<b>Summary of Submission</b>	Supports the provisions.
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<b>Point Number</b>	380.42	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2
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**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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**Point Number** 380.44 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 821-22.2.6 Objective 6

**Position:** Support

**Summary of Submission** Supports the provisions.

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**Submitter Number:** 381 **Submitter:** Loosend Paddock Ltd

**Contact Name:** Dougal McPherson **Email:** dougal\_mcpherson@me.com

**Address:** PO Box 258, Arrowtown, 9351

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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-zone Rural Lifestyle

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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** 383.42 **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 - Last sentence, second paragraph to confirm that Makarora has been identified for reasons associated with natural hazards.

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**Point Number** 383.43 **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 (0.4 hectares) after "every 4000m2".

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**Point Number** 383.44 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards  
**Position:** Other - Please clearly indicate your position in your submission below  
**Summary of Submission** Amend spelling to Wyuna.

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**Submitter Number:** 384 **Submitter:** Glen Dene Ltd  
**Contact Name:** Richard Burdon **Email:** burdonrg@xtra.co.nz  
**Address:** Private Bag 9001, Lake Wanaka , New Zealand, 9343

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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 > 846-22.4.3.1

<b>Position:</b>	Support		
<b>Summary of Submission</b>	Support construction of a residential unit and associated accessory buildings on a building platform as a permitted activity.		
<b>Point Number</b>	384.12	<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>	Support enabling the construction and exterior alterations to buildings within a building platform as a permitted activity.		

<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>	P O Box 124, Queenstown, New Zealand, 9300		
<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.		

<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>	P O Box 124, Queenstown, New Zealand, 9300		
<b>Point Number</b>	402.1	<b>Provision:</b>	797-22 Rural Residential and

Rural Lifestyle

**Position:** Support

**Summary of Submission** Supports the zoning of the submitters land as Rural Lifestyle at Mooneys Road and requests this be confirmed.

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**Point Number** 402.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12

**Position:** Oppose

**Summary of Submission** Delete Rule 22.5.12.2.

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**Point Number** 402.5 **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** Delete Rule 22.5.12.3.

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**Submitter Number:** 411 **Submitter:** NT McDonald Family Trust

**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz

**Address:** PO Box 553, Queenstown, New Zealand, 9348

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**Point Number** 411.2 **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** 411.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules -



**Position:** Oppose

**Summary of Submission** 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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**Submitter Number:** 414 **Submitter:** Clark Fortune McDonald & Associates Ltd

**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz

**Address:** PO Box 553, Queenstown, New Zealand, 9348

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**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.

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**Point Number** 414.7 **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 (that restricts buildings in approved platforms to one residential unit).

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**Submitter Number:** 415 **Submitter:** Trustees of the Lake Hayes Investment Trust

**Contact Name:** Sam Buchan **Email:** sam@gtoddlaw.com

**Address:** P O Box 124, Queenstown, New Zealand, 9300

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**Point Number** 415.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

**Summary of Submission** 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.

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**Submitter Number:** 416 **Submitter:** Queenstown Lakes Lodge Limited

**Contact Name:** Sam Buchan **Email:** sam@gtoddlaw.com

**Address:** P O Box 124, Queenstown, New Zealand, 9300

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**Point Number** 416.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

**Summary of Submission** 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.

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**Submitter Number:** 423 **Submitter:** Carol Bunn

**Contact Name:** **Email:** carolbunn.winemaker@gmail.com

**Address:** 23 Nairn Street, Arrowtown, 9302

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**Point Number** 423.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-22.2.2 Objective 2

**Position:** Oppose

**Summary of Submission** Encourage commercial and non-residential activities, especially in locations that are next to or near the Queenstown cycle trail.

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**Submitter Number:** 428 **Submitter:** Barry Francis Ellis and Sandy Joan Ellis

**Contact Name:** Sam Buchan **Email:** sam@gtoddlaw.com

**Address:** 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** 428.3 **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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**Submitter Number:** 430 **Submitter:** Ayrburn Farm Estate Ltd

**Contact Name:** Amy Wilson-White **Email:** amyw@brownandcompany.co.nz

**Address:** PO Box 1467, Queenstown, New Zealand, 9348

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**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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**Submitter Number:** 431 **Submitter:** Barbara Kipke

**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz

**Address:** PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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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:** 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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<b>Submitter Number:</b>	438	<b>Submitter:</b>	New Zealand Fire Service
<b>Contact Name:</b>	Alice Burnett	<b>Email:</b>	alice.burnett@beca.com
<b>Address:</b>	PO Box 13960, Armagh, Christchurch, 8141		

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<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		

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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>	PO Box 599, Wanaka, New Zealand, 9343		

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<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.		

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<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.		

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**Submitter Number:** 443 **Submitter:** Trojan Helmet Limited  
**Contact Name:** Amy Wilson-White **Email:** amyw@brownandcompany.co.nz  
**Address:** PO Box 1467, Queenstown, New Zealand, 9348

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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

**Summary of Submission** 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 it should be deleted.

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**Point Number** 443.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 874-22.5.5

**Position:** Not Stated

**Summary of Submission** 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.

The particular modifications sought are as follows (or similar):

*22.5.5 Setback from Roads*

*The minimum setback of any building from a road boundary shall be 10m, except:*

*- in the Rural Residential zone at the north end of Lake Hayes, the minimum setback from Speargrass Flat road shall be 15m.*

*- In the Rural Lifestyle zone on Mc Donnell Road the minimum setback shall be 75m.*

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**Submitter Number:** 444 **Submitter:** Mark and Jane Taylor

**Contact Name:** **Email:** janetaylor@petra.co.nz

**Address:** 418 Speargrass Flat Road, RD 1, Queenstown, New Zealand, 9371

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**Point Number** 444.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 803-22.2.1.3

**Position:** Support

**Summary of Submission** Supports the ability to consider density provisions for design led outcomes.

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**Point Number** 444.2 **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:** Oppose

**Summary of Submission** 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'.

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**Point Number** 444.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 939-22.7 Assessment Matters

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

**Summary of Submission** 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.

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**Point Number** 444.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1

**Position:** Oppose

**Summary of Submission** 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.

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**Point Number** 444.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 887-22.5.11

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

**Summary of Submission** That Standard 22.5.11 explicitly gives effect to Policy 22.2.1.3 to avoid any ambiguity.

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**Point Number** 444.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications

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

**Summary of Submission** 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).

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**Point Number** 444.8 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

**Summary of Submission** 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.

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**Point Number** 444.9 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 803-22.2.1.3

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

**Summary of Submission** That Standard 22.5.11 explicitly gives effect to Policy 22.2.1.3 to avoid any ambiguity.

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<b>Submitter Number:</b>	451	<b>Submitter:</b>	Martin McDonald and Sonya Anderson
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	PO BOX 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<b>Point Number</b>	451.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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.		

<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>	PO Box 1467, Queenstown, New Zealand, 9348		
<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		
<b>Summary of Submission</b>	<p>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.</p> <p><i>"Table 2, Building Materials and Colours</i></p> <p><i>All buildings, including any structure larger than 5m2, new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive with the surrounding landscape:</i></p> <p><i>22.5.1.1 All exterior surfaces (excluding windows) shall be coloured in a range of black, browns, greens and greys;</i></p> <p><i>22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20%</i></p> <p><i>22.5.1.3 Surface finishes shall have a reflectance values of not greater than 30%.</i></p> <p><b>22.5.1.4 Natural materials such as locally sourced schist and unstained cedar may be used."</b></p>		

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<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 500m2 and considers it should be deleted.		

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<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> <i>- In the Rural Lifestyle zone on Hogans Gully Road the minimum setback shall be 75m.</i>		

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<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>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<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>	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.  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.

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.

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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.		

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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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<b>Point Number</b>	462.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Rezone Sam John Place to allow minimum half acre lots.		

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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:** 467 **Submitter:** Mr Scott Conway  
**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz  
**Address:** PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 467.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle  
**Position:** Not Stated  
**Summary of Submission** 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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**Submitter Number:** 473 **Submitter:** Mr Richard Hanson  
**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz  
**Address:** PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 473.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** 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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**Submitter Number:** 476 **Submitter:** Keith Hindle & Dayle Wright

**Contact Name:** Carey Vivian **Email:** carey@vivanespie.co.nz

**Address:** PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 476.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** 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.

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

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**Submitter Number:** 481 **Submitter:** Cabo Limited

**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz

**Address:** PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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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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<b>Point Number</b>	481.5	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<b>Submitter Number:</b>	486	<b>Submitter:</b>	Temple Peak Ltd
<b>Contact Name:</b>	Carey Vivian	<b>Email:</b>	carey@vivianespie.co.nz
<b>Address:</b>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		

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<b>Point Number</b>	486.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<b>Point Number</b>	486.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 862-22.4.17
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	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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<b>Submitter Number:</b>	497	<b>Submitter:</b>	Arcadian Triangle Limited
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**Contact Name:** Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz

**Address:** PO Box 201, Queenstown, New Zealand, 9348

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**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.

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**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.~~

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**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

**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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<b>Point Number</b>	497.9	<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>	497.10	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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>	497.11	<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>	497.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Oppose		

<b>Summary of Submission</b>	Delete Rule 22.5.12.3		
<b>Point Number</b>	497.13	<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>	Amend Rule 22.5.12.3 as follows: On sites equal to or greater than 2 hectares there shall be no more than <u>one residential building platform per hectare</u> 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.		
<b>Point Number</b>	497.14	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the relevant plan provisions to: Enable year round visitor accommodation activities in the Rural Lifestyle zone;		
<b>Point Number</b>	497.15	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend the relevant plan provisions to:  Remove any restrictions on visitor accommodation activities in the Rural Lifestyle zone.		

<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>	PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349		
<b>Point Number</b>	500.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	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.

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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<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		

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<b>Point Number</b>	501.12	<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**

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.

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<b>Point Number</b>	501.19	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
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**Position:** Not Stated

**Summary of Submission**

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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**Submitter Number:** 513 **Submitter:** Jenny Barb  
**Contact Name:** Maree Baker-Galloway **Email:** maree.baker-galloway@andersonlloyd.co.nz  
**Address:** PO Box 201, Queenstown, New Zealand, 9300

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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.*~~

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**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*~~

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**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

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**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*

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**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.

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**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 of Submission** Delete **Policy 22.2.2.2**

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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.*

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**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

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**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.

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**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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**Submitter Number:** 514 **Submitter:** Duncan Fea

**Contact Name:** Maree Baker-Galloway **Email:** maree.baker-galloway@andersonlloyd.co.nz

**Address:** PO Box 201, Queenstown, New Zealand, 9349

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<b>Point Number</b>	514.4	<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>	Retain Chapter 22; except in relation to the relief identified for 22.5.12.3.		
<hr/>			
<b>Point Number</b>	514.5	<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>	Oppose		
<b>Summary of Submission</b>	<p>Amend <b>Rule 22.5.12.3 as follows:</b></p> <p>On sites equal to or greater than <u>1 hectare</u> there shall be no more than one residential unit 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>		
<hr/>			

<b>Submitter Number:</b>	515	<b>Submitter:</b>	Wakatipu Equities
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	515.26	<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 <b>Objective 22.2.1</b> as follows:</p> <p><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></p>		
<hr/>			
<b>Point Number</b>	515.27	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 801-22.2.1.1.
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		

<b>Summary of Submission</b>	Amend <b>Policy 22.2.1.1</b> as follows:  Ensure the visual prominence of buildings is avoided, <i>remedied, or mitigated</i> , particularly development and associated earthworks on prominent slopes, ridges and skylines		
<b>Point Number</b>	515.28	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Amend <b>Policy 22.2.1.2</b> as follows:  Set minimum density and building coverage standards so <i>that adverse effects on the</i> open space, natural and rural qualities of the District's distinctive landscapes are <del>not reduced</del> <i>mitigated</i>		
<b>Point Number</b>	515.29	<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 <b>Objective 22.2.2</b> as follows <del>Ensure the</del> <i>Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.</i>		
<b>Point Number</b>	515.30	<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>	515.31	<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 <b>Rule 22.5.1</b> Building Materials and Colours <b>as follows:</b>  <i>All buildings, including any structure larger than 5m<sup>2</sup>, new, relocated, altered, re-clad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</i>  <i><u>The Exterior colours of all buildings materials (treated, untreated, natural or manufactured, with</u></i>		



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>	515.32	<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>	515.33	<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 <b>Rule 22.5.12.2</b> as follows: On sites less than 2ha <u>there may be up to two</u> residential units		

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<b>Point Number</b>	515.34	<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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<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.12.3		
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<b>Point Number</b>	515.35	<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>	Amend <b>Rule 22.5.12.3 as follows:</b>  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.		
<hr/>			
<b>Point Number</b>	515.40	<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 <b>Rule 22.5.12.1 as follows:</b>  <del>One</del> Two residential Units located within each building platform		
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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.robb@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9349		
<hr/>			
<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>	Amend Objective 22.2.1 as follows:  <del>Maintain and enhance</del> The district's landscape quality, character and visual amenity values <u>are maintained and enhanced</u> while <del>enabling</del> rural living opportunities in areas that can <del>avoid detracting from</del> <u>absorb</u> development within those landscapes <u>are enabled</u>		

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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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**Submitter Number:** 523 **Submitter:** Robert and Elvena Heywood

**Contact Name:** Warwick Goldsmith **Email:** warwick.goldsmith@andersonlloyd.co.nz

**Address:** 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~~ 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** 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.*

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**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 ~~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.*

*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** 523.10 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Oppose

<b>Summary of Submission</b>	Delete Rule 22.5.3		
<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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.12.3		
<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
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Amend <b>Rule 22.5.12.3 as follows:</b>  On sites equal to or greater than 2 hectares there shall be no more than one residential unit 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.		

<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>	Private Bag 1913, Dunedin, New Zealand, 9054		
<b>Point Number</b>	524.36	<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>	Support		
<b>Summary of Submission</b>	Retain		
<b>Point Number</b>	524.37	<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



**Position:** Support

**Summary of Submission** Retain

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**Submitter Number:** 530

**Submitter:** Byron Ballan

**Contact Name:** Maree Baker-Galloway

**Email:** maree.baker-galloway@andersonlloyd.co.nz

**Address:** 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 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.

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**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.*

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**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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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	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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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend <b>Rule 22.5.12.1</b> 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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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	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
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<b>Point Number</b>	530.11	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Rule 22.5.12.3.		
<b>Point Number</b>	530.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 892-22.5.12.3
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	<p>Amend <b>Rule 22.5.12.3 as follows:</b></p> <p>On sites equal to or greater than 2 hectares there shall be no more than <del>one</del> <u>two</u> residential <u>units</u> 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>Submitter Number:</b>	532	<b>Submitter:</b>	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)
<b>Contact Name:</b>	Maree Baker-Galloway	<b>Email:</b>	maree.baker-galloway@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		
<b>Point Number</b>	532.20	<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><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></p>		
<b>Point Number</b>	532.21	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 808-

**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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<b>Point Number</b>	532.26	<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 within one building platform

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<b>Point Number</b>	532.27	<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>	532.28	<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~~ 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</del> <u>C</u>

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**Point Number** 532.30 **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
22.5.39.1	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.  The landscape plan shall ensure that: <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></ul>	<del>D</del> <u>C</u>

- Any existing trees within the 100m building restriction area shall be removed to enhance views from SH6

**Submitter Number:** 534      **Submitter:** Wayne Evans, G W Stalker Family Trust, Mike Henry  
**Contact Name:** Warwick Goldsmith      **Email:** warwick.goldsmith@andersonlloyd.co.nz  
**Address:** PO Box 201, Queenstown, New Zealand, 9348

**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*



<b>Point Number</b>	534.23	<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>	<p>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></p>		
<b>Point Number</b>	534.24	<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>	534.25	<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Add the following new policy:  <u>Encourage the efficient and effective use of land zoned for rural living purposes.</u></p>		
<b>Point Number</b>	534.26	<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>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<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><u><del>The Exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or with any applied finish) shall be:</del></u></p> <p><u><del>22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;</del></u></p> <p><u><del>22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;</del></u></p> <p><u><del>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)</del></u></p>		

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>	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		

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<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: <del>One</del> Two residential Units located within each building platform		

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<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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<b>Point Number</b>	534.31	<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>	Amend Rule 22.5.12.3 as follows:  On sites equal to or greater than 2 hectares there shall be no more than <u>one residential building platform per hectare</u> 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.		

<b>Submitter Number:</b>	535	<b>Submitter:</b>	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain
<b>Contact Name:</b>	Warwick Goldsmith	<b>Email:</b>	warwick.goldsmith@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		

<b>Point Number</b>	535.20	<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 the following to the Zone purpose: <u>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.</u>		

<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. <u>With an overall density of one residential unit per two hectares across a subdivision.</u>		

<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:		

~~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** 535.23 **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.

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**Point Number** 535.24 **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** 535.25 **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.

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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.*

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<b>Point Number</b>	535.27	<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		

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<b>Point Number</b>	535.28	<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: <del>One</del> Two residential Units located within each building platform		

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<b>Point Number</b>	535.29	<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>	535.30	<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		

**Summary of Submission**

Delete Rule 22.5.12.3;

**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.

**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

Table 7	Rural Lifestyle (Ladies Mile sub zone)	Non-compliance status
22.5.39	Building restriction area:  No buildings shall be located within 100m of State Highway 6	<del>D-NC</del>

**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	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.  The landscape plan shall ensure that:	<del>D-NC</del>

- The border of the 100m setback building restriction area shall be planted to create a visual screen between SH 6 and any residential unit.
- Any existing trees within the 100m building restriction area shall be removed to enhance views from SH6

<b>Submitter Number:</b>	537	<b>Submitter:</b>	Slopehill Joint Venture
<b>Contact Name:</b>	Vanessa Robb	<b>Email:</b>	vanessa.rob@andersonlloyd.co.nz
<b>Address:</b>	PO Box 201, Queenstown, New Zealand, 9348		

<b>Point Number</b>	537.28	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1
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**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

<b>Point Number</b>	537.29	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 801-22.2.1.1.
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**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** 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.*

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**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 ~~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>	537.34	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Delete Rule 22.5.3
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<b>Point Number</b>	537.35	<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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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Delete Rule 22.5.12.3
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<b>Point Number</b>	537.36	<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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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Amend <b>Rule 22.5.12.3 as follows:</b>
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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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<b>Submitter Number:</b>	546	<b>Submitter:</b>	J L M Davies, A J Morcom & Veritas 2013 Limited
<b>Contact Name:</b>	Scott Freeman	<b>Email:</b>	scott@southernplanning.co.nz
<b>Address:</b>	PO Box 1081, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	546.1	<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>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>		
<hr/>			
<b>Point Number</b>	546.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>Submitter supports the objectives and provisions that provide for residential activity within the Rural Lifestyle Zone as a permitted activity.</p>		
<hr/>			
<b>Point Number</b>	546.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>The submitter requests that 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 a permitted or controlled activity.</p>		
<hr/>			
<b>Point Number</b>	546.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>The PDP 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>	546.5	<b>Provision:</b>	797-22 Rural Residential and

Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** 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.

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**Submitter Number:** 554

**Submitter:** R H Ffiske

**Contact Name:** Scott Freeman

**Email:** scott@southernplanning.co.nz

**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 554.2

**Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** The PDP 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.

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**Point Number** 554.3

**Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** 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.

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**Point Number** 554.4

**Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission** 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** 554.5

**Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Not Stated

**Summary of Submission**

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 1 hectare.

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**Submitter Number:** 557 **Submitter:** Speargrass Trust  
**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz  
**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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**Point Number** 557.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle  
**Position:** Not Stated  
**Summary of Submission** That Lot 2 is fully contained within the Rural Lifestyle Zone.

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**Point Number** 557.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle  
**Position:** Not Stated  
**Summary of Submission** The deletion and/or amendment of the PDP provisions listed in Points 4.4 and 4.12 above.

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**Point Number** 557.3 **Provision:** 797-22 Rural Residential and Rural Lifestyle  
**Position:** Not Stated  
**Summary of Submission** 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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**Submitter Number:** 565 **Submitter:** J M Martin  
**Contact Name:** Scott Freeman **Email:** scott@southernplanning.co.nz  
**Address:** PO Box 1081, Queenstown, New Zealand, 9348

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<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.		

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<b>Submitter Number:</b>	577	<b>Submitter:</b>	Murray and Narelle Garrick
<b>Contact Name:</b>	Ian Greaves	<b>Email:</b>	ian@southernplanning.co.nz
<b>Address:</b>	PO Box 1081, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	577.1	<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>	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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<b>Point Number</b>	577.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 851-22.4.6
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	Oppose in part.  Rule 22.4.16 is changed from a non-complying activity status to discretionary activity status.		

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<b>Submitter Number:</b>	581	<b>Submitter:</b>	Lesley and Jerry Burdon
<b>Contact Name:</b>	Katia Fraser	<b>Email:</b>	kfraser@berryco.co.nz
<b>Address:</b>	PO Box 179, DX ZP 95002, Queenstown, New Zealand, 9300		

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<b>Point Number</b>	581.3	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Add the following objective and policy:

***Objective – The Dene Rural Lifestyle Zone.*** 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.

*Policies*

*(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:*

- Prohibiting development over the sensitive areas of the zone via building restriction areas;*
- 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;*
- The identification of residential curtilage areas;*
- Using native vegetation to assist visual screening of development;*

*(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.*

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<b>Point Number</b>	581.4	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities
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**Position:** 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.

<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		
<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>	<p>The Rural Lifestyle Zone, continued from the operative District Plan, at Makarora be rezoned Rural and made an outstanding natural landscape.</p> <p>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 <u>all</u> 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).</p> <p>Alternatively – create a Special Zone.</p>		

<b>Submitter Number:</b>	851	<b>Submitter:</b>	Julia & Simon Briscoe
<b>Contact Name:</b>		<b>Email:</b>	briscoes@singnet.com.sg
<b>Address:</b>	2 Royal Road, Singapore, 118304		
<b>Point Number</b>	851.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Opposes the proposed rezoning of land on the southern side of Littles Road and Northern side of the Fitzpatrick Basin to Rural Lifestyle, shown on Proposed Planning Map 29.</p> <p>Requests that the southern side of Littles Rd which is currently zoned Rural General and the northern side of the Fitzpatrick Basin should remain zoned as Rural General; with any consents to residential development subject to all the scrutiny and notification that all such development within Rural General areas requires.</p>		

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<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>	PO Box 1081, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	594.1	<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** 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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<b>Point Number</b>	594.2	<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** 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 Rural Lifestyle Zone as a permitted activity.

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<b>Point Number</b>	594.3	<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** Oppose in part.  
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.

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<b>Point Number</b>	594.4	<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** Oppose in part.

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.

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**Point Number** 594.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**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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**Submitter Number:** 595 **Submitter:** Matakauri Lodge Limited

**Contact Name:** Tim Williams **Email:** tim@southernplanning.co.nz

**Address:** 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:** 600  
**Submitter:** Federated Farmers of New Zealand  
**Contact Name:** David Cooper  
**Email:** dcooper@fedfarm.org.nz  
**Address:** PO Box 5242, Dunedin, New Zealand, 9058

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**Point Number** 600.95  
**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** Objective 22.2.2 is adopted as proposed.

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**Point Number** 600.96  
**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** Policy 22.2.2.1 is adopted as proposed.

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**Point Number** 600.97  
**Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5  
**Position:** Support  
**Summary of Submission** Objective 22.2.5 is adopted as proposed.

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**Point Number** 600.98  
**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:** Support  
**Summary of Submission** Policy 22.2.5.1 is adopted as proposed.

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<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>	PO Box 5541, Queenstown, New Zealand, 9348		

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<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.		

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<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.		

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<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		

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<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 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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<b>Submitter Number:</b>	636	<b>Submitter:</b>	Crown Range Holdings Ltd
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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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>	<p>Requests the following amendments to Policies 21.2.2.1 and 21.2.2.2</p> <p><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></p> <p><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></p>		

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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>	PO Box 95, Queenstown, New Zealand, 9348		

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<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>	<p>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</p>		

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**Submitter Number:** 669                                       **Submitter:** Cook Adam Trustees Limited, C & M Burgess  
**Contact Name:** C & M Burgess                                       **Email:** reception@jea.co.nz  
**Address:** PO Box 95, Queenstown, New Zealand, 9348

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**Point Number**                                       669.3                                       **Provision:**                                       797-22 Rural Residential and Rural Lifestyle  
**Position:**                                       Support  
**Summary of Submission**                                       Retain Lot 1 DP 425385 within the Rural Lifestyle Zone as per the notified version of the proposed district plan.

---

**Point Number**                                       669.5                                       **Provision:**                                       797-22 Rural Residential and Rural Lifestyle  
**Position:**                                       Support  
**Summary of Submission**                                       Include Lot 1 DP 425385 within the Rural Lifestyle Zone.

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**Point Number**                                       669.10                                       **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**                                       Either Delete this entire section or delete those parts after the first two paragraphs.

---

**Point Number**                                       669.11                                       **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**                                       Delete  
~~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.~~  
And replace with:  
Rural living opportunities are enabled in identified appropriate areas.

---

**Point Number** 669.12 **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:** Oppose

**Summary of Submission** Set ~~minimum~~ maximum density and building coverage standards so as to maintain the open space, natural and rural amenity values ~~qualities of the District's distinctive landscapes are not reduced.~~

---

**Point Number** 669.13 **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** Add new policy: Establish maximum density standards so as to indicate what at a minimum is a reasonable development density in the Rural Lifestyle Zone.

---

**Point Number** 669.14 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 803-22.2.1.3

**Position:** 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

---

**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

---

**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~~

---

**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.~~

---

**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: ~~NC P~~

And make consequential amendments to list non-complying activities.

---

**Point Number**

669.19

**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**

669.20

**Provision:**

797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 886-22.5.10

**Position:**

Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Amend as follows:

Residential Density: Rural Residential Zone  
Not more than one residential unit per 4000m<sup>2</sup> net site area.

Residential Density: Rural Lifestyle Zone  
Not more than one residential unit per 1 Ha net site area.

~~One residential unit located within each building platform.~~

~~On sites less than 2ha there shall be only one residential unit.~~

-

~~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.~~

And make the status for breaching these rules Restricted Discretionary with discretion limited to:

- Effects on landscape, rural amenity and character values, privacy, infrastructure capacity and road safety and efficiency

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<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		

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<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.		

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<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 -
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**Position:** Oppose

**Summary of Submission** 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.

---

**Point Number** 674.4 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 939-22.7 Assessment Matters

**Position:** Oppose

**Summary of Submission** 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.

---

**Point Number** 674.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 939-22.7 Assessment Matters

**Position:** Oppose

**Summary of Submission** 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

---

**Point Number** 674.6 **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:** Support

**Summary of Submission** 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.

---

**Point Number** 674.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 856-22.4.11

**Position:** Support

**Summary of Submission** Support Rule 22.4.11 that states Visitor Accommodation outside of a Visitor Accommodation sub zone is Non Complying.

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<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		
<hr/>			
<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.		
<hr/>			
<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.		
<hr/>			
<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.		
<hr/>			
<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.

---

**Point Number** 674.13 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 861-22.4.16

**Position:** Oppose

**Summary of Submission** 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.

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**Point Number** 674.14 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 859-22.4.14

**Position:** Oppose

**Summary of Submission** 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

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**Point Number** 674.15 **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** Any consequential amendments to give effect to the submission points

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**Submitter Number:** 694 **Submitter:** Glentui Heights Ltd

**Contact Name:** James Aoake **Email:** reception@jea.co.nz

**Address:** PO Box 95, Queenstown, New Zealand, 9348

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**Point Number** 694.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**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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<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>	Delete the following:  <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>  <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>  <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>		

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<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>	Delete the following:  <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>  <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>  <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>		

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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:  <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>  <del>Policies: Ensure at least 75% of the zone is retained as undomesticated area and at least 50% of</del>		

~~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: <ul style="list-style-type: none"><li>• appropriate landscaping using native plants;</li><li>• restricting the use of exotic plants;</li><li>• removing wilding species;</li><li>• providing guidance on the design and colour of buildings;</li><li>• maintaining view shafts from the Queenstown</li></ul>		

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<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>	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: <ul style="list-style-type: none"><li>• appropriate landscaping using native plants;</li><li>• restricting the use of exotic plants;</li></ul>		

- removing wilding species;
- providing guidance on the design and colour of buildings;
- maintaining view shafts from the Queenstown

<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>• appropriate landscaping using native plants;</li> <li>• restricting the use of exotic plants;</li> <li>• removing wilding species;</li> <li>• providing guidance on the design and colour of buildings;</li> <li>• maintaining view shafts from the Queenstown</li> </ul>		

<b>Point Number</b>	694.9	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 901-22.5.21
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Table 5 (Rules 22.5.21 to 22.5.32)		

<b>Point Number</b>	694.10	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 902-22.5.22
<b>Position:</b>	Oppose		
<b>Summary of Submission</b>	Delete Table 5		

**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

---

**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

---

**Point Number** 694.14 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 908-22.5.26

**Position:** Oppose

**Summary of Submission** Delete Table 5

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**Point Number** 694.15 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 909-22.5.27

**Position:** Oppose

**Summary of Submission** Delete Table 5

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**Point Number** 694.16 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 912-22.5.28

**Position:** Oppose

**Summary of Submission** Delete Table 5

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**Point Number** 694.17 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 913-22.5.29

**Position:** Oppose

**Summary of Submission** Delete Table 5

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**Point Number** 694.18 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 914-22.5.30

**Position:** Oppose

**Summary of Submission** Delete Table 5

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**Point Number** 694.19 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 915-22.5.31

**Position:** Oppose

**Summary of Submission** Delete Table 5

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**Point Number** 694.20 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 916-22.5.32

**Position:** Oppose

**Summary of Submission** Delete Table 5

---

**Point Number** 694.22 **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>	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		

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<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.		

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<b>Submitter Number:</b>	697	<b>Submitter:</b>	Streat Developments Ltd
<b>Contact Name:</b>	Quentin Smith	<b>Email:</b>	qksmith@gmail.com
<b>Address:</b>	24 Allenby Place, Wanaka, New Zealand, 9305		

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<b>Point Number</b>	697.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	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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<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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**Point Number** 706.50 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:** Not Stated

**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.

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**Point Number** 706.51 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Add new policy:  
Any development including subdivision shall avoid SNA's and avoid undermining the integrity of nature conservation values.

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**Point Number** 706.52 **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** 706.53 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 849-22.4.4

**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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<b>Point Number</b>	706.57	<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.		

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<b>Submitter Number:</b>	712	<b>Submitter:</b>	Bobs Cove Developments Limited
<b>Contact Name:</b>	James Aoake	<b>Email:</b>	reception@jea.co.nz
<b>Address:</b>	PO Box 95, Queenstown, New Zealand, 9348		

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<b>Point Number</b>	712.6	<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>	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
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<b>Position:</b>	Support
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<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>· appropriate landscaping using native plants;</li><li>· restricting the use of exotic plants;</li><li>· removing wilding species;</li><li>· providing guidance on the design and colour of buildings;</li><li>· maintaining view shafts from the Queenstown-Glenorchy Road</li></ul>
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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
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	Rules 22.5.21 to 22.5.32 - delete Table 5
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<b>Point Number</b>	712.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 843-22.4.1
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<b>Position:</b>	Oppose
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<b>Summary of Submission</b>	<p>Any other activity not listed in Tables 1-7: <del>NC P</del></p> <p>And make consequential amendments to list non-complying activities.</p>
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<b>Point Number</b>	712.13	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 844-22.4.2
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<b>Position:</b>	Support
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<b>Summary of</b>	Retain as notified
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**Submission**

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**Submitter Number:** 719 **Submitter:** NZ Transport Agency**Contact Name:** Tony MacColl **Email:****Address:** PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

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**Point Number** 719.107 **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** Retain

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**Point Number** 719.108 **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:** Support**Summary of Submission** Support

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**Point Number** 719.109 **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** Retain

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**Point Number** 719.110 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 816-22.2.4 Objective 4 > 817-22.2.4.1.**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.111 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 816-22.2.4 Objective 4 > 818-22.2.4.2

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.112 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.113 **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:** Support

**Summary of Submission** Retain

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**Point Number** 719.114 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 854-22.4.9

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.115 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 855-22.4.10

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 719.116 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 874-22.5.5

**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 Flaas 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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**Submitter Number:** 733 **Submitter:** John Young

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

**Address:** 117 Riverbank Road, Wanaka, New Zealand, 9382

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**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.

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**Submitter Number:** 741 **Submitter:** Marianne Roulston

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

**Address:** 95 Riverbank Road, Wanaka, New Zealand, 9382

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**Point Number** 741.1 **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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**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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**Submitter Number:** 743 **Submitter:** K and M R Thomlinson



<b>Contact Name:</b>		<b>Email:</b>	
<b>Address:</b>	36 Riverbank Road, Wanaka, New Zealand, 9382		
<hr/>			
<b>Point Number</b>	743.1	<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>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		
<hr/>			
<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>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		
<hr/>			
<b>Point Number</b>	747.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
<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:** 749

**Submitter:** Craig and Maree Jolly and Shaw

**Contact Name:**

**Email:**

**Address:** 41 Riverbank Road, Wanaka, New Zealand, 9382

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**Point Number** 749.1

**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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**Submitter Number:** 750

**Submitter:** Peter J E and Gillian O Watson

**Contact Name:**

**Email:**

**Address:** 11 Riverbank Road, 2RD, Wanaka, New Zealand, 9382

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**Point Number** 750.1

**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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**Submitter Number:** 753

**Submitter:** Graham P and Mary H Dowdall

**Contact Name:**

**Email:**

**Address:** 7 Riverbank Road, RD2, Wanaka, New Zealand, 9382

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**Point Number** 753.1 **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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**Submitter Number:** 756 **Submitter:** E B Skeggs

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

**Address:** 52 Riverbank Road, Wanaka, New Zealand, 9382

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**Point Number** 756.1 **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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**Submitter Number:** 761 **Submitter:** ORFEL Ltd

**Contact Name:** Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz

**Address:** PO Box 110, Christchurch, New Zealand, 8140

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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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**Point Number** 761.26 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3 > 848-22.4.3.3

**Position:** Support

**Summary of Submission** Retain rule 22.4.3.3 unchanged.

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**Point Number** 761.27 **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** 761.28 **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** 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>	761.32	<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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<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 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.

**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.

**Point Number** 761.34 **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:

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>Submitter Number:</b>	763	<b>Submitter:</b>	Lake Hayes Limited
<b>Contact Name:</b>	Chris Ferguson	<b>Email:</b>	Chris.Ferguson@boffamiskell.co.nz
<b>Address:</b>	PO Box 110, Christchurch, New Zealand, 8140		

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<b>Point Number</b>	763.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1
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**Position:** Other - Please clearly indicate your position in your submission below

**Summary of Submission**

Support in part

Amend Objective 22.2.1 to read 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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<b>Point Number</b>	763.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and
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**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** 763.3 **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** 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** 763.4 **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** 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

**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
- 

**Point Number** 763.8 **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** 763.9 **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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**Point Number** 763.10 **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** 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 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** 763.11 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12

**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** 763.12 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 889-22.5.12 > 891-22.5.12.2

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

**Summary of Submission** Oppose in part. 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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**Point Number** 763.13 **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**

1. **Delete Rule 22.5.12.3; or**

2. 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** 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:** 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 >

**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 > 811-22.2.2.3

**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.

---

**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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**Point Number** 764.10 **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** 764.11 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities



<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
<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 <u>all buildings materials (treated, untreated, natural or manufactured, with or without any applied finish) shall be:</u></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> <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>	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
<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 <u>all buildings materials (treated, untreated, natural or manufactured, with or without any applied finish) shall be:</u></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>		



~~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>	764.15	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 864-22.5.1 > 867-22.5.1.3
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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:  <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>  22.5.1.1 <del>All exterior surfaces shall be coloured</del> in the range of black, browns, greens or greys;  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> ;  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>  <u>These rules do not apply to any material or surface colours used inside any building.</u>  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		
<hr/>			
<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		
<hr/>			

<b>Submitter Number:</b>	767	<b>Submitter:</b>	Lake Hayes Cellar Limited
<b>Contact Name:</b>	Chris Ferguson	<b>Email:</b>	Chris.Ferguson@boffamiskell.co.nz
<b>Address:</b>	PO Box 110, Christchurch, New Zealand, 8140		
<hr/>			
<b>Point Number</b>	767.1	<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>		
<hr/>			
<b>Point Number</b>	767.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 800-22.2.1 Objective 1 > 807-22.2.1.7
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	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

**Summary of Submission** Amend Objective 22.2.3, as follows:  
~~Manage n~~ New development and adequately manages natural hazards risks.

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**Point Number** 767.6 **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** 767.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Insert new Objective 22.2.8 Commercial Overlay, as follows:  
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.

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**Point Number** 767.8 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies

**Position:** Not Stated

**Summary of Submission** Insert new Policies below the new Objective 22.2.8 Commercial Overlay, as follows:

22.2.8.1 To enable commercial activities within the commercial overlay, where their effects on the environment can be appropriately managed.

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.

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.

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.

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**Point Number** 767.9 **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** 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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<b>Point Number</b>	767.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	<p>Insert a new rule within Table 1, providing for Commercial Activities within the Commercial Overlay as a controlled activity, as follows:</p> <p>Rule: <u>22.4.X</u></p> <p>Activities – Rural Residential and Rural Lifestyle Zones:</p> <p><u>Commercial activities located within the commercial overlay.</u>  <u>Councils control is limited to:</u></p> <ul style="list-style-type: none"> <li>• <u>The bulk, location and external appearance of the building</u></li> <li>• <u>Traffic generation, access and parking</u></li> <li>• <u>Servicing infrastructure</u></li> <li>• <u>Signs</u></li> <li>• <u>Landscaping</u></li> </ul> <p>Activity Status: <u>C</u></p>		

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<b>Point Number</b>	767.13	<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>Amend Rule 22.5.1 Building Materials and Colours, as follows:  All buildings, <u>except within the commercial overlay and subject to [insert new Rule 22.4.x]</u>, 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>		

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<b>Point Number</b>	767.14	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 868-22.5.2
<b>Position:</b>	Other - Please clearly indicate your position in your submission below		
<b>Summary of Submission</b>	<p>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, <u>except within the commercial overlay where the maximum ground floor area of any building shall be limited to 25% of the net site area.</u>  Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> <li>• The effect on open space, character and amenity.</li> <li>• Effects on views and outlook from neighbouring properties.</li> <li>• Ability of stormwater and effluent to be disposed of on-site</li> </ul>		

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<b>Point Number</b>	767.15	<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 Building Size

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**Submitter Number:** 771 **Submitter:** Hawea Community Association

**Contact Name:** Paul Cunningham **Email:** pgcunningham@xtra.co.nz

**Address:** PO Box 53, Lake Hawea, Wanaka, New Zealand, 9343

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**Point Number** 771.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Support

**Summary of Submission** Support the content and provisions for the Rural Residential Zone of Chapter 22.

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**Point Number** 771.8 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 798-22.1 Zone Purpose

**Position:** Support

**Summary of Submission** Supports the zone purpose.

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**Submitter Number:** 772 **Submitter:** Island Capital Ltd

**Contact Name:** Chris Ferguson **Email:** Chris.Ferguson@boffamiskell.co.nz

**Address:** PO Box 110, Christchurch, New Zealand, 8140

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**Point Number** 772.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

**Summary of Submission**

Delete the new area of rural lifestyle zone identified on the escarpment east of Glenorchy Town anywhere it is identified within the PDP.

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**Submitter Number:** 811**Submitter:** Marc Scaife**Contact Name:****Email:** marcscaife@xtra.co.nz**Address:** PO Box 858, Queenstown, New Zealand, 9348**Point Number** 811.1**Provision:** 797-22 Rural Residential and Rural Lifestyle**Position:** Not Stated**Summary of Submission**

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.

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**Point Number** 811.2**Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3**Position:** Not Stated**Summary of Submission**

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.

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**Point Number** 811.3**Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 845-22.4.3**Position:** Support**Summary of Submission**

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.

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**Point Number** 811.4**Provision:** 797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies > 819-22.2.5 Objective 5**Position:** Support

**Summary of Submission** 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.

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**Point Number** 811.5 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 858-22.4.13

**Position:** Support

**Summary of Submission** Informal airports should have a prohibited activity status.

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**Point Number** 811.6 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards

**Position:** Support

**Summary of Submission** Where buildings are permitted there needs to be as standard or landscaping, location, earthworks (submitters words).

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**Point Number** 811.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 868-22.5.2

**Position:** Support

**Summary of Submission** 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.

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**Point Number** 811.8 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3

**Position:** Support

**Summary of Submission** Questions whether max size = defined GFA or Ground floor area.

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**Point Number** 811.9 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 870-22.5.4

**Position:** Support

**Summary of Submission** Setbacks: NCS should be non- complying, possibly PR. Scrap the exception for R Visitor zone in



**Submission** 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** 811.15 **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.

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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** 816.2 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**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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**Submitter Number:** 820 **Submitter:** Jeremy Bell Investments  
**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz  
**Address:** PO Box 2514, Queenstown, New Zealand, 9349

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**Point Number** 820.1 **Provision:** 797-22 Rural Residential and Rural Lifestyle

**Position:** Oppose

**Summary of Submission** 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.

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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.		
<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.		
<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		
<b>Point Number</b>	820.12	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 863-22.5 Rules - Standards > 869-22.5.3
<b>Position:</b>	Not Stated		
<b>Summary of Submission</b>	Delete Rule 22.5.3 (maximum building size 500m2).		

<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		

<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		
<hr/>			
<b>Point Number</b>	830.4	<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 22.5.12.3		
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<b>Submitter Number:</b>	844	<b>Submitter:</b>	Queenstown Congregation of Jehovah's Witnesses
<b>Contact Name:</b>	Brett Giddens	<b>Email:</b>	brett@townplanning.co.nz
<b>Address:</b>	PO Box 2559, Queenstown, New Zealand, 9349		
<hr/>			
<b>Point Number</b>	844.1	<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>	<p>Oppose and Amend:</p> <p>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 <u>whereas some are located on the fringe of residential areas and have a greater residential feel than rural</u>. 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. <u>Community facilitates are anticipated activities providing their effects are appropriately avoided, remedied or mitigated.</u></p>		
<hr/>			
<b>Point Number</b>	844.2	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle > 799-22.2

**Position:** Support

**Summary of Submission** Retain

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**Point Number** 844.3 **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** 844.4 **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:** Other - Please clearly indicate your position in your submission below

**Summary of Submission** Amend to:  
  
Any development of the rural lifestyle zone, 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.

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**Point Number** 844.5 **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 22.2.2.3 to: Discourage commercial and non-residential activities (excluding community activities), 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.

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**Point Number** 844.6 **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** New Policy 22.2.2.3: 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.

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**Point Number** 844.7 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 844-22.4.2

**Position:** Support

**Summary of Submission** Retain rule

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**Point Number** 844.8 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 842-22.4 Rules - Activities > 857-22.4.12

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

**Summary of Submission** Amend to: Community Activity. **Control is reserved to all of the following:**

- **Car parking**
- **Noise**
- **Signs and lighting**
- **The bulk and scale of buildings in the context of the scale of residential buildings in the surrounding area**
- **Access safety and transportation effects**
- **Landscaping**

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**Point Number** 844.9 **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:

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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**Point Number** 844.10 **Provision:** 797-22 Rural Residential and Rural Lifestyle > 936-22.6 Non-Notification of Applications

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

**Summary of Submission** Amend to include provision for community facilities and buildings in the rural residential zone:

22.6.3 Controlled Activity community facilities

22.6.3 Controlled Activity buildings in rural residential zone

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<b>Submitter Number:</b>	852	<b>Submitter:</b>	Arrow Irrigation Company Ltd
<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>	852.1	<b>Provision:</b>	797-22 Rural Residential and Rural Lifestyle
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**Position:** Oppose

**Summary of Submission** Lot 1 DP 22733 is re-zoned from Rural Lifestyle to Industrial B.

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## Chapter 23 – Gibbston Character Zone

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

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**Point Number** 12.1  
**Provision:** 948-23 Gibbston Character Zone > 1009-23.5 Rules - Standards > 1015-23.5.3

**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:** 19  
**Submitter:** Kain Fround  
**Contact Name:**  
**Email:** kainis\_45@hotmail.com  
**Address:** 201 arthurs point road, Queenstown, Queenstown, New Zealand, 9317

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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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**Submitter Number:** 21  
**Submitter:** Alison Walsh  
**Contact Name:**  
**Email:** alywalsh30@gmail.com  
**Address:** PO Box 750, Wanaka, Queenstown Lakes, New Zealand, 9305



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<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.		

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<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		

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<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>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>	238.109	<b>Provision:</b>	948-23 Gibbston Character Zone > 949-23.1 Zone Purpose
<b>Position:</b>	Support		
<b>Summary of Submission</b>	supports the provision.		

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<b>Point Number</b>	238.110	<b>Provision:</b>	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.		
<hr/>			
<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.		
<hr/>			
<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.		
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<b>Submitter Number:</b>	330	<b>Submitter:</b>	The Station at Waitiri
<b>Contact Name:</b>	Nick Geddes	<b>Email:</b>	ngeddes@cfma.co.nz
<b>Address:</b>	PO Box 553, Queenstown, New Zealand, 9348		
<hr/>			
<b>Point Number</b>	330.1	<b>Provision:</b>	948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 996-23.4.8
<b>Position:</b>	Support		
<b>Summary of Submission</b>	Endorse the permitted activity status of units on building platforms.		
<hr/>			
<b>Point Number</b>	330.2	<b>Provision:</b>	948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 1003-23.4.15

**Position:** Support

**Summary of Submission** Endorse the activity status of commercial recreation activities.

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**Point Number** 330.3 **Provision:** 948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 1004-23.4.16

**Position:** Support

**Summary of Submission** Endorse the controlled activity status of winery and farm buildings

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**Point Number** 330.4 **Provision:** 948-23 Gibbston Character Zone > 988-23.4 Rules - Activities > 1008-23.4.20

**Position:** Support

**Summary of Submission** Endorse the permitted activity status of non commercial and recreational activities

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**Point Number** 330.5 **Provision:** 948-23 Gibbston Character Zone

**Position:** Support

**Summary of Submission** Endorse the Gibbston Character Zone and request that it be made operative in its entirety.

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**Submitter Number:** 331 **Submitter:** The Station at Waitiri

**Contact Name:** Nick Geddes **Email:** ngeddes@cfma.co.nz

**Address:** PO Box 553, Queenstown, New Zealand, 9348

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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

<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>	PO Box 1467, Queenstown, New Zealand, 9348		

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<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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p>The following changes are requested:</p> <p><b>23.2.1 Objective</b> Protect the economic viability, character and landscape values of the Gibbston Character Zone by enabling viticulture <u>and other activities that rely on rural resources</u>, and controlling adverse effects resulting from inappropriate activities locating in the Zone.</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>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
<b>Position:</b>	Support		
<b>Summary of Submission</b>	<p><i>The following changes are sought:</i></p> <p><b>Policy 23.2.1.1</b> Enable viticulture activities <u>and other activities that rely on rural resources</u> while protecting, maintaining or enhancing the values of indigenous biodiversity, ecosystems services, the landscape and surface of lakes and rivers and their margins.</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>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
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**Position:** Support

**Summary of Submission** The following changes are sought:

**Policy 23.2.1.8** Recognise that the establishment of complementary activities such as commercial recreation, visitor accommodation, and rural residential development, may be complementary to the character and viability of the Gibbston Character Zone, providing they do not impinge on rural productive 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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**Submitter Number:** 438 **Submitter:** New Zealand Fire Service  
**Contact Name:** Alice Burnett **Email:** alice.burnett@beca.com  
**Address:** PO Box 13960, Armagh, Christchurch, 8141

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**Point Number** 438.34 **Provision:** 948-23 Gibbston Character Zone  
> 988-23.4 Rules - Activities >  
1007-23.4.19  
**Position:** Support  
**Summary of Submission** Retain 23.4.19 as notified

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**Submitter Number:** 490 **Submitter:** Gibbston Valley Wines Limited  
**Contact Name:** Carey Vivian **Email:** carey@vivianespie.co.nz  
**Address:** PO Box 2514, Wakatipu Mail Centre, Queenstown, New Zealand, 9349

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**Point Number** 490.1 **Provision:** 948-23 Gibbston Character Zone  
> 988-23.4 Rules - Activities >  
1005-23.4.17

**Position:** Not Stated

**Summary of Submission** 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.

Requests a new Rule be inserted under Rule 23.4.17 as follows:

Additional Car Parking associated with existing commercial or winery development. - Controlled Activity (C)

Controlled is reserved to the following matters:

o Location, scale and functional need of the additional car parking.

o Access to the new car park.

o Associated earthworks and landscaping.

o Lighting.

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**Submitter Number:** 719 **Submitter:** NZ Transport Agency

**Contact Name:** Tony MacColl **Email:**

**Address:** PO Box 5245, Moray Place, Dunedin, New Zealand, 9058

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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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**Point Number** 719.125 **Provision:** 948-23 Gibbston Character Zone > 1009-23.5 Rules - Standards > 1023-23.5.11

**Position:** Support

<b>Summary of Submission</b>	Retain		
<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		
<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>		

<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>	798.36	<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.		



**Submitter Number:** 805 **Submitter:** Transpower New Zealand Limited  
**Contact Name:** Aileen Crow **Email:** aileen.craw@beca.com  
**Address:** PO Box 5005, Dunedin, New Zealand, 9058

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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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**Point Number** 805.60 **Provision:** 948-23 Gibbston Character Zone  
> 950-23.2 Objectives and Policies > 951-23.2.1 Objective 1  
> 958-23.2.1.7

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

**Summary of Submission** Support with amendments. Amend to:

Avoid the location of structures and water tanks on skylines, ridges, hills and prominent slopes, to the extent practicable recognising their locational, technical and functional constraints.

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**Point Number** 805.61 **Provision:** 948-23 Gibbston Character Zone  
> 976-23.3 Other Provisions and Rules > 977-23.3.1 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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**Submitter Number:** 827 **Submitter:** Gibbston Valley Station Ltd

**Contact Name:** Brett Giddens **Email:** brett@townplanning.co.nz

**Address:** PO Box 2559, Queenstown, New Zealand, 9349

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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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