



QUEENSTOWN LAKES DISTRICT COUNCIL
COMMISSION TO CONSIDER PLAN CHANGE 45 COMPRISING
Commissioner David Whitney (Chair)
Commissioner Lyal Cocks

REPORT & RECOMMENDATIONS OF INDEPENDENT COMMISSIONERS
PLAN CHANGE 45 : NORTHLAKE
DATED : 17 JUNE 2014

CONTENTS

1.0	THE HEARING	4
2.0	APPEARANCES & INFORMATION SIGHTED	4
3.0	INTRODUCTION	7
4.0	NOTIFICATION AND SUBMISSIONS	8
5.0	DESCRIPTION OF PLAN CHANGE 45	9
6.0	STATUTORY REQUIREMENTS	11
7.0	THE EVIDENCE	12
7.1	Submissions and Evidence for Requestor	12
7.2	Submissions and Evidence for Submitters	20
7.2.1	Allenby Farms Limited	20
7.2.2	Upper Clutha Environmental Society (Inc)	21
7.2.3	Otago Regional Council	22
7.2.4	Neil Webster and 50 Others	23
7.2.5	Queenstown Lakes Community Housing Trust	29
7.2.6	Bruce Paulson	30
7.2.7	Robert & Alice Dupont and 8 Others	30
7.2.8	Robbie Lawton	31
7.2.9	John May	31
7.2.10	Queenstown Lakes District Council	34
7.2.11	Kirsty Barr	35
7.2.12	Ministry of Education	35
7.3	The Officers Report	36
7.4	Requestor's Reply	42
8.0	ASSESSMENT	44
	Summary of Findings	45
8.1	Introducing a new Special Zone vs Applying Existing Zones	46
8.2	Consistency with Part 2 of the RMA	47
8.3	Consistency with (and integrity of) the District Plan	48
8.4	Consistency with the Wanaka Structure Plan	51
8.5	Need/Demand for Additional Residentially Zoned Land	52
8.6	Urban Sprawl, Scale and Staging	54
8.7	Residential Density	55
8.8	Commercial and Other Than Residential Activities	58
8.9	Effects on the Character of Wanaka and Surrounding Rural Residential Areas	59
8.10	Effects on Landscape, Visual Amenity, Recreation and Ecological Values	61
8.11	Effects on Three Waters Infrastructure	64
8.12	Transportation, Traffic Effects, Walking and Cycling, and Connectivity	66
8.13	Affordable Housing	70
8.14	Effects on Existing Residential Amenity in the Vicinity	71
8.15	The Quality of the Resultant Internal Urban Design	73
8.16	Impacts on Social Infrastructure and the Wider Community	75
8.17	Natural Hazards	77
8.18	Consequential Changes and Miscellaneous Issues	78

8.19	Process Issues Related to Consultation and the Section 32 Assessment	80
8.20	Extension of the Zoning Beyond the Notified Area	82
9.0	STATUTORY DOCUMENTS	84
9.1	Objectives and Policies of the Otago Regional Policy Statement	84
9.2	Objectives and Policies of the Queenstown Lakes District Plan	84
10.0	SECTION 32 RMA	87
11.0	PART 2 RMA	87
12.0	OUTCOME	88

Appendices

Appendix	1	Plan Change 45 as amended by Recommendations
Appendix	2	Summary of the Decisions Requested, Including Further Submissions
Appendix	3	List of Submitters and Further Submitters

Abbreviations

AA – Activity Area
 BRA – Building Restriction Area
 DP – Queenstown Lakes District Plan
 LDR – Low Density Residential
 NSZ – Northlake Special Zone
 ODP – Outline Development Plan
 ONF – Outstanding Natural Feature
 ONL – Outstanding Natural Landscape
 ORC – Otago Regional Council
 PC45 – Proposed Plan Change 45
 QLDC or the Council – Queenstown Lakes District Council
 RMA or the Act – Resource Management Act 1991
 SP – Structure Plan for Northlake Special Zone
 SH 6 – State Highway 6
 SH 84 – State Highway 84
 TPA – Tree Protection Area
 VAL – Visual Amenity Landscape
 WSP – Wanaka Structure Plan 2007

1.0 THE HEARING

The hearing on proposed Plan Change 45 and the submissions (including further submissions) thereto took place at Edgewater at Wanaka on Monday 10 February and Tuesday 11 February 2014, at the Lake Wanaka Centre at Wanaka on Wednesday 12 February 2014 and at Edgewater at Wanaka on Thursday 13 February, Friday 14 February and Monday 17 February 2014. Site visits were undertaken by the Commission on 10 February 2014 prior to the commencement of the hearing and on 14 February 2014, part way through the hearing.

2.0 APPEARANCES & INFORMATION SIGHTED

Requestor:

For Michaela Ward Meehan.

Mr Warwick Goldsmith, Counsel, Anderson Lloyd Lawyers
Mr John McCartney, Consulting Civil Engineer, Hadley Consultants Limited
Mr John Long, Retail Planner and Designer, RCG Limited
Mr Andy Carr, Traffic Engineer, Abley Transportation Consultants Limited
Mr Paddy Baxter, Landscape Architect, Baxter Design Group Limited.
Mr John Edmonds, Planning Consultant, John Edmonds & Associates Limited

Submitters:

For Allenby Farms Limited.

Mr Warwick Goldsmith, Counsel, Anderson Lloyd Lawyers
Mr Duncan White, Planner, Paterson Pitts Partners (Wanaka) Limited

For Upper Clutha Environmental Society (Inc).

Mr Julian Haworth.

For the Otago Regional Council.

Mr Jeff Donaldson, Director Environmental Monitoring & Operations.

For Neil Webster and 50 Others

Ms Jan Caunter, Counsel, Gallaway Cook Allan
Mr Neil Webster
Mrs Noelene Pullar
Mr Bill Pullar
Mr Kenneth Warburton
Ms Elisabeth Muir

For Queenstown Lakes Community Housing Trust.

Ms Julie Scott, Executive Officer

Mr Bruce Paulson

For Robert & Alice Dupont and 8 Others

Mr Barry Andrews

Mr Robbie Lawton

For John May

Mr Phil Page, Counsel, Gallaway Cook Allan
Mr Mike Garland, Planning Consultant

For Queenstown Lakes District Council
Mr David Wallace, Planner

Ms Kirsty Barr

Evidence was also tabled in support of the submission by the **Ministry of Education** that was prepared by **Mr Shane Roberts**, Planner, OPUS International Consultants.

Officers & Advisors in Attendance:

Ms Vicki Jones, Consultant Planner of Vision Planning. Ms Jones prepared a section 42A report on Plan Change 45 and the submissions including further submissions received thereto. Ms Jones was present throughout the hearing and provided the Commission with a Supplementary Report dated 16 February 2014.

Mr Ian Munro, Urban Designer, Urbanism+. Mr Munro prepared a urban design report which informed the section 42A report. Mr Munro attended the hearing on 14 February 2014 and presented a Supplementary Statement dated 14 February 2014.

Mr Gavin O'Connor, Traffic Engineer, MWH New Zealand. Mr O'Connor prepared a Peer Review report on the Transportation Assessment that was provided with the request and this Peer Review informed the section 42A report. Mr O'Connor attended the hearing on 17 February 2014 and presented a Statement of Evidence on that day.

Mr Steve Hewland, Principal Resource Management Engineer, Queenstown Lakes District Council. Mr Hewland prepared a review of the requestor's Infrastructure and Utilities Assessment. Mr Hewland attended the hearing on 17 February 2014 to present additional information with respect to the 3 Waters infrastructure related submission points.

Mr Tom Lucas, Director/Infrastructure Advisor, Rationale. Mr Lucas provided a report with respect to the efficiency of servicing the proposed Northlake Special Zone that informed the section 42A report. Mr Lucas attended the hearing on 17 February 2014 and presented a Statement of Evidence with respect to this matter.

Dr Marion Read, Landscape Architect, Read Landscapes. Dr Read prepared a report addressing landscape related submission points, such report being dated 22 October 2013; and a supplementary memorandum dated 12 November 2013. Both documents informed the section 42A report. Dr Read attended the hearing on 17 February 2014 and presented written comments to assist the Commission.

Ms Ruth Joiner, District Plan Administrator, Queenstown Lakes District Council. Ms Joiner provided administrative support to the Commission and was in attendance throughout the hearing.

Mr Tony Pickard, Senior Policy Planner, Queenstown Lakes District Council attended the hearing as an observer on 10 February 2014.

Information Sighted

The Commission records that it has sighted a copy of the email dated 28 November 2013 from Mr McCabe of the NZ Transport Agency to Ms Jones; such email having been referred to in Ms Jones's section 42A report. The Commission has also sighted memoranda from MWH New Zealand dated 12 March 2013 and 13 May 2013 which were referred to in Mr O'Connor's Peer Review report dated 25 October 2013.

Following the adjournment of the hearing on 17 February 2014 and subsequent to Mr Goldsmith's reply, Mr Goldsmith for the Requestor provided a Memorandum to the

Commission dated 20 February 2014. This Memorandum was accompanied by various documents including:

- An amended Structure Plan C3
- A final version of the Plan Provisions to be introduced by Plan Change 45, with highlighted final amendments.
- A clean copy final version of the Plan Provisions provided for in Plan Change 45, with final amendments accepted.

The Commission acknowledges that the documents provided by Mr Goldsmith on 20 February 2014 constitute Plan Change 45 in its final form, as promoted by the Requestor.

On 3 March 2014 correspondence was forwarded to the Commission from Vicki Jones of Vision Planning (for the Queenstown Lakes District Council) and from Julie Scott of the Queenstown Lakes Community Housing Trust, both letters being dated 3 March 2014. This correspondence responded to matters raised in Mr Goldsmith's reply and was received subsequent to the circulation and website posting of Mr Goldsmith's Memorandum dated 20 February 2014 and attachments.

The Commission directed that the correspondence dated 3 March 2014 be forwarded to Mr Goldsmith for consideration and that Mr Goldsmith be given the opportunity to provide any response in writing to the Commission within 5 working days of receipt. Mr Goldsmith took this opportunity and responded in writing to the matters raised in the correspondence dated 3 March 2014 in his Memorandum dated 12 March 2014.

Upon receipt of Mr Goldsmith's written response the hearing relating to Plan Change 45 was formally closed on 12 March 2014.

On 15 May 2014 Mr Goldsmith forwarded a memorandum to the Council which drew our attention to the Third Interim Decision of the Environment Court in Queenstown Airport Corporation and Others v Queenstown Lakes District Council Dec No [2014] NZ Env 93 on Plan Change 19 (PC 19). This decision found that the Outline Development Plan (ODP) provisions in PC 19 were *ultra vires* [unlawful]; and Mr Goldsmith noted that some of these *vires* issues also related to Plan Change 45 (PC 45).

Mr Goldsmith provided a draft of the PC 45 provisions that would avoid the *vires* issues raised by the Environment Court in the PC 19 decision. These draft provisions were referred to the Council's counsel, Mrs Macdonald, for her comment. On 29 May 2014 Mrs Macdonald provided a response to Mr Goldsmith's draft, and suggested further amendments to the PC 45 provisions. The Commission has had regard to these suggested amendments when preparing our report and recommendations. The documents provided by Mr Goldsmith and Mrs Macdonald during May 2014 have been posted on the Council's website.

The Commission acknowledges that the process outlined above is somewhat unusual and that an alternative course would have been to simply prepare this report and recommendation without having regard to the Environment Court's Third Interim Decision on PC 19 given that the Commission had previously formally closed the hearing. The difficulty with such an approach is that any recommendation to include ODP provisions with respect to Northlake (as contained in the documents provided by Mr Goldsmith on 20 February 2014) would place the Council in a difficult position, as a reading of the Third Interim Decision would have shown the Northlake ODP provisions to be *ultra vires*; and the Council could not be expected to adopt provisions that it knows are unlawful.

3.0 INTRODUCTION

PC 45 seeks to rezone approximately 219.26 hectares of land at Wanaka from the Rural General Zone and Rural Residential Zone to the Northlake Special Zone (NSZ).

The land subject to PC 45 is held in five Computer Freehold Register Identifiers [titles] as listed below:

<u>Computer Freehold Register Identifier (CFRI)</u>	<u>Legal Description</u>	<u>Landowner(s)</u>	<u>CFRI area (ha)</u>	<u>Area to be NSZ</u>
290932	Lot 65-66 DP 371470	Michaela Ward Meehan	108.4148	98.74
290934	Lot 67-68 DP 371470	Callum Fraser Urquhart and Checketts McKay Trustees Limited	40.0135	15.66
290935	Lot 69 DP 371470	Michaela Ward Meehan	30.1821	30.18
2486	Lot 3 DP 300408	Allenby Farms Limited	37.9353	37.35
OT19A/448	Lot 1 DP 27290	Ann-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson, GCA Legal Trustee 2010 Limited	38.9690	37.33
		Totals	255.5147 more or less	219.26

The land subject to PC 45 is located generally to the north of Aubrey Road and land zoned Rural Residential in the DP to the north of that road; to the east of Plantation Forest (also known as Sticky Forest) and land in the Kirimoko subdivision; to the south of Lake Wanaka and the Clutha River below the Outlet of that lake and land designated D116 for Recreation Reserve purposes in the DP; and to the west of the Hikuwai Conservation Area. The land is bisected by Outlet Road north of Aubrey Road which extends to the designated Recreation Reserve in the vicinity of the Outlet.

The land subject to PC 45 is shown on Maps 18, 19 and 20 of the DP.

The relevant provisions of the DP that are affected by PC 45 are:

- Part 12 (Special Zones) by adding specific provisions that relate to the NSZ.
- Part 15 (Subdivision) by adding new rules and assessment matters for the NSZ.
- Part 18 (Signs) by applying certain rules to the NSZ.
- Planning Maps 18, 19 and 20 by changing the zoning of the Northlake area from Rural General to NSZ.

In addition amendments are required to Part 14 (Transport) and Part 16 (Hazardous Substances) as consequential amendments to provide for the NSZ.

PC 45 has been requested by Michaela Ward Meehan on behalf of four landowners to enable the development of the land that is referred in the request as Northlake. The requester intends that the Northlake area offer a range of housing choices and lot sizes ranging from predominantly low to medium density sections, with larger residential sections on the southern and northern edges. A Structure Plan has been prepared for the NSZ that

provides for an internal roading and walkway/cycle link network; the identification of Activity Areas (AA); and which identifies a Building Restriction Area, and a Tree Protection Area and Building Restriction Area.

4.0 NOTIFICATION AND SUBMISSIONS

PC 45 was notified for submissions on 1 August 2013 and the period for submissions closed on 30 August 2013. A summary of the decisions requested in submissions was publicly notified on 25 September 2013 and the period for further submissions closed on 9 October 2013.

A total of 124 original submissions and 8 further submissions were received. **Appendix 2** contains a summary of the decisions requested and of the further submissions received. **Appendix 3** lists the submitters and further submitters.

The original submission by **Liz Frith** was withdrawn on 5 October 2013; and the original submission by **Michaela Ward Meehan** was partially withdrawn on 15 October 2013. A further submission by **Ann-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustees 2010 Limited** was withdrawn on 15 October 2013.

The original submissions from **Joanne Direen, Anna Hiatt, Richard Huuskes** and **Rebecca Brosnahan** were received subsequent to the closing date for submissions and a further submission by **Alister & Jane Roulston** was received following the closing date for further submissions.

At the commencement of the hearing and having taken into account the matters stated in section 37A(1) of the Act we extended the relevant time limits and accepted the late submissions of **Joanne Direen, Anna Hiatt** and **Richard Huuskes** and the late further submission of **Alister & Jane Roulston**. . No party present at the commencement of the hearing objected to us granting such an extension.

The Commission noted that the original submission of **Rebecca Brosnahan** was not received until after the summary of decisions requested was notified and after the further submission period had closed. Given that this original submission was lodged grossly out of time the Commission has determined, having taken into account the matters stated in section 37A(1) of the Act, that the time limit should not be extended to accommodate the original submission by **Rebecca Brosnahan**; and that submission is not accepted, and is declared invalid. No further consideration has been given to the contents of that submission.

The section 42A report drew our attention to the further submissions by **Alan George Cutler** and **Loris King** that do not explain how they have an interest greater than the general public or, alternatively, represent a relevant aspect of the public interest. In all the circumstances the Commission considers that these further submissions should be accepted as they simply support points made in valid original submissions.

Our report assesses the points raised by submitters and further submitters and we make recommendations in Sections 8.1-8.20 as to whether these points should be **accepted, accepted in part, or rejected**.

5.0 DESCRIPTION OF PLAN CHANGE 45

PC 45 as notified sought a number of amendments to the Queenstown Lakes District Plan. It seeks the following amendments:

- **Amend Planning Maps 18, 19 and 20 by:**
Rezoning approximately 219.26 hectares from Rural General and Rural Residential to the NSZ.
- **Amend Section 12 (Special Zones) by adding a suite of provisions for the NSZ which, as publicly notified, provided for the following:**
 - i. 'Activity Area A', that is currently zoned Rural Residential and which has a live subdivision consent for 64 lots, each over 4000m² in size (RM 051067). Activity Area A allows further subdivision of most of the approved allotments or an alternative subdivision layout, with a minimum lot size of 1800m².
 - ii. 'Activity Areas B1 – B5', which provide for housing of a similar nature to existing Wanaka low density residential areas, at an average of 10 dwellings per hectare, which would result in an average lot size of 700-800m².
 - iii. 'Activity Areas D1 – D3', which enable medium density residential activities that would comprise around 15 dwellings per hectare, or an average lot size of 450-500m². Small houses or attached housing (townhouses or terrace houses), and possibly two storey construction, would be expected to achieve this type of density. Non-residential activities (such as small retail) are enabled within these activity areas, subject to compatibility with residential amenities.
 - iv. 'Activity Areas C1 – C4', which enable larger residential lots that would result in around 4.5 dwellings per hectare, with an average lot size of 1500m².
 - v. Identification of Building Restriction Areas within Activity Areas C1, C2 and C3 to reflect the higher landscape qualities of prominent hilltops, ridges and gullies in these parts of the NSZ.
 - vi. Recreational areas, and pedestrian and cycleway trails.
 - vii. Indicative internal roads with connections to Aubrey and Outlet Roads.
 - viii. Connections to existing infrastructure, including roads, with upgrades where required.
 - ix. Promoting the conservation values of regenerating clusters of kanuka and matagouri scrub.
 - x. Objectives, policies and a Structure Plan (SP) that will guide further development through an Outline Development Plan (ODP) process and associated rules, Site Standards and Zone Standards.
 - xi. The SP identifies the zone boundary, Activity Areas, Building Restriction Areas, and indicates road and trail connections. The SP elements are to be refined in more detail through a detailed ODP process. An ODP will apply to at least one entire Activity Area, although provision is made for part of an Activity Area to be developed. An ODP will require details such as the following to be provided: indicative subdivision design; roading pattern; location of pedestrian and cycling connections; and location of open space and recreational amenity spaces.
 - xii. Once an ODP is approved, development is further guided by standards for setbacks; continuous building length; outdoor living space; building height; and building coverage, among other relevant matters.

The NSZ as publicly notified would provide an average density of 7 dwellings per hectare across the zone. The requestor advised that this density could result in up to approximately

1600 dwellings if each Activity Area is developed to maximum capacity. This number also includes all of Activity Area A (64 lots) being further subdivided to a maximum of 123 lots, which may not occur. The final densities and mix of each housing type and numbers of dwellings across the zone will be defined at the ODP stage.

The NSZ provisions as summarised above were amended by the requestor in response to matters raised in submissions, in response to the section 42A report and in response to matters raised during the course of the hearing by various parties.

The outcome of this process is the suite of provisions attached to Mr Goldsmith's Memorandum dated 20 February 2014 which was made available to all submitters and further submitters. The final suite of provisions was also posted on the Council's website.

Key amendments now made to the NSZ provisions include:

- (i) Reallocation of land between the Activity Areas originally proposed as shown on version C3 of the SP dated 21 February 2014.
- (ii) Provision for Activity Areas C1-C5.
- (iii) Provision for an Activity Area D1 only ie. no Activity Areas D2 or D3.
- (iv) New Activity Areas E1-E3 that are to be maintained in a pastoral state, or be devoid of built or other development.
- (v) An expanded Building Restriction Area; and the introduction of a Tree Protection Area and Building Restriction Area.
- (vi) Better identification of required road links and required walkways/cycle links through the NSZ.
- (vii) Identification of a secondary entry (indicative) and a required walkway/cycle link via Peak View Ridge.

The Commission confirms that it has considered PC 45 on the basis of the amended provisions as attached to Mr Goldsmith's memorandum dated 20 February 2014; and in terms of the amended ODP provisions as presented to us in May 2014.

PC 45 seeks to rezone land at Northlake to accommodate a portion of the growth foreseen by the Wanaka Structure Plan 2007. The WSP identifies most of the land subject to PC 45 as a proposed "Urban/Landscape Protection Zone" and the requestor considers that the plan change request gives effect to the community's long term intentions for this land, as guided by the WSP. The Commission has had the opportunity to study the Request document entitled "Private Plan Change Request Northlake Special Zone Aubrey and Outlet Roads, Wanaka" dated July 2013 that contained a section 32 assessment relating to PC 45; and the various technical reports and other documents which accompanied the Request. These documents are presented as Appendices to the Request document and included the following:

- Appendix A Computer Freehold Registers
- Appendix B Heritage Assessment (Jackie Gillies + Associates)
- Appendix C Ecological Assessment (Restoration Consultants)
- Appendix D Transportation Assessment (Abley Transportation Consultants)
- Appendix E Natural Hazards Assessment (Tonkin & Taylor)
- Appendix F Infrastructure and Utilities Assessment (Hadley Consultants), and letter from Aurora Energy dated 28 February 2013
- Appendix G Landscape Assessment (Baxter Design Group)
- Appendix H Proposed amendments to the District Plan

- Appendix I RM 051067 and RM 120071
- Appendix J Wanaka Structure Plan (2007)
- Appendix K Ground Contamination Review (Tonkin & Taylor)
- Appendix L Consultation letter and responses.

The Request document including the Section 32 Assessment and the appendices can be viewed on the Council's website at www.qldc.govt.nz/plan_change_45_Northlake.

Further technical reports were provided by the Requestor in response to matters raised in submissions. These documents were presented in Appendix H to Ms Jones's section 42A report and included the following:

- Correspondence from Tonkin & Taylor dated 13 September 2013 being a Further Seismic Hazard Assessment.
- A Supplementary Transportation Report prepared by Abley Transportation Consultants dated 17 October 2013.

6.0 STATUTORY REQUIREMENTS

Section 73(2) of the Resource Management Act 1991 (the Act) confirms that any person may request a territorial authority to change a district plan, and the district plan may be changed in the manner set out Schedule 1 to the Act. Provisions specific to requests for plan changes are detailed in Part 2 of Schedule 1 to the Act.

Clause 10 of the First Schedule requires that a local authority give a decision on the matters raised in submissions, and the reasons for accepting or rejecting the submissions, although it is not required to give a decision that addresses each submission individually. The decision may also include making any consequential amendments necessary to the proposed plan change arising from submissions.

Section 75 of the Act prescribes the contents of district plans. Subsection (3) states:

- (3) a district plan must give effect to-*
- (a) any national policy statement; and*
 - (b) any New Zealand coastal policy statement; and*
 - (c) any regional policy statement.*

Subsection (4) goes on to state that a district plan must not be inconsistent with a water conservation order or a regional plan on any matter specified of regional significance.

Section 74 requires that a territorial authority shall prepare and change its district plan in accordance with its functions under section 31, the provisions of Part 2, a direction given under section 25A(2), its duty under section 32 and any regulations.

Section 74(2), (2A) and (3) state as follows:

- (2) In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—*

- (a) Any—*

*(i) Proposed regional policy statement; or
(ii) Proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and*

(b) Any—

*(i) Management plans and strategies prepared under other Acts; and
(ii) [Repealed]
(iia) Relevant entry in the Historic Places Register; and
(iii) Regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing),—*

to the extent that their content has a bearing on resource management issues of the district; and

(c) The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

(2A) A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

(3) In preparing or changing any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.

(emphasis added by underlining)

The Commission is only empowered to make a recommendation to the territorial authority in terms of the limits of its delegated authority under section 34A (1) of the Act.

7.0 THE EVIDENCE

7.1 Submissions and Evidence for Requestor

Mr Warwick Goldsmith

Mr Goldsmith presented comprehensive opening legal submissions for the Requestor. He submitted that rezoning will naturally lead to change and that is not necessarily adverse. Mr Goldsmith submitted that the ultimate issue to be determined was whether the proposed Northlake development is appropriate in this location, having regard to all relevant considerations of the Act.

Mr Goldsmith provided details with respect to land ownership as depicted on the plan that was attached as Appendix B to his submissions. Mr Goldsmith noted that in March 2009 a resource consent application RM 081592 was lodged with the Council by the then owner of the Meehan land. That application was publicly notified and a number of submissions were lodged. Mr Goldsmith observed that a significant submission point raised in response to RM 081592 was that the future development of the land subject to RM 081592 should be addressed in a wider holistic manner through a plan change rather than through the resource consent process. Mr Goldsmith confirmed that as a consequence RM 081592 was withdrawn; and the then owner of the Meehan land commenced a private plan change process which has culminated in PC 45.

Mr Goldsmith confirmed that the Requestor being Ms Meehan had approached the other three landowners who own land affected by PC 45. Two of the landowners, being Allenby Farms Limited and Stokes/Gilbertson, agreed to become part of the proposal; and the third landowner being Urquhart raised no objection to the proposal in principle but elected to not be actively involved in the PC 45 request. Mr Goldsmith explained that for administrative reasons the request had been lodged by Ms Meehan; but that his submissions and the evidence to be presented for the Requestor can be taken as being presented on behalf of Meehan, Allenby Farms Limited and Stokes/Gilbertson acting jointly.

Mr Goldsmith noted that the issues raised by the section 42A report primarily relate to how and when the land should be developed, together with other matters of detail. He submitted that the section 42A report does not challenge the proposition that the PC 45 land is suitable for development at least in some respects, and should be developed.

Mr Goldsmith discussed various changes proposed by the Requestor following notification. The Commission notes in this context that further changes were suggested progressively through the hearing culminating in the suite of provisions attached to Mr Goldsmith's Memorandum dated 20 February 2014.

Mr Goldsmith identified the potential outcomes of PC 45 that were apparent at the commencement of the hearing. These were that PC 45 proceed; that a hybrid outcome occur, such as that recommended in the section 42A report; or that PC 45 be rejected. Mr Goldsmith submitted that the first of these options should be favoured.

Mr Goldsmith addressed the relevant statutory considerations and acknowledged that the Environment Court's decision in High Country Rosehip Orchards Limited and Ors v Mackenzie District Council [2011] NZEnv C387, at paragraph 19, helpfully restates the statutory test outlined previously in the Long Bay decision being Long Bay – Okura Great Park Society Inc v North Shore City Council [2008] Env A078/08. Mr Goldsmith submitted that in essence the District Plan should enable the Council to carry out its functions so as to achieve the purpose of the Act.

Mr Goldsmith addressed various matters raised in the section 42A report. The Commission has chosen not to retrace these matters here as they are dealt with in Sections 8.1-8.20 of this report when matters raised in submissions are addressed.

Mr Goldsmith considered it appropriate to address the relevance of trade competition. In particular he noted that the submissions lodged by **Central Land Holdings Limited, John May** and **Paul Croft & Patrick Waser** may raise issues with respect to trade competition given that the submitters are involved with other land developments at Wanaka. Mr Goldsmith confirmed that the Requestor does not seek that those submissions be struck out and the Commission concurs, having regard to the contents of those submissions.

Mr Goldsmith also addressed issues with respect to demand for residential land and the WSP. Again these matters are considered further in our discussion of the matters raised by submitters in Sections 8.1-8.20 of this report

Mr Goldsmith submitted that the Council's primary concern should be to determine the urban boundary in communities such as Wanaka and Queenstown. Once established provision should be made to achieve as much as possible within that boundary. Mr Goldsmith urged the Commission to take a "big picture view" of what might be required for the next century; and to let the market decide how fast development occurs.

Mr John McCartney

Mr McCartney confirmed that his company, Hadley Consultants Limited, has been engaged by the Requestor to assess and report on the site conditions and feasibility of water supply, wastewater drainage and stormwater drainage from the Northlake land that is subject to PC 45. Mr McCartney responded to the reports prepared by Messrs Hewland and Lucas as contained in Appendices F and G (respectively) of the section 42A report.

Mr McCartney confirmed that the Requestor and QLDC engineering staff are in agreement that QLDC will fund through development contributions elements of the infrastructure that will benefit the wider Wanaka infrastructure network; and that the developer will be responsible for funding and implementing the infrastructure within the subdivision that services the development alone. Council costs will be recovered through levying development contributions against the development, as occurs throughout the District now.

Mr McCartney noted that development contributions are derived by calculating the total cost of projects (and partial projects) related to growth. He considered it important to note that the total cost of the projects includes the estimated future interest costs. The number of future dwelling equivalents used for calculating development contributions is derived from the growth projections which are reviewed by the Council annually.

Mr McCartney observed that the methodology for calculating development contributions means that developers fund growth related infrastructure that the Council is required to implement to service growth across the District. He considered that the only residual risk for ratepayers would be if development stopped to such an extent that little or no development contributions were forthcoming and the costs of servicing loans fell on ratepayers themselves to avoid the Council defaulting on loans. Mr McCartney considered this to be a very low risk in the QLDC area due to the record of growth across the District even through wider recessionary times.

Mr McCartney noted that projects that need to be brought forward to service the Northlake area may also be needed to service growth in the wider area. He observed that this is particularly the case with the water supply reservoir. Mr McCartney advised that the need for further water storage at the Beacon Point Reservoir that is located adjacent to the western boundary of the PC 45 land was identified when the reservoir was originally constructed and that provision for additional storage was made when the land was purchased for that reservoir.

Mr McCartney also noted that the provision of an upgraded wastewater pipeline on Aubrey Road (that will be required to enable development to occur on the PC 45 land) may preclude the need to upgrade various pump stations and/or pipelines within Albert Town as a significant amount of wastewater flow is to be diverted away from Albert Town.

Mr McCartney emphasised that some of the projects to accommodate Northlake are likely to be required irrespective of whether PC 45 proceeds and development at Northlake occurs, as they will be required as a response to growth occurring in Wanaka. Similarly, projects required for Northlake may offset the need for future projects in other parts of Wanaka.

Mr McCartney referred to the potential development of, say, 440 lots as discussed in Mr Lucas's report. Mr McCartney observed that in his experience developers have attempted to match allotment release with demand. He noted that development contributions are calculated on a model that is more closely aligned to the actual release of allotments than the lump sum example given in Mr Lucas's report. Mr McCartney also noted that should the cost to Council be higher due to a change in the timing of the receipt of development

contributions, then these costs are part of the annual review of development contributions and the costs are passed on to developers, and not met by the Council (or ratepayers).

Following the presentation of Mr McCartney's evidence **Mr Goldsmith** drew our attention to Rule 15.2.6.1ii of the DP which provided for subdivision for utilities as a controlled activity. He also drew our attention to Rule 17.2.3.2iii and he submitted, on the basis that a reservoir does not fall within the definition of 'Building', that a reservoir is a permitted activity in terms of Rule 17.2.3.1 of the DP. These provisions are relevant to the Requestor's intention to make provision for a future reservoir within the PC 45 land.

Mr John Long

Mr Long commented on the potential retail effects of PC 45 commercial and residential development on the Three Parks Zone centre (planned but not yet developed), the Wanaka town centre, retail facilities at Anderson Heights, and the Albert Town commercial precinct. He noted that the total retail area provided for in AA D1 is limited to 1000m² and that each shop is to be no more than 200m². Mr Long believed that the mix of activity at Northlake could include some of the following uses: a café/restaurant; a convenience store; takeaway food outlets; and hairdresser/beautician. He considered it less likely that a wine shop, DVD hire or newsagent could establish but that these goods could easily be provided for in the range of goods offered at the convenience store. Mr Long noted that another possibility would be unique stores fitting the lifestyle aspirations of the local residents, for example a start-up speciality fine food retailer.

Given the location of the shops in the centre of Northlake, away from the main highway and other passing traffic, Mr Long considered that the main customer catchment will be people living or staying in the 1600 homes which could be accommodated in PC 45. Mr Long noted that a 900 metre radius, centred on the shops, accommodates most of Northlake, making the shops theoretically "walkable" for most residents. He considered that the shop cluster is intended mainly to add value to the residential experience; and to provide a community focal point. Mr Long anticipated that such shops would be operated by independent retailers (not national brands) and would be of a subsistence nature ie. stock levels, opening hours, fit out and so on could be of a lower quality to the norm.

Mr Long described Wanaka's retail environment including the Wanaka town centre, the Three Parks Zone centre, the retail facilities in Anderson Heights, and the retail activity found at Albert Town. Mr Long concluded that the inclusion of a small retail cluster at Northlake and residential development on PC 45 land will have no significant off site retail effects elsewhere in Wanaka or at Albert Town. Mr Long also considered that a small retail area would be complementary to community facilities at Northlake as such retail development would avoid the need for a kiosk to sell snacks at a community facility such as a swimming pool.

Mr Long also advised, based on statistics presented at Appendix 2 to his evidence, that throughout New Zealand each small grocery store is supported by around 525 households. Mr Long cited Waiheke Island as a comparable case study and he noted that the Palm Beach small corner store shopping cluster on Waiheke Island is well off the main road and is supported by 500 households.

Mr Andy Carr

Mr Carr acknowledged that subsequent to PC 45 being lodged two requests for further information were received from the Council. As a consequence of these requests Mr Carr reanalysed each intersection taking into account updated traffic information. Mr Carr confirmed that the only revision found necessary through such reanalysis was a reduction from 1200 residences to 1,150 residences as the point at which the Anderson Road/Aubrey Road intersection should be upgraded. Mr Carr has also identified that there would be a

need for a minor modification at this intersection (the addition of a left-turn lane) prior to this point being reached.

Mr Carr has concluded that PC 45 will not give rise to transportation efficiency or road safety issues provided that mechanisms are available to protect the function of the Anderson Road/Aubrey Road and Aubrey Road/Outlet Road intersections. On this basis Mr Carr is able to support the proposal from a transportation perspective.

Mr Carr also considered the proposal in terms of relevant provisions of the WSP, the DP, the Otago Regional Policy Statement, the 2011 Otago Regional Land Transport Strategy and other walking and cycling strategies produced by the Council. Overall he considered that PC 45 is consistent with and implements the overarching strategic documents of the regional and district councils.

Mr Carr produced results from SIDRA computer modelling relating to the Anderson Road/Aubrey Road intersection. He noted that a left-turn lane can be accommodated within the existing legal road of Aubrey Road albeit that a power pole on the south-eastern corner of the intersection would require relocation. Mr Carr considered it appropriate for the left-hand turn lane to be constructed once 900 lots are provided within PC 45.

Mr Carr considered that it was not appropriate at this time to produce a detailed layout for the additional traffic lane. Similarly he did not consider it appropriate to provide a detailed design for the full Anderson Road/Aubrey Road intersection upgrade as this may preclude any other form of intersection design. Mr Carr noted the potential for traffic signals to be used instead of a roundabout; and that a traffic signal controlled intersection would be less costly to construct and would better accommodate cyclists and pedestrians.

Mr Carr addressed other matters raised in submissions that related to traffic matters. The Commission has had regard to this evidence when considering the issues raised by submitters (discussed in Section 8.12 below). The Commission also notes that Mr Carr addressed the various matters raised in Mr O'Connor's report as presented at Appendix I to the section 42A report. Mr Carr agreed that at the point at which formal pedestrian crossings are required on Anderson Road, a formal pedestrian crossing should be provided at Anderson Road in the immediate vicinity of the Anderson Road/Aubrey Road intersection. Mr Carr also supported amendments which had been made to the SP following consideration of Mr O'Connor's report.

Mr Carr is of the opinion that Aubrey Road currently performs an Arterial and partly a Collector Road function notwithstanding that it is currently classified as a Collector Road to the west of Anderson Road and as a Local Road to the east. For completeness it is noted that Anderson Road is currently classified as a Minor Arterial Road.

Mr Carr emphasised that the figures used in his report relating to the prediction of traffic movements are extremely conservative.

At the conclusion of Mr Carr's evidence **Mr Goldsmith** submitted that the conservative nature of Mr Carr's figures lends weight to Mr Goldsmith's submission that it is better to rely on the development contribution regime rather than including trigger rules for intersection upgrades as originally proposed which he submitted would be undesirable. Mr Goldsmith also anticipated that a condition of resource consent could be used to require the upgrading of the Aubrey Road/Outlet Road intersection.

Mr Paddy Baxter

Mr Baxter confirmed that Baxter Design Group has undertaken a detailed study and landscape assessment of the PC 45 land and the wider landscape as detailed in Appendix G to the Request document. Mr Baxter confirmed that this assessment examined the traditional layers of landscape including geology, vegetation, land use, visibility and character; and that PC 45 as notified included other consultants' input including ecological, heritage, natural hazard, transportation and infrastructure specialists. The end result of this process is the SP that provides a contextual framework for design in terms of activity areas, connectivity, open space and protected areas.

Mr Baxter acknowledged that the planning documents that constitute the Request document do not convey the "look and feel" of the proposal and he considered that the overall design intent is therefore not highly legible. Mr Baxter explained that the purpose of his evidence was to better convey the intended principles of the design and how it is intended to create, through the ODP process, a beautiful and cohesive neighbourhood within the wider Wanaka community.

Mr Baxter described "the site" being the PC 45 land and the wider landscape. He noted that the PC 45 land exists atop a peninsula-like "wedge" of land bounded by Lake Wanaka to the north-west and north, by the Clutha River to the north and north-east; and that Mt Iron, a roush moutonee, is located to the south-east. Mt Iron topographically encloses the "wedge" and separates it from the greater Upper Clutha Basin.

Mr Baxter noted that the PC 45 land is a complex landform that is detailed in its topography, displaying glacial hummocks, fluvial terraces, escarpments and valleys as well as relatively flat and gently rolling land. He advised that the site varies in elevation from its highest point (410 masl) in the north-west to its lowest point (330 masl) towards the southern boundary that adjoins Aubrey Road. Mr Baxter described the topography of the PC 45 land as generally being characterised by the "crumpled" hummocks that gradually increase in elevation from south-east to north-west before meeting the northern escarpment that descends to the Clutha River.

Mr Baxter noted that the PC 45 land's ecological diversity has been greatly reduced by historical pastoral farming which resulted in the removal of most indigenous vegetation and accompanying fauna. The existing indigenous vegetation on this land and on surrounding land is comprised of patches of kanuka scrub with smaller pockets of matagouri and tussocks. The prevailing vegetation on site is wilding and planted conifers that take the form of both naturalised forests and linear shelterbelts.

Mr Baxter agreed with Dr Read that the boundary between the ONL of Lake Wanaka and the ONF of the Clutha River is roughly 200 metres east of a navigation buoy by the river mouth, where the landscape opens and the lake becomes apparent. Mr Baxter acknowledged various changes that have been made to the SP including reconfiguring the activity areas north of Outlet Road and increasing the area of the Building Restriction Area. A Tree Protection Area has also been added to include a large band of existing trees that are located within the ONL/ONF and which the Requestor wishes to maintain control over for amenity purposes.

Mr Baxter proceeded to outline the design concept for the various component areas of the PC 45 land which he described as the Upper Residential Area, Outlet Road, Northlake Central Precinct, Northlake Interior, East Northlake and Activity Area A. Mr Baxter also emphasised the Requestor's intention that where possible roads will follow existing landforms, contouring between hummocks and at the base of terraces. A grid like pattern of streets will be avoided and the use of cul-de-sacs will be minimal. Where used cul-de-sacs will be permeable for cyclists and walkers.

Mr Baxter also discussed cycling and walking links that will be provided through the PC 45 land. He emphasised that the layering of open space and connectivity is intended to facilitate and encourage alternative forms of transportation by providing walk/cycle networks that are safe, pleasant, legible and functional. Mr Baxter also noted that the upper slopes of Northlake will be maintained almost exactly as they are today; in open pasture.

Mr Baxter presented a visual assessment of the proposal. He noted that the areas referred to in the submissions and in the section 42A report that are most sensitive to the plan change are:

- Aubrey Road and associated residential areas.
- The public trails on Mt Iron and Deans Bank.
- The surface of Lake Wanaka.
- Public places within the Clutha River corridor.

Mr Baxter referred to photographs as part of his analysis of the visual effects of the proposal as viewed from these places.

Mr Baxter considered that Northlake will not just be another subdivision, typical of outer suburbs of other New Zealand towns. Northlake will be a cohesive residential development filled with trees and open spaces. Mr Baxter considered that it will be a progressive urban model, using trees, open spaces, connections and design controls to create a community with high quality residential attributes.

Mr Baxter's Attachments E-K and AA-GG illustrate the form of development anticipated on various parts of the PC 45 land.

Following the presentation of Mr Baxter's evidence **Mr Goldsmith** advised that a minimum of 800 lots would be required to provide the community facilities that have been promoted by the Requestor. This figure was adjusted again later in the hearing and Mr Goldsmith's Memorandum of 20 February 2014 confirms that 775 residential lots would be required on the Meehan land within PC 45 to enable the community facilities that had been volunteered to be provided for; and to enable the Requestor to provide 20 affordable lots within Activity Area D1.

Mr Goldsmith also referred to the potential use of the right of way being Peak View Ridge. It is noted in this context that during the presentation of his evidence **Mr Carr** had confirmed that he had assumed that no traffic would use Peak View Ridge when assessing traffic effects. Mr Goldsmith submitted that whether traffic utilises Peak View Ridge is not a matter which should be determinative of PC 45 given that other access options exist; and given that if Allenby Farms Limited wished to subdivide its land the issue of access to that land (and potential legal road status for the right of way in Peak View Ridge) is a matter than could be considered at that time. This matter was discussed further in **Mr White's** evidence for **Allenby Farms Limited** and the Commission notes that the suite of provisions provided by Mr Goldsmith with his Memorandum dated 20 February 2014 provides for neighbours to be consulted in the event that access is proposed via Peak View Ridge.

Mr John Edmonds

Mr Edmonds summarised the key features of PC 45. Mr Edmonds recommended amendments to the NSZ provisions to include a set of resource management issues. The provisions provide for objectives that lead to a series of policies which in turn lead to a series of rules. Mr Edmonds noted that the rules have been formatted along the same lines as the rest of the DP, identifying a set of permitted, controlled, discretionary, non-complying

and prohibited activities, while also establishing performance standards (Site and Zone Standards) that need to be achieved on an on-going basis.

Mr Edmonds noted that to provide certainty of outcome, the zoning approach is to adopt a SP. This plan identifies all of the key resource management issues within the NSZ, and in particular it identifies all of the Activity Areas which are effectively sub-zones. These Activity Areas enable a range of site specific rules to be developed to deal with the particular issues that arise within these areas.

Mr Edmonds also noted that to provide further certainty of outcome an intermediate development step being the ODP is proposed. A series of ODPs will be prepared for the Council to indicate how the detailed development of each Activity Area will occur, and how that area will connect to or integrate with other Activity Areas. The ODPs will include the detail of road layout and cross sections, the position of parks, playgrounds and walkways and the scale and extent of earthworks; while also ensuring that there is consistency with the SP and the objectives and policies for the NSZ.

Mr Edmonds noted that the section 42A report promoted the use of existing zones rather than introducing another Special Zone for Northlake. Mr Edmonds is of the view that a stand-alone zone is much simpler to prepare, amend and administer. He considered that a Special Zone provides a greater degree of certainty for both the developers, neighbours and future landowners. Mr Edmonds considered that the outcomes proposed for the Northlake area are more complex than the current DP zoning structure can enable.

Mr Edmonds acknowledged that the Environment Court in the High Country Rosehips decision set out the relevant matters that apply to the consideration of a plan change; this being a ten step process. Mr Edmonds addressed each of the relevant matters as identified in the High Country Rosehips decision in his analysis of PC 45.

Mr Edmonds gave particular consideration to the recommendations of Ms Jones and Mr Munro (as detailed in the section 42A report and Appendix A thereto). Mr Edmonds's primary concern was that in his opinion many of the recommendations were not soundly based on resource management issues. He asserted that the recommendations of Ms Jones and Mr Munro rely on a complicated series of equations that in turn rely on the projections they use hopefully being accurate. Mr Edmonds observed that Ms Jones and Mr Munro place a lot of reliance on a significantly lower growth rate over the next 20 plus years than has occurred in recent years. He considered that the key is to achieve an optimal planning outcome for both the PC 45 area of land as well as the greater Wanaka area. Mr Edmonds was of the opinion that rezoning all of the land at the same time is the most efficient and effective method.

Mr Edmonds did not consider that a staged zoning approach would be appropriate. He considered that drip-feeding land into the market is a form of intervention that is not required for a resource management purpose. Mr Edmonds also commented on the detailed provisions as recommended in the section 42A report.

Mr Edmonds addressed Part 2 of the Act. He considered that section 6 matters being matters of national importance have been properly recognised and provided for. The margins of the Clutha River, which is recognised as an Outstanding Natural Feature, will not be impacted upon and the natural character will be preserved. Mr Edmonds noted that the outlook from Deans Bank, being at the northern margin of the river, will be retained and the trees identified within the Tree Protection Area managed accordingly.

Mr Edmonds also considered that PC 45 will enhance the ability of residents from the Anderson Road/Scurr Heights area to connect to and from the Outlet Camp and the Clutha

River Trail. He considered that the physical separation between the PC 45 land to be developed and the Clutha River margins will ensure that the amenity of existing users of the trail will not be significantly different.

Mr Edmonds considered that other matters such as the efficient use and development of natural and physical resources will best be achieved through the plan change. He also considered that the objectives, policies and rules will contribute to creating a zoning that will ensure a high quality living environment; this being achieved by the various building design and landscape controls (as suggested by Mr Baxter), the variable densities, the provision of affordable sections, and the commitment to community facilities.

Mr Edmonds considered that the rezoning of all of the Northlake land through the single PC 45 process is effective and efficient and best achieves the purpose of the Act. He considered that rezoning only part of the land at a reduced residential density would not fit with the enabling purpose of the Act. Mr Edmonds considered that the staged release of zoning (as proposed in the section 42A report) will not enable people and communities to provide for their social and economic wellbeing. He considered a restriction on supply would surely lead to less choice or reduce the opportunity for greater price competition. Mr Edmonds considered that the benefits arising from this competition are a relevant and important resource management issue and he believed this would contribute significantly towards the achievement of the purpose of the RMA.

Mr Edmonds suggested amended PC 45 provisions which were discussed in some detail before the Commission, with amendments incorporated into the final suite of PC 45 provisions as attached to Mr Goldsmith's Memorandum of 20 February 2014. Mr Edmonds also provided an assessment of the Wanaka Structure Plan 2007.

The Commission acknowledges that the above represents only a brief summary of matters traversed in the submissions and evidence presented for the Requestor. It is not considered necessary to reproduce all points made as this would simply extend this document and result in duplication of matters discussed in Sections 8.1 – 8.20 of this report.

7.2 Submissions and Evidence for Submitters

7.2.1 Allenby Farms Limited

Mr Warwick Goldsmith

Mr Goldsmith confirmed in paragraph 2.4 of his submissions for the Requestor that those submissions, and the evidence presented for the Requestor, can be taken as being presented on behalf of Allenby Farms Limited.

Mr Duncan White

Mr White gave evidence in relation to the future of Peak View Ridge only. He advised that Allenby Farms Limited owns that part of the land subject to PC 45 that is described as Lot 3 DP 300408. Legal and physical access to Lot 1 DP 300408 is only available via the leg-in strip from Aubrey Road that forms part of CFR Identifier 2486. Mr White noted that this leg-in strip also functions as a private way (right of way) serving 9 lots to the west and the Council's Beacon Point Water Reservoir to the north. The private way is known as Peak View Ridge.

Mr White noted that several submissions on PC 45 relate to the future of Peak View Ridge and that Allenby Farms Limited has lodged a further submission in relation to the issues raised in the submissions. Mr White quoted from Mr Munro's report (Appendix A to the section 42A report) to emphasise how significant an additional connection to the west of the PC 45 area is from an urban design point of view.

Mr White provided a report from Traffic Design Group Limited dated 12 December 2013 which had been commissioned by Allenby Farms Limited. That report which was presented as Appendix A to Mr White's evidence concluded that Peak View Ridge can be upgraded to service development within the PC 45 area; and that Peak View Ridge could be formed to a Collector Road standard (ie. up to a 12 metre wide carriageway) with complying gradients and sight distances. Mr White noted that the SP for Northlake had been amended to show Peak View Ridge as an important walking and cycle route as well as a secondary road entry point.

Mr White observed that Peak View Ridge is currently a minimum of 12 metres wide. To facilitate future road upgrades Allenby Farms Limited has acquired a 10 metre wide strip along the eastern side of Peak View Ridge. This has been achieved following the granting of resource consent RM 130388 that has allowed the subdivision of Lot 1 DP 12683 to create a new parcel 10 metres wide along the eastern side of Peak View Ridge. The additional 10 metre strip will enable a future legal road width of between 22 and 28 metres to be achieved.

Peak View Ridge provides the only legal and physical access to the area of PC 45 that is owned by Allenby Farms Limited. As the only legal access to this land Mr White advised that Peak View Ridge may be developed to provide access to the plan change area. Access via Peak View Ridge from the PC 45 area would provide a more connected roading network, provide a shorter more direct route to access Aubrey Road, and provide more direct walking and cycle access, particularly to the nearby schools and the trail network along the Clutha River corridor (including trails proposed to be developed through the Northlake area).

Mr White also noted that the report by Traffic Design Group Limited demonstrated that it is feasible for Peak View Ridge to be upgraded to a standard suitable for use as a through road to service PC 45; and demonstrates that a safe and functional intersection can be designed where Peak View Ridge meets Aubrey Road.

Mr Goldsmith noted that the SP for PC 45 showed Peak View Ridge as a secondary entry (indicative) and that he had initially submitted that it may not be appropriate to show this on the SP given that the Request document at page 40 stated that this right of way [Peak View Ridge] has been excluded from the NSZ. Mr Goldsmith referred to the original submission by Robert and Alice Dupont and 8 Others which Mr Goldsmith submitted provided jurisdiction to include Peak View Ridge within the NSZ provided for in PC 45.

7.2.2 Upper Clutha Environmental Society (Inc)

Mr Haworth confirmed that the Society supports most of the recommendations in the section 42A report. Mr Haworth also confirmed that the Society accepts Mr Goldsmith's submission that Northlake is an obvious infill development between Peninsula Bay and Albert Town; and for this reason the Society does not oppose the 710 residences recommended on the PC 45 land in the section 42A report.

Mr Haworth observed that while much of the development proposed in the plan change is sited in less elevated and less sensitive landscape locations, the plan change also unjustifiably promotes highly visible residential development sprawling across elevated areas of Visual Amenity Landscape (VAL). He considered that permitting residential development on prominent hilltops, ridges and gullies conflicts with, and will degrade, the existing character of the landscape. Mr Haworth emphasised that the Society believes development should be completely avoided in these areas.

Mr Haworth advised that the Society does not oppose an intensification of development in other parts of the Northlake site better able to absorb development. He noted, for instance, that tasteful townhouse developments can have a density of 8-12 residential units per acre (4000m²) [or 20-30 residential units per hectare]. He acknowledged that intensification in this way helps to reduce urban sprawl. Mr Haworth observed that much of the development that will result from the plan change will be visible from a number of public places commonly frequented by the public in the vicinity of the site.

Mr Haworth noted that some of the development proposed will be visible from State Highway 6 (SH 6) in the vicinity of the Dublin Bay turnoff. He considered that this is a particularly significant and adverse effect because currently urban development cannot be seen in this part of the landscape from SH 6. Mr Haworth considered that other parts of the development will also be able to be seen from the north side of the Clutha River, where there is a reserve and public walking track; and from the Stevensons Arm area of Lake Wanaka. Mr Haworth noted that Mt Iron will have a bird's eye view of the development but that even from Mt Iron it will be the development sited on the prominent ridges towards the Clutha River that will have the greatest adverse effects.

Mr Haworth considered that Dr Read had done a good job assessing the adverse visual effects on landscape values and he confirmed that the Society agreed with the ONL/ONF boundary line as recommended by Dr Read. The Commission notes that the ONL/ONF boundary lines have now been incorporated into the amended SP for PC 45. Mr Haworth also supported the extent of the BRA as recommended in the section 42A report.

Mr Haworth noted that the Council's April 2012 Dwelling Capacity Model showed there to be 5049 dwellings that can still be built in Wanaka/Albert Town in areas already subdivided or zoned for residential use. He noted that this equates to a 44 year supply at the QLDC's predicted rate of growth of 115 dwellings per annum as referred to on page 30 of the Request document. Mr Haworth observed that it is clear from the 2012 Dwelling Capacity Model that existing dwelling capacity is sufficient to easily cope with residential demand for people who want to live in Wanaka for many years to come. Mr Haworth noted that the definition of sustainable management in section 5 of the Act refers to managing the "rate" of development and he considered on this basis that it follows that staging of the Northlake development in the manner proposed in the section 42A report is necessary in order for the development to satisfy the purpose of the Act.

Mr Haworth acknowledged the changes which have been made to the SP for PC 45 since notification and which provide for more and better public walking and biking access across the PC 45 land.

Mr Haworth considered that the PC 45 provisions are "too bitty" and he considered the provisions to be too detailed. Mr Haworth posed the question that given there are so many conditions attached to a proposal; should development proceed at all?

7.2.3 Otago Regional Council

Mr Donaldson addressed matters raised in the Otago Regional Council (ORC) submission with respect to pests (rabbits) and the ORC's current position on this matter. Mr Donaldson observed that the Central Otago and Lakes Districts have a long-standing problem with rabbits as a pest species, one which continues to this day. Under the Biosecurity Act the ORC is mandated to lead the regulating of pest control in Otago. The ORC's strategic pest planning tool is the Pest Management Strategy for Otago 2009 (the Pest Strategy).

Mr Donaldson emphasised that the Otago community has an important role in working with the ORC to bring rabbit populations to a manageable level. While the Pest Strategy is often

cited as being solely an appropriate instrument for enforcing pest management; it is important that the Crown, local authorities and landowners are proactive, taking all opportunities to support and reflect the needs of pest management initiatives when considering the use and development of land.

Mr Donaldson noted that the section 42A report responded to the ORC submission, commenting that urban development will effectively drive away rabbits and that rabbit fencing (as promoted in the submission) is not required. Mr Donaldson noted that while it is true that development may discourage rabbits during construction activity, rabbits will simply retreat to the areas bordering the development as well as returning to the site at night as freshly disturbed soil is attractive for burrowing. Based on the ORC's experience rabbits will return to live around the landscaped areas of residential properties. Mr Donaldson confirmed that of more concern to the ORC is that without fencing it is quite possible that poisoned rabbits from the neighbouring sites (such as the Plantation Forest and Hikuwai Conservation Area) may well find their way into the development. Domestic pets hunting poisoned rabbits may also be at risk.

Mr Donaldson noted that this situation creates the possibility of reverse sensitivity where residents may oppose future poisoning activity the ORC undertakes. Mr Donaldson considered that should consent for the development be granted it is important that the opportunity be taken to separate the boundary, before development begins, from the adjoining land. Accordingly the ORC seeks that rabbit proof fencing be placed between the site of PC 45 and adjoining land.

The Commission notes in the context of this submission that rabbit proof fencing exists at the boundary of the PC 45 land with the Hikuwai Conservation Area to the east.

7.2.4 Neil Webster and 50 Others

Ms Jan Caunter

Ms Caunter confirmed that her submissions were presented on behalf of the group of submitters listed at Appendix A to her submissions. She confirmed that all reside in the vicinity of the Northlake site and that the submitters have agreed that they be jointly represented and have a number of members of their group address specific issues of concern.

Ms Caunter observed that the request relies heavily on the Wanaka Structure Plan 2007 (WSP) but that Mr Goldsmith's submissions played down the relevance of the WSP when referring to the section 42A report's concerns about the consistency of PC 45 with the WSP. Ms Caunter advised that the submitters are of the view that the WSP's intent is not met by PC 45 by some distance; and nor does PC 45 meet the objectives of the DP.

Ms Caunter submitted that any discussions between a previous landowner and Council representatives in the context of RM 081592 are irrelevant to the PC 45 process. PC 45 must be assessed on its merits and in accordance with the law.

Ms Caunter noted that the WSP is not a statutory document. It is a guideline to the community's views of Wanaka's future and was drafted more than 7 years ago. Ms Caunter submitted that it is quite possible that the community's aspirations have changed significantly since then; and she considered that the extent of opposition to PC 45 supports that. Ms Caunter anticipated that the community's opinion of the future development of Wanaka, including the PC 45 land, will play itself out in the forthcoming District Plan Review.

Ms Caunter submitted that the plan change as proposed represents the arrival of a new town, not an extension to the existing urban area. She rejected Mr Goldsmith's submission that PC 45 is a natural extension to existing growth patterns. Ms Caunter observed that PC 45 is very large and represents approximately 8 times the size of development at Riverside Park in Albert Town. Ms Caunter referred to Mr Munro's observation that Wanaka will need 1600 units in the very long term (30-50 years); but that it does not need that growth now.

Ms Caunter traversed the various statutory considerations relating to a plan change. She submitted that when considering a private plan change the Council must decide whether that privately promoted plan change should take precedence over another planning method such as a forthcoming District Plan Review, the authority for this submission being Hall v Rodney District Council [1995] NZRMA 537. Ms Caunter quoted from Judge Sheppard's decision in Hall as follows:

"It is our understanding of the law, as illustrated by those two decisions, that on a privately promoted plan change a judgement needs to be made whether the most appropriate means of achieving the statutory purpose is by the proposed change or by some other method such as a forthcoming review. A relevant consideration in making that judgement is that the Resource Management Act provides (as the former regime did not) for privately initiated plan changes, so a general attitude of refusing such changes on the basis of a forthcoming review could frustrate the opportunity that Parliament has deliberately made.... Other relevant considerations are relative efficiency and effectiveness (see s 32(1)(c); extent of implications for a wider area (Foodstuffs and Imrie); possible prejudice to other interests (Foodstuffs); and the need for a general review (Imrie). That is not necessarily an exhaustive list; nor will all those considerations necessarily be relevant in every case.

(Emphasis Added)

The Commission has underlined the above words as these confirm that a forthcoming District Plan Review does not trump a privately initiated plan change. The Commission also notes in this context that no information was placed before the Commission to indicate that the District Plan Review is imminent or to indicate a timetable for such review.

Ms Caunter submitted that the question before the Commission is whether the plan change implements the objectives of the policies of the DP, keeping in mind that the DP does not include the WSP.

Ms Caunter emphasised that residents in the area (and not just future Northlake residents) wish to maintain their level of amenity and to continue to enjoy the special existing environment which delivers their most special place to live. She submitted that this is precisely why they bought their land and built their homes in reliance on the DP's overall objectives and intent for this environment. Ms Caunter submitted that these matters go right to the heart of section 5.

Ms Caunter referred to section 31(1)(a) and (b) and submitted that the focus is on both integrated management of effects and control of actual or potential effects. She also submitted that the version of section 32 that must apply is the version in place at the time the Plan Change was notified on 1 August 2013. The Commission notes that this version of section 32 is the predecessor of the current version of section 32 which came into force (outside Auckland) on 3 December 2013.

Ms Caunter submitted that there is no escaping the connection of the plan change process to section 5 of the Act; and she submitted that it permeates each and every step.

Ms Caunter provided an analysis of the Environment Court's decision in Long Bay which she observed is the leading authority on the plan change process. At paragraph 273 in Long Bay the Court noted that the ultimate decision for the Court was to achieve the Act's single broad purpose as defined in section 5. Ms Caunter submitted that PC 45 suffers from similar failures to those identified by the Court in the context of Long Bay.

Ms Caunter addressed Part 2 RMA considerations and submitted that PC 45 is not the most sustainable use of this piece of land at this time. She submitted that the future of this land should be subject to the District Plan Review process that is about to commence; and later she submitted that a private plan change process, immediately prior to a District Plan Review, is not "the way" to proceed under section 5.

Ms Caunter advised that the group of submitters that she represents is not satisfied that the requestor has properly addressed effects through its application (Request document) and evidence; and that the submitters have concerns about the section 42A reports also. In summary the submitters are concerned about incorrect and inappropriate traffic assessments; the ability of Anderson Road to cope with traffic volumes; the lack of clarity around the possible access at Peak View Ridge; the timing of infrastructure upgrades and payment for these; the impact of the development on users of the Mt Iron Walking Track; visual effects on the wider landscape, including effects on Mt Iron residents; the effect on cyclists and walkers using the off-road track along Aubrey Road; construction effects; and amenity effects on residents of Aubrey and Anderson Road.

Ms Caunter responded to the section 42A report by saying that the submitters are mildly encouraged by the recommendation that PC 45 be substantially reduced in size. She submitted however that the reporting officers have started from the wrong premise, mainly that the plan change should proceed in some form because the WSP indicated development of this site was appropriate. That premise is challenged by the submitters.

Ms Caunter also confirmed that the submitters are concerned that the section 42A report relies on other zoning, such as Low Density Residential (LDR), to address the issues of concern to the reporting officers. She submitted that if the LDR is more appropriate elsewhere (as suggested by Ms Jones); that the answer has to be to decline the application, not introduce another LDR area in an inappropriate location.

Ms Caunter also considered that the section 42A report does not sufficiently address amenity effects, being a clear Part 2 matter. She also submitted that the suggestion of deferral also causes concern. Ms Caunter questioned how a District Plan is to provide for a zoning that is to have no effect for 5 years; and she questioned what status activities and subdivision have in the meantime, and whether policies will be included to make a non-complying activity difficult to obtain in the interim.

Ms Caunter noted that the land subject to PC 45 is currently zoned Rural General and Rural Residential. The submitters are of the view that large lot living should remain, consistent with the existing zoning along the edge of Wanaka. Ms Caunter submitted that the plan change should be declined; and that any future development of the land should be considered through the District Plan Review process. She also submitted that the Requestor had failed to provide objective evidence on economics and that this is a significant flaw. Ms Caunter submitted that no-one has put before the Commission an objective economic assessment of why the market needs this level of density and whether the development is even feasible. Ms Caunter submitted that this goes right against the Long Bay principles.

Mr Neil Webster

Mr Webster and his wife own and reside at the “Websters on Wanaka Lodge” at 137 Anderson Road. Mr Webster discussed the changing use of Aubrey Road and Anderson Road as a consequence of development at Wanaka, and in particular the changing traffic patterns. Mr Webster noted that the continuing development of Albert Town, Peninsula Bay and Kirimoko Park along with the development of the Three Parks shopping centre and the Three Parks residential area will all have a major impact on these roads. Mr Webster considered that in terms of traffic movements Wanaka is not a conventional town, given that 39% of dwellings are unoccupied and as 22% of people in the town are visitors. Mr Webster considered that the whole of the town in general is the destination not the CBD as building construction is going on all over the area and as accommodation is spread throughout the town.

Mr Webster considered that the above characteristics create a general flow of traffic rather than peaks and troughs as outlined in the Abley report. He considered that this was supported by his own traffic count as well as that of the QLDC. Mr Webster presented figures with respect to traffic counts which he had conducted albeit that he acknowledged that he has no qualifications in traffic engineering or analysis.

Mr Webster also raised concerns with respect to the effects of increased traffic associated with PC 45 on The Alpine Resort Apartments that are located at Anderson Road and that have some 58 units. He also expressed concern at the effects of traffic noise on Aubrey Road and he advised that his property gets traffic noise from as far away as the Outlet Road/Aubrey Road intersection. Mr Webster also referred to noise generated by traffic on Anderson Road which he advised exceeds 75 db to 80 db as measured by using an App on his phone.

Mr Webster also addressed population growth between 2001 and 2013 in relation to the present population, housing stock available, unoccupied housing and growth going forward. Mr Webster considered that PC 45 is not warranted given the amount of housing already available.

Mrs Noelene Pullar

Mrs Pullar discussed views from Mt Iron. She noted that looking at the Wanaka township from the vantage point on top of Mt Iron the township (to the west) ends at about the Edgewater area and that beyond that the land is zoned Rural General in the DP. Mrs Pullar noted that this natural land enhances ones appreciation of the beauty of the lake and mountains.

Mrs Pullar noted that the eastern part of Wanaka from the Penrith area following on to the lake Outlet and Stevensons Arm is currently also zoned Rural General. She considered that this land must continue with its current Rural General status, along the same lines as the western side of the township; giving consistency to both sides of the lake, therefore protecting the outstanding views as one looks over the land to the lake, mountains and sky. Mrs Pullar considered that PC 45 must not be granted due to the detrimental effects on this area of Outstanding Natural Landscape.

Mrs Pullar referred to the WSP and the Wanaka 2020 document, the latter identifying the Northlake land as “possible future urban land”. Mrs Pullar emphasised that the word “possible” is used and that it may be possible but not too late to reject all urban development in this outstanding area.

Mrs Pullar discussed that portion of the PC 45 land that is currently in the Rural Residential Zone being Activity Area A. She considered that because of its scenic importance this area should remain as it is in the District Plan and should continue to have sections for housing

of a minimum 4000m², thereby retaining consistency with the existing low density development in the Aubrey Road/Hidden Hills area.

Mrs Pullar also noted that the Rural Residential Zone is very important to the Mt Iron Walking Track as it zig-zags up the mountainside, with its wonderful expansive views over the Northlake land to The Peninsula, Stevensons Arm and on to the spectacular mountains. She considered that the development of a dense housing area within the PC 45 area would alter and spoil these views forever.

Mr Bill Pullar

Mr Pullar confirmed that he has lived on the north side of Mt Iron for the past 25 years. Mr Pullar discussed the effect of PC 45 with regard to Mt Iron and the surrounding environment to the north/north-west and north-east.

Mr Pullar considered that the PC 45 land is a unique and is a wonderful example of the climatic and geological effects that have shaped this area. He considered that the Mt Iron Walkway is an exceptional asset to Wanaka as it allows easy and convenient access to absolutely magnificent views of the area. Mr Pullar noted that one of the main views from the walking track and the top of Mt Iron is the northerly aspect across the landscape and he considered that the sight of much of the moraine deposits covered in medium and high density housing with its associated significant changes to the natural landscapes with road formations, building platforms etc would detrimentally impact on these magnificent views. Mr Pullar observed in this context that the existing Northlake subdivision (in Activity Area A) has already affected the landscape and its integrity to some extent.

Mr Pullar advised that the Department of Conservation's statistics indicate that use of the Mt Iron Walking Trail has increased from about 80,000 users in 2005 to 98,700 users last year; and within a decade the prediction is that the trail will have closer to 150,000 users. Mr Pullar considered that the assertion that PC 45 would have minimal impact on the views from Mt Iron [trail and summit] is simply not true.

Mr Kenneth Warburton

Mr Warburton and his wife reside at 743 Aubrey Road in the subdivision known as Mt Iron Heights. Mr Warburton presented a panoramic photograph to illustrate the view of the PC 45 land from one of the Warburtons' decks.

Mr Warburton noted that the Requestor had referred to the WSP in many areas of the Request document; but that the submitters consider that the application fails to meet any of the recommendations of the WSP. Mr Warburton noted that demand and growth has fallen dramatically since the GFC (Global Financial Crisis) and he concluded that there is no justification for the plan change based on need.

Mr Warburton considered that more Rural Lifestyle/Rural Residential zoning will be required as this is what a proportion of Wanaka residents require and want. This is contrary to the WSP which identifies as Option 3 an option that the Council will not provide for any additional Rural Residential or Rural Lifestyle zoning at Wanaka. Mr Warburton noted that the demand for Rural Residential zoning has been evidenced by the rapid uptake of the Northlake subdivision in Activity Area A.

Mr Warburton also noted that the WSP encourages medium density housing within 200 metres of a retail node; and he observed that Northlake is 3-4 kilometres from a retail node. Mr Warburton also asserted that Northlake has no areas of high amenity whereas the WSP requires that all medium density housing should be in areas of high amenity.

Mr Warburton noted that the WSP indicated that sections of 300-450m² should be discouraged as this can lead to “squashed up” urbanism whereas PC 45 introduces section sizes of 450-500m². He noted that the WSP has identified [part of] the PC 45 land as being suitable to accommodate some urban development but that this land also has landscape values which will need careful consideration and protection. Mr Warburton considered that the NSZ offers little protection to the existing landscape.

Mr Warburton also considered that the proposal is contrary to the WSP recommendation that land between the Inner Growth Boundary and the Outer Growth Boundary remain as Rural General as it is not needed to meet the 20 year growth needs. Mr Warburton considered that the proposal represents inappropriate development adjacent to the Clutha River and does not provide a high amenity network of open space and recreation spaces.

Mr Warburton considered that the proposal is contrary to the WSP recommendation that development be limited in areas identified as having landscape sensitivity and be encouraged in the most logical, convenient and less sensitive areas of town. He noted that there are areas available on the south side of Wanaka that are not as landscape sensitive, closer to town, and more suitable for development. Mr Warburton also considered the recommendation that Mt Iron be evaluated to determine whether it is an Outstanding Natural Landscape/Feature should be carried out before any further consideration of PC 45. He advised that the Mt Iron Walking Track is the most used walking track in New Zealand; and that the view from the top is of extreme importance. Mr Warburton considered that a “sea of roofs” in all directions is not wanted as it will significantly reduce the amenity value of Wanaka.

Mr Warburton also referred to the contents of the Request document. He considered that PC 45 has nothing to do with the community’s intentions for the site; and Mr Warburton considered that the only positive reference in the WSP relates to proximity to community and education facilities.

Mr Warburton considered that no further subdivision of the existing lots in Activity Area A should be permitted as they should match the existing Rural Residential development along Aubrey Road.

Mr Warburton considered that the SP for PC 45 provides no new connections to existing urban areas; and he observed that all traffic connects onto Aubrey Road. Mr Warburton noted that it provides no new or better connections or integration with the existing zoning; and will not better integrate into the existing Aubrey Road valley. Mr Warburton also considered that PC 45 ignores the existing character of Wanaka; and by restricting garages to not protruding beyond the front façade of the house will produce bland, boring frontages. He also considered that densities should be calculated on a minimum lot size so that access, public open space, reserves, roading and Building Restriction Areas are not included. Mr Warburton considered that the minimum lot size of any development should be 4000m² – the same as the surrounding Rural Residential Zones.

Mr Warburton noted that the present Northlake subdivision in Activity Area A has contractors working 12 hours per day, 7 days per week. He advised that neighbours will not tolerate the same regime if any form of consent for further subdivision is granted.

Mr Warburton also emphasised that Outlet Road has far greater importance than just serving the proposed Northlake development. He noted that this is the only road access to the Outlet of Lake Wanaka, a major recreation area for boating, fishing, cycling and walking and the start and finish of the Outlet Track, one of the most beautiful walking and cycling tracks in the world. Mr Warburton suggested that if any development is allowed the sites

adjoining the Outlet Road should be a minimum of Rural Residential ie. 4000m² with a minimum setback of 15 metres and include comprehensive landscape development.

Mr Warburton was critical of the illustrations provided by Mr Baxter. He doubted that such development will occur given that developers and group builders will exploit their sites to the maximum allowed by the rules; and he was of the opinion that Northlake will look nothing like that sketched by Mr Baxter. Mr Warburton considered that low density residential will look like Allenby Park as shown in a photograph previously provided by Mrs Pullar.

Mr Warburton considered that PC 45 is not “what Wanaka wants” and that instead it is about maximising return to the developers. Mr Warburton considered that PC 45 as proposed should be totally rejected.

Ms Elisabeth Muir

Ms Muir resides at 436 Aubrey Road, being a property in the Rural Residential Zone on the north side of the Aubrey Road. Her property is located immediately adjacent to the PC 45 land.

Ms Muir objects to the plan change which will disrupt her semi-rural way of life, detract from the Outstanding Landscape and Visual Amenity and introduce an entirely unnecessary sea of houses into this rural residential area. Ms Muir spoke from what she referred to as the “humanitarian point of view”; and she outlined the association that her family has had with her property since 1973.

Ms Muir noted that during the hearing she had heard little concern expressed about the impact of the Northlake proposal on the lives and wellbeing of the human beings who already inhabit this environment. She noted that those who have chosen to live in the Anderson Road/Aubrey Road area have chosen to live outside the Wanaka township but close to it. They have chosen a semi-rural life within a relatively un-peopled sanctuary of great natural beauty, surrounded by the mountains, rivers and midnight-black star studded skies at night.

Ms Muir advised that she built a straw bale house on the back of her property 6 years ago. This is right beside the Activity Area B1 land which proposes 10 houses per hectare; and she calculated that up to 460 houses would be located within Activity Areas B1 and B2 between her property and Plantation (Sticky) Forest.

Ms Muir considered that there is no possible mitigation for the effects on the human beings who live here, of the dust and noise that will be associated with the houses gradually being built on the PC 45 land. She referred to the noise, dust and vibrations that have already been associated with roadworks currently underway at the Northlake subdivision within Activity Area A. Ms Muir considered that there can be no possible mitigation for the effects on residents of Aubrey Road in becoming “swallowed up” by a suburban development.

Ms Caunter noted that she also represented **Mr Bruce Paulson** who would appear later in the hearing (see Section 7.2.6 below).

7.2.5 Queenstown Lakes Community Housing Trust

Ms Scott provided information with respect to the work of the Trust that has been operating for 7 years with the goal of ensuring that residents of the District have access to housing at a cost within their means. She noted that housing affordability is an issue particularly endemic to international resort towns throughout the world where there are significant numbers of low-medium income earners faced with high housing costs. Of particular

relevance to Wanaka is that families have been assisted into homes at Kirimoko and also at Riverside Park at Albert Town.

Ms Scott confirmed that the Trust believes that it is imperative that developers seeking plan changes such as PC 45 are compelled to make adequate provision for affordable housing. She noted in this context that the relevant objectives and policies of the DP introduced via Plan Change 24 need to be taken into account with regard to PC 45. Ms Scott considered that the level of contribution should be consistent with that provided by other developers over recent years – around 5% of the titled sections. She considered it not sufficient for a developer to simply discount sections to satisfy the intent by PC 24. Selling sections cheaper or smaller only benefits the initial buyer – whilst cash/land for the Trust is matched with cash/land and recycled in perpetuity. She also questioned whether the discounted section price being offered by the requestor was, indeed, below market value.

7.2.6 Bruce Paulson

As noted above **Ms Caunter** also represented **Mr Paulson** as one of the group of submitters who she represented.

Mr Paulson has resided in Wanaka for 7.5 years; and he and his wife bought a Rural Residential property at 464 Aubrey Road 9 months prior to the hearing. Shortly after moving into the property they received notice about PC 45; and that they were to have 1600 homes across the fence from what they thought was their rural retreat. The Northlake proposal reminded Mr Paulson of developments in Southern California where he comes from.

Mr Paulson questioned whether the ideas for the various areas can be maintained throughout the development with the view issues from high advantage points being unknown. He referred to the major recontouring that has already occurred in the Rural Residential Zone subdivision on Activity Area A. Mr Paulson considered this to be indicative of how much change in the landscape will have to occur in the other areas. He quoted for example Activity Area B1, which is 37 hectares, and which is to have 370 building sites. The years of noise and dust is a concern to those who live in the area. It seems to Mr Paulson that the size and density of the proposal may overwhelm the small town character of Wanaka and create a satellite community with its own issues. Mr Paulson asked, having heard the evidence presented at the hearing, that PC 45 be declined. Mr Paulson also requested that if any development does occur in the area that a buffer zone be created to preserve the rural residential quality of the properties on its border.

7.2.7 Robert & Alice Dupont and 8 Others

Mr Andrews confirmed that the submitters he represents live at Peak View Ridge and that their main concern is what may happen to Peak View Ridge in the event that PC 45 proceeds. Mr Andrews advised that it is difficult to make comment given that it is unclear whether Peak View Ridge is included in PC 45.

Mr Andrews noted that the Allenby Farms land is landlocked and that access must be achieved via Peak View Ridge. The submitters do not want access to 1600 houses being achieved via this access route. They do not want Peak View Ridge to provide a major access to the PC 45 land.

Mr Andrews confirmed that the submitters are supportive of a walkway/cycle way route down Peak View Ridge.

7.2.8 Robbie Lawton

Mr Lawton agrees with and commends the policies and rules in PC 45 and he considers that the proposal is a well-planned development. Mr Lawton formally withdrew the statement in his submission to the effect that PC 45 did not adequately address the ONL.

Mr Lawton questioned whether there is a good reason to rezone the land when the community has set aside this area for another purpose. He noted that the WSP indicated a shortfall of 720 dwellings in 2026; but that updated growth projections in 2011 suggests that there will be a capacity for 1400 dwellings in 2026. Mr Lawton was critical of PC 45 for not analysing the proportion of demand that can be met elsewhere for the market audience that PC 45 is intended to cater for.

Mr Lawton considered that there is not a strong enough argument to breach the Inner Growth Boundary as provided for in the WSP. He observed that the WSP is a bit out of date and that the IGB could be modified through community input and consultation. Mr Lawton considered that proper community consultation has not occurred as part of PC 45.

Mr Lawton considered there could be a compromise between the Council and the developer if the development was located within the IGB; and he would support Activity Areas B and D on this basis.

7.2.9 John May

Mr Page

Mr Page submitted that the fundamental issue to be addressed is how this plan change can proceed in light of the evidence in Mr Munro's report (Appendix A to the section 42A report) and the forthcoming District Plan Review. Mr Page submitted that PC 45 does not have the tools to respond to key questions of how, when and where urban growth should proceed at Wanaka.

Mr Page confirmed that he had seen an advance copy of Ms Caunter's legal submissions and that he adopted these particularly in the context of sections 31 and 32 and the Long Bay analysis.

Mr Page expressed support for Ms Jones's section 42A report recommendations insofar as they go. He submitted that there remain nagging and reasonably fundamental issues including:

- Given Mr Munro's analysis, does making provision for any additional Residential zoned land serve the purpose of the Act?
- Given the limitations of the scope of what can be decided in this plan change, how are the results to be co-ordinated relative to other planning issues that PC 45 gives rise to?

Mr Page identified these issues as: What continuing purpose does the Rural Residential Zone at Aubrey Road serve if it is to be "leap frogged" by a Low Density Residential Zone; and how is a deferred zoning technique going to work relative to the existing Residential zoned land and the provision of future Residential zoned land that may arise through the District Plan Review and/or future private plan changes.

- How can Ms Jones's recommendations be made to "stick" bearing in mind that the Council proposes to notify a revised District Plan in the relatively near future?

Mr Page submitted that the section 42A report and the experts' reports (especially those of Dr Read and Mr Munro) establish that the PC 45 area contains areas that have landscape

and amenity values, particularly as it gets closer to the Clutha River ONF; that Wanaka has an ample supply of existing Residential zoned land to serve forecast demand to 2031; and that there is alternative currently zoned Rural General land within “the Rivers” which offer the same or better connection to existing urban Wanaka than the PC 45 land.

Mr Page acknowledged that Mr Munro's report and Ms Jones's recommendations address those issues by limiting the spatial extent of PC 45; by limiting the number of residential units; and by deferring Stage 1 to at least 2019, and later stages yet further. He submitted that while these are logical ways to address the issues it is necessary to ask how these issues are expressed in section 5 of the Act.

Mr Page noted that under the first 20 years or so of the administration of the RMA the philosophical approach taken is that Council should manage adverse effects of the use of land on the environment and not the market's behaviour. As a consequence the question usually asked in zoning cases is whether land is suitable for development, rather than when it might be suitable for development. Territorial authorities have now found that it is helpful to know how, where and when urban environments are going to grow. As a consequence the “free market pendulum” has been swinging back from one extreme.

Mr Page acknowledged the WSP as being a sensible response to Wanaka's need to understand how, where and when its urban environment will grow.

Mr Page submitted that the need for time sequence planning and land development is hardly surprising when one looks at section 5 of the Act. He noted in particular that the words “at a rate” have seldom come in for detailed examination; and he submitted that they are the key words here. Mr Page referred to the Environment Court's decision in Pohutakawa Coast Community Association & Others v Auckland Council [2013] NZ Env C104. Mr Page noted that the Court had recognised that the words “at a rate” means that managing the rate of development is a requirement of “sustainable management”.

Mr Page submitted in the context of PC 45 that Mr Munro's report had demonstrated that PC 45 is not required now to meet the population growth demand. He considered that while there remains a sufficient supply of residential land to give people reasonable choice as to where they may live within urban Wanaka, approving PC 45 is more likely to frustrate Wanaka's desire for compact urban form than it is to achieve it.

Mr Page submitted that in the context of restricting the rate and location of urban land release in Wanaka, a difficulty is that PC 45 applies only to the land concerned. He noted that there are no controls on when or whether existing Residential zoned land will be brought to the market as this is entirely at the discretion of the landowners. Mr Page submitted that the only way that all potential candidates for rezoning within Wanaka can be lined up, assessed, prioritised and controlled is through the District Plan Review process. Mr Page submitted that in this very important sense PC 45 jumps the gun and will potentially frustrate the District Plan Review.

Mr Page also raised questions on how any deferred zoning would stick. In particular he noted that the promoters of PC 45 will have the opportunity to relitigate the issues through submissions on the District Plan Review.

Mr Page responded to Mr Goldsmith's submission on the matter of trade competition. Mr Page noted that while Mr May has an association with the Kirimoko development many of the matters raised in Mr May's submission concern effects on him personally. Mr Page advised that Mr May is a regular recreational user of Mt Iron and the Clutha River tracks as a mountain biker and runner. Mr Page submitted that the inescapable fact is that Mr May is

perfectly entitled to make a submission on PC 45. Mr Page submitted that Mr May lawfully qualifies as a submitter and has not raised trade competition issues in his submission.

Mr Mike Garland

Mr Garland outlined the evolution of RMA provisions relating to private plan changes. He noted the potential for a District Plan to become a loose association of many effects based provisions which do not embrace a co-ordinated purpose. Mr Garland also acknowledged that long term strategic planning has been incorporated into the Local Government legislation rather than the RMA and hence the WSP (and other strategies discussed in the section 42A report) are higher level documents that are not directed at the regulatory coal face.

Mr Garland observed in terms of his initial impressions that a plan change such as PC 45 cannot “spill over” onto adjoining land which may well be outflanked or it’s rezoning may become inappropriate. He noted in this context the large lot Rural Residential Zone will clearly be outflanked and its function compromised if PC 45 proceeds.

Mr Garland expressed surprise that no comprehensive form of staging is proposed within the PC 45 land. With a number of owners being involved he noted that there could be a risk of ad hoc development occurring which is something that PC 45 says it seeks to avoid.

Mr Garland also referred to the WSP and he noted that the Inner Growth Boundary is arbitrary (in landscape terms) as it follows cadastral boundaries. While the land to be developed in terms of PC 45 between the Inner Growth Boundary and the Outer Growth Boundary is relatively small (in the context of PC 45 as a whole) Mr Garland said it has to be asked if this does not set an alarming precedent for the long term planning growth of Wanaka.

Mr Garland advised that the contents of the section 42A report by Ms Jones and Mr Munro’s report (at Appendix A of the section 42A report) support his initial impressions on PC 45 (as discussed above).

Mr Garland acknowledged that the WSP was undertaken under the Local Government Act with the explicit purpose of application to the resource management process. He considered the WSP to be a “critical foundation” for good urban design which avoids or mitigates adverse effects on amenity values and assists in the integrated management of resources.

Mr Garland believes that managing the rate of development in accordance with an overall strategy is in accord with section 5 of the Act. He therefore believes that those planning documents prepared under the Local Government legislation deserve to be given significant weight; and he considered that they are an appropriate tool for evaluating the plan change subject to the “significant caveat” that these exercises were undertaken during a period of higher demand than now exists. Mr Garland considers it important to get the scale of development and timing right.

Mr Garland agreed with Mr Munro that it is not appropriate for PC 45 to include a commercial component; albeit that Mr Garland would not be opposed to a local shop or dairy on the PC 45 land, if the plan change proceeded. He noted that provision had been made for commercial development at Kelvin Heights which has never been realised.

While Mr Garland supports the ODP mechanism he has reservations about its effectiveness. In his experience the technique is more effective if an ODP is included in the initial application for a plan change.

Mr Garland concluded by reiterating his support for the opinions of Mr Munro and Ms Jones. He considered that if PC 45 is not to be limited in the way recommended by Mr Munro and Ms Jones, it should not be approved at all. Mr Garland considered that further expansion of Wanaka should be considered in the round as part of the forthcoming District Plan Review. Mr Garland emphasised that a private plan change confined to specific land parcels (such as PC 45) is not able to encompass an integrated approach.

7.2.10 Queenstown Lakes District Council

Mr Wallace addressed the 19 original submission points made by the Council in its submission.

Mr Wallace advised that there are currently 14 Special Zones (some 384 pages) in the District Plan, with another 4 in process. Mr Wallace observed that this makes Section 12 of the District Plan bigger than many district plans in their own right and very cumbersome for plan users. Mr Wallace also considered that Section 12 of the District Plan to be in conflict with nationally led initiatives to make planning processes and documents more simplified, streamlined and generally accessible to the wider community.

Mr Wallace considered that it is unnecessary to create a new NSZ and that existing zoning categories should be used instead.

Mr Wallace concurred with the findings and recommendations contained in the section 42A report with respect to an appropriate density for the PC 45 area. The Council sought that the recommendations of the section 42A report relating to the scale of the development be adopted.

Mr Wallace drew our attention to objectives and policies introduced to the District Plan via Plan Change 24 that relate to affordable housing. Mr Wallace considered that PC 45 is in accordance with Policies 1.1 and 1.2 of Section 4.10 of the District Plan; but does not appear to be in accord with Policy 1.3. This is to enable the delivery of community housing through voluntary retention mechanisms, such retention mechanisms being defined as binding agreements which ensure the long term affordability of community housing for existing and future generations. The submitter promotes that voluntary retention mechanisms be provided for to enable the delivery of community housing as part of PC 45.

Mr Wallace promoted that whether either a Special Zone or existing zone provisions were utilised, objectives and policies should be strong and directive enough to ensure the intended outcome is achieved; he also supported non-complying status where unanticipated densities are proposed on PC 45 land; and Mr Wallace also supported a policy to avoid retail development in Activity Areas A, B and C.

Mr Wallace considered that effects on natural topography should be a matter for discretion to be applied at the ODP stage; and that the relevant Part 14 Transport, Part 16 Hazardous Substances and Part 18 Signs provisions should apply to PC 45. He considered that the recommendations relating to landscape, visual amenity, recreation and ecological values as discussed at Issue 10 in the section 42A report should be adopted. Mr Wallace also considered, in the absence of further information relating to urban design, that the recommendations of the section 42A report should be adopted.

Mr Wallace rejected the Requestor's assertion that land in Activity Area A has been sold to different parties and so future "greenfield" subdivision is not a possibility. The Commission simply notes in this context that subdivision consent has been granted for Activity Area A and that subdivisional works are well advanced. In these circumstances it appears that the submitter's concerns have been overtaken by the existing subdivision of Activity Area A.

Similarly concerns with respect to multiple access points to Aubrey Road and the potential need for further upgrades appear to have been largely resolved by the standard of intersection construction and the contents of the various engineering reports that have now been made available, including those appended to the section 42A report.

Mr Wallace supported the recommendations of the section 42A report with respect to travel demand management; that confirmation should be provided of any land outside the Requestor's control that is required for any access upgrade at the Aubrey Road/Anderson Road intersection and that an explanation of how that land will be acquired should be provided; and that the Requestor should agree to provide the Council with a programme of works (and ideally some indication of when various ODPs will be applied for) to a degree that allows the Council sufficient time to programme works and undertake them. Mr Wallace also supported the recommendations in the section 42A report that are aimed to ensure that a quality outcome is achieved.

Mr Wallace drew our attention to the Council's policy on development contributions and financial contributions. In essence development contributions are payable in relation to the development when an application is made for resource consent, building consent or for authorisation for a service connection. Provision is made for the collection of development contributions under the Local Government Act 2002; and contributions are not to be levied as financial contributions under the RMA and the DP.

7.2.11 Kirsty Barr

Ms Barr believed that the Northlake development will exacerbate safety issues on the walking/cycling route (being the Aubrey Road path) between Albert Town and the Wanaka schools. Ms Barr considered that there should be a requirement for developers to provide (or be the main contributors towards) implementing three measures being:

- Complete resurfacing of the Aubrey Road path.
- An on-road cycle lane along Aubrey Road to connect between Northlake and the schools.
- Cycle friendly transitions on the path where it crosses side roads or give priority to cyclists on the path.

Ms Barr noted that nothing can be done to fully restore the position the community was in before the first stage of the Northlake development [subdivision of Activity Area A]; but measures can be taken to help mitigate what has been or will be taken away from the community. She noted options as being the Council placing requirements on developers; or developers taking this on themselves. Ms Barr stressed that this was in everyone's interests, including the developers, given that Northlake is approximately 2 kilometres from schools.

Ms Barr was concerned that without change to the Aubrey Road path or on-road provision further development at Northlake will ultimately discourage walking, cycling and scootering to school. If parents think it is unsafe to use these alternative transport modes they will not allow their children to use the Aubrey Road path.

7.2.12 Ministry of Education

A written statement of evidence prepared by **Mr Roberts** was tabled in support of the submission lodged by the **Ministry of Education**. Mr Roberts explained that the Ministry has responsibility for the management of the school property portfolio and exercises its role in the education sector to facilitate achievement of Government education goals. He

confirmed that the Ministry recognises the importance of managed expansion of the township of Wanaka to meet development and community pressures.

Mr Roberts responded to a number of questions raised in the section 42A report under the heading “Impacts on Social Infrastructure and the Wider Community”.

Mr Roberts explained that the need for a second site for a primary school at Wanaka will be triggered by a number of factors such as the capacity of the current site to accommodate growth and demand for primary education, the spatial relationship of the current site to future residential growth, the ability of two sites to be sustained by long term demand for primary education and how best to use the resources available to meet future demand. Mr Roberts confirmed that these factors are considered alongside community desires and expectations of how best to meet local community needs.

In response to the question of whether the Ministry would consider land within PC 45 to be suitable for such a school relative to other greenfield areas such as the Three Parks Zone, Mr Roberts advised that if it is decided that an additional site is required to meet the needs of the Wanaka community, the Ministry would undertake an evaluation of sites using established site evaluation criteria. Mr Roberts advised that typically, sites need to provide appropriate spatial separation from existing school sites to maximise accessibility of education facilities to the community. Mr Roberts also advised that typically primary school sites are 2-3 hectares in area.

Mr Roberts advised that it is feasible that students would travel from beyond Northlake to attend the school, dependent upon a number of factors including the speed at which residential development occurs elsewhere in Wanaka, for example at Three Parks. The potential for students to travel from beyond Northlake to a school site is the reason for the Ministry supporting the provision of safe transportation networks to and from schools in it's further submission.

Mr Roberts noted that the section 42A report at page 71 had indicated that the Ministry of Education had requested that the provision of a new school at Northlake should be expressly supported through the addition of policies within the zone. He clarified the position by clearly stating that the Ministry did not seek this in it's submission. The Ministry sought more explicit provision for educational facilities within the zone that would not be limited to schools and could include, for example, an early childhood education centre. Mr Roberts also noted that the population threshold for an early childhood education centre is considerably less than for a school.

Mr Roberts noted that if development was to occur at a considerably escalated rate in Northlake compared to the Three Parks/North Three Parks areas the appropriateness of establishing educational facilities within the Three Parks/North Three Parks area would be questionable. The Ministry wishes to see a flexible policy framework so it can provide educational facilities to meet the aspirations and needs of the Wanaka community. Mr Roberts confirmed that the Ministry does not wish to be “locked in” to any particular site at this stage, nor has it made a commitment to any particular site.

7.3 The Officers Report

Ms Jones's section 42A report dated 13 December 2013 discussed the matters raised by submitters and further submitters to assist us in our consideration of these matters. Ms Jones's section 42A report was informed by the reports of several other Council officers and consultants, such reports being presented in Appendices to Ms Jones's section 42A report.

Ms Jones and several other report authors addressed us following the presentation of evidence and submissions and prior to the conclusion of the hearing to address matters that had been raised by the parties who appeared before us. The exception was Mr Munro who due to circumstances beyond his control addressed us on 14 February 2014, prior to Ms Barr's presentation on 17 February 2014.

Mr Ian Munro

Mr Munro considered that there is really only one critical difference of opinion between the experts called by the Requestor and himself. This is how much residential land can be enabled within the Requestor's land while still promoting sustainable management? Mr Munro considered that all other differences, including whether and the extent to which retailing should also be enabled in PC 45, are subordinate to that issue.

Mr Munro discussed the Council's current estimate of housing capacity (supply) and current demand model estimates at Wanaka for the next 10 years. He considered that a 20 year planning horizon is fairly typical for settlements of Wanaka's scale. Mr Munro commented that it is difficult to undertake any planning in a strategic manner with less than a 20 year horizon; and that uncertainties multiply considerably at timeframes greater than this.

Mr Munro reviewed his methodology and noted that he had provided a 20% upwards demand estimate. He noted that being as generous and pragmatic as possible to the Requestor, there is not reasonable demand for any development on the PC 45 land in the next 20 years beyond that already provided for to meet the strategic needs of Wanaka. Mr Munro noted that the lack of need means PC 45 will invariably compete to one degree or another with existing areas of zoned capacity. Mr Munro acknowledged that while "need" is not an RMA requirement for a private plan change *per se*, the issues and potential effects raised by a lack of need for PC 45 have been of critical interest to him.

Mr Munro agreed that it is very difficult to base definitive planning on any future-based estimate and that much pragmatism needs to be kept in mind. He advised that he has done so in his analysis and his support for up to 705 units on the PC 45 land when there is no actual urban design case to provide this many additional units on the sheer face of existing supply and demand data. Based on Mr Munro's analysis and urban design methodology some 442-552 units are all that is strictly speaking justifiable in the PC 45 land. Mr Munro advised that because the WSP signalled a higher yield of up to 705 units, he had, in the interests of pragmatism and reasonableness, recommended that up to 705 units could be enabled. Mr Munro confirmed that should the Commission wish to place no or very little weight on the WSP, the maximum yield in PC 45 that he could support drops to 552 units.

Because foreseeable demand for growth in Wanaka will be ably met by existing zoned areas, Mr Munro considered that any development in PC 45 will amount to relocation of growth from one existing zone into the new zone. He considered that this raised efficiency and effectiveness issues relevant to PC 45. Mr Munro reiterated that PC 45 could offer an urban design benefit to Wanaka if the residential units in PC 45 were accommodated in a way that was within and well connected to his identified 2km walking isochrones (being those depicted on the plan at Appendix C to Mr Munro's original report – Appendix A to the s42A report). Overall Mr Munro remained satisfied that the approach taken in reaching his original recommendations is based on accepted urban design practice, is pragmatic, and is reasonable.

Mr Munro responded to the suggestion that the specialness of Northlake and a very low price point would induce additional growth at Wanaka such that most, if not all, of the 1600 units originally proposed on the PC 45 land would come to the settlement in addition to

what could be described as baseline growth. Mr Munro advised that if this “induced growth” could be substantiated – and to his mind it has not been – Mr Munro would be more likely to support PC 45. He observed that in reality there will be a finite number of households wishing to settle in Wanaka.

Mr Munro discussed the proposed retail development in PC 45. He questioned whether Palm Beach at Waiheke Island, as referred to by Mr Long, provided an appropriate comparison to the proposal given that 30 years of depreciation on a building (at Palm Beach) would help make lease, rates and other costs much lower for a retailer. Mr Munro also observed that a reduced PC 45 yield of between 442-705 units would result in no retail node being feasible or provided on the PC 45 land.

Mr Munro stated that if Northlake were a conventional greenfield expansion of Wanaka he would be very supportive of a local node to meet as many needs of locals as possible. He emphasised that in his opinion Northlake is not conventional given that it has no demand based logic. Ultimately every house that locates in Northlake will, in Mr Munro’s opinion, most likely be a house that would have located elsewhere within the existing zones in Wanaka. Hence 1000m² of commercial activity in Northlake serving 1600 units will necessarily mean 1000m² of commercial activity and 1600 units less in the existing nodes at Wanaka.

Mr Munro supported the limitations volunteered in terms of retail/commercial activity in PC 45. He considered that if 1600 units were to be enabled within the node, the controls proposed would be appropriate. In essence a convenience store or similar would be appropriate in the context of PC 45 if development occurred at the scale proposed by the Requestor.

Mr Munro noted the Structure Plan changes that had been discussed during the hearing. He remains of the view that a link at Peak View Ridge or a new link in this locality is an urban design necessity in terms of efficiency and integration. Mr Munro also supported a new pedestrian link between Activity Area B1 and Activity Area B2 to ensure that users from the north can conveniently access the south without having to move eastwards into Activity Area D1. Such a link has now been incorporated into the SP for the NSZ.

Mr Gavin O’Connor

Mr O’Connor acknowledged that since he prepared his initial report Abley Consultants have updated their assessments and provided additional evidence in support of their logic and findings. Mr O’Connor agrees with Abley’s findings and he advised that there are no transportation related matters which should restrict the ability to approve the proposal.

Mr O’Connor promoted in his original report that the existing cycle/walking path along Aubrey Road be upgraded to a standard adequate to accommodate regular traffic movements across it prior to any dwellings taking direct access from Aubrey Road; and the necessity, due to the level of development proposed, to implement a road cross section which assisted in redefining this section of road as urban. Mr O’Connor maintains the view that a cohesive treatment for the frontage will provide a safe environment for all road users, will assist in reducing traffic speeds and will ensure the use of the existing facilities (shared path) is maintained appropriately. He noted that while upgrading of the frontage was not required in the context of resource consent for subdivision of Activity Area A; this does not justify omitting such a requirement from the current plan change. Mr O’Connor observed that the scale of the two developments is substantially different and that the combined impact on the use of the shared path in Aubrey Road will be greatly increased if PC 45 proceeds.

Mr O'Connor noted that crossing facilities have already been provided on Anderson Road. He expressed the opinion that whilst the existing facilities provide some opportunity to accommodate pedestrian/cycle movements across Aubrey Road and Anderson Road, they are not sufficient to wholly mitigate the impacts associated with the development. Mr O'Connor considered that the requirement for two pedestrian crossings in Anderson Road and one crossing on Aubrey Road should be amended to one pedestrian crossing on Anderson Road and one crossing on Aubrey Road.

Mr Steve Hewland

Mr Hewland confirmed that there was agreement between the Requestor's representatives and Council officers with respect to Three Waters Infrastructure matters.

Mr Hewland advised that a programme of staged works is in the interests of all parties; and provides the Council with as much of a heads up as is possible. Mr Hewland noted however that whatever programme is presented is an educated guess and must be subject to change. He considered that presenting a programme at the ODP stage is not particularly helpful given that a bigger picture overview is needed. Mr Hewland acknowledged the potential for a staging programme to be provided at the outset and for this to be revisited subsequently as each ODP is presented.

Mr Hewland advised that if infrastructure benefits other parties funding through development contributions is appropriate; but that if infrastructure is purely for the benefit of the development then this should be funded by the developer. He advised that PC 45 is not a "silver bullet" to resolve issues with respect to the Beacon Point Reservoir. PC 45 would be beneficial but other projects would also benefit the wider water supply system. Mr Hewland noted that the 450mm wastewater trunk main extension in Aubrey Road could be brought forward from the currently programmed year of 2019.

Mr Hewland noted in response to the Otago Regional Council submission that stormwater is to be managed in any development to minimise the increase above the predevelopment situation. Stormwater peak flow attenuation is a matter that can be addressed at the subdivision design stage. Mr Hewland also anticipated that stormwater discharge to the Clutha River would be inconsequential given the likely storm flow levels in that river.

Mr Tom Lucas

Mr Lucas advised that growth related capital expenditure is funded, in order of priority, from vested assets, development or financial contributions, capital grants and subsidies, and borrowing. Mr Lucas noted that in many instances infrastructure has to be put in place before contributions are received meaning that borrowing is used; and that future contributions generally fund growth related interest costs and repay growth related debt.

Mr Lucas noted that the Council's financial strategy states that:

"In periods of slow growth or where growth is less than forecasted, it is recognised that development contribution income will not be sufficient to fund the full cost of servicing "growth" loans. In these circumstances council will fund the shortfall by a combination of:

- (a) Additional internal loans (repayments funded by general rates)*
- (b) Utilising 'excess' depreciation funds (especially Roadings)"*

Mr Lucas therefore considered that Mr Goldsmith's submission that there is no cost to ratepayers is incorrect in the current slow growth environment. If growth slows sufficiently the burden of funding interest costs can fall onto ratepayers. Once infrastructure is in place and vested in the Council there are financial implications for all ratepayers to cover the increased depreciation and operational costs.

Mr Lucas estimated that around \$200,000 per year of additional interest costs will result from the bringing forward of capital expenditure to service Northlake. He observed that due to the sufficient supply of zoned land in Wanaka Northlake is unlikely to increase the projected revenue from development contributions. The vesting of infrastructure assets provided to service Northlake will add financial costs on to Wanaka ratepayers. Mr Lucas considered that this is likely to be greater than the benefit of providing additional ratepayers, therefore resulting in a rates increase for all.

Dr Marion Read

Dr Read confirmed that she stood by her original report (Appendix D to the section 42A report). She maintains the opinion that the correct classification of the landscape subject to PC 45 is VAL. Dr Read referred to statements made in Wakatipu Environmental Society v QLDC Dec C73/2002 (relating to the Fern Burn Valley) which confirmed that a minimum area of 600 hectares is not definitive for an area to qualify as a landscape. She also noted that the Environment Court in Infinity Group v QLDC Dec C10/2005 had found that the correct landscape classification for the Peninsula Bay land at Wanaka was predominantly VAL, with the northern reaches being ONL.

Dr Read advised that the Peninsula Bay block has an area of approximately 74 hectares which is considerably less than the area of the PC 45 land. She also noted that the subject site is bounded by Rural General land to the north, west and east, and by Rural Residential to the south. Dr Read considered that statements made by the Requestor's witnesses who referred to the "urban" context of this land is stretching the appropriate use of this term.

Dr Read confirmed that she is happy to accept the location of the boundary between ONL and ONF as now proposed by Mr Baxter. She considered that lowering the Activity Area B2 below the 380 metre contour (as provided for in the amended SP) is positive. Dr Read also suggested amendments to the C2 boundary with the ONL; and she suggested that Activity Area C2 be moved to the south and that the BRA extended. Dr Read also considered that Activity Area C4 should be moved to the south and that the BRA should extend along the southern side of the ONF boundary to ensure that the development is reasonably difficult to see from within the ONF, regardless of the presence or otherwise of trees. Dr Read considered that the infringement of Activity Area C4 into the ONF would be contrary to Policy 4.2.5(5) of the DP that relates to Outstanding Natural Features.

Dr Read provided suggested alternative policies and also suggested amendments to the rules which had been presented by Mr Edmonds.

Dr Read maintained her opinion that the minimum lot size of 4000m² should be retained in Activity Area A. She noted that this was consistent with the standard for subdivision which applied to the rest of the Rural Residential Zone at Aubrey Road.

Ms Vicki Jones

Ms Jones briefly outlined her experience relevant to the matters before the Commission. She confirmed that her fundamental views and recommendations on PC 45 have not changed through the course of the hearing.

Ms Jones responded to Mr Goldsmith's submissions with respect to the use of Special Zones. In particular she advised that she had supported the use of a Special Zone at Three Parks as it was a truly mixed use zone which incorporated a number of very different activity areas. Furthermore the Business Zone rules were in her opinion flawed and Town Centre rules did not lend themselves to new greenfields development. Ms Jones is of the view that less zones are more efficient than more.

Ms Jones agreed with Mr Goldsmith's submission that the Wanaka Comprehensive Residential Development rules may not provide an adequate density bonus/incentive to justify undergoing a comprehensive residential development consent process. She noted however that this is a matter that can be addressed through the District Plan Review.

Ms Jones noted that the Northlake land was expected to be the second to last area to be rezoned in the Inner Growth Boundary in terms of the WSP.

Ms Jones noted that the demand figures used by herself and Mr Munro are those undertaken for the most recent Council Long Term Council Community Plan (LTCCP). She drew attention to the statement on page 29 of the section 42A report that a total of around 710 dwellings, including the Rural Residential-type housing proposed, will be the maximum that should be enabled at Northlake in the medium to long term. She considered that staging is a far superior approach to the alternative that is proposed. Ms Jones considered, based on the conservative and generous provisions made in the estimates of demand provided by Mr Munro, that the suggested need for some additional 440 dwellings in the next 20 years is likely to be an over-estimate.

Ms Jones acknowledged the criticism that had been made of the staging rules proposed in the section 42A report. She confirmed that she had tried to enable some degree of development for the benefit of the developers in the foreseeable future while still mitigating the adverse effects of developing too much land in this location too soon.

Ms Jones explained that the efficiency of infrastructure is just one of the reasons for wishing to defer the zone. While she acknowledged that different dates could be promoted she considered that 2019 was a date that was appropriate from an urban design perspective and an infrastructure efficiency perspective. Ms Jones is clear that the purpose of the Act will be better achieved by deferring the zoning at Northlake. Ms Jones also noted that deferral mechanisms have existed in other districts for a considerable time and that there have been no significant issues with the administration of these.

Ms Jones acknowledged that there is some truth that the figure of 710 units was driven to a degree by the Wanaka Structure Plan albeit that the core data used is from the LTCCP growth projections. If a more effects based approach based on minimising the adverse urban design effects were taken, Ms Jones anticipated that this might enable a total of up to, say, 560 units to be established at Northlake in a staged manner over the next 15-20 years.

Ms Jones considered that provision for intensification can be readily achieved by either setting aside areas for future development as part of Stage 2 or by clarifying where intensification/infill is enabled within the Stage 1 area. Efficient infrastructure provision would be achievable as the eventual yield of the area would be known from the outset.

Ms Jones confirmed that she was not as opposed as she was initially with respect to provision for commercial activity within the NSZ. If limited in scale she saw no issue with a corner dairy/café/takeaways at Northlake; although Ms Jones struggles to see any benefits resulting from having any of the other services mentioned within walking distance. In particular she considered that above ground level offices should be consolidated at Three Parks to achieve the two storey built form that is required for the main street at Three Parks to be successful in urban design terms.

Ms Jones has reconsidered her position on the suitability of the Rural Residential (RR) Zoning as recommended in her section 42A report. She suggested that the Commission consider either including the RR(3) area within the LDR(3) [as shown in Appendix C to the section 42A report] thus enabling 5 units per hectare in the first instance; or retaining this

land as RR but reducing the minimum lot size recommended from 4000m² to 2000m², or 1800m². She noted that if the LDR zone was applied there would be no design controls on dwellings; whereas dwellings are a controlled activity in the RR Zone. For simplicity she recommended that if the land is retained as RR she suggested making the minimum lot size 1800m² throughout the Rural Residential Zone on the subject site (including on the Requestor's Activity Area A). Ms Jones acknowledged the amendments to design controls proposed by Mr Baxter for the Activity Area C areas albeit that she questioned whether the proposal has, in fact, now gone the other way and become too prescriptive.

7.4 Requestor's Reply

Mr Goldsmith requested that the hearing be adjourned subsequent to his reply and he sought leave to place a final set of the NSZ provisions before the Commission. Such leave was granted and the Commission acknowledges that a full set of provisions was lodged with Mr Goldsmith's Memorandum dated 20 February 2014.

Mr Goldsmith reiterated various matters originally raised in his opening legal submissions and in the evidence. He acknowledged that Peak View Ridge may not raise a jurisdictional issue given the contents of the submission by Robert and Alice Dupont and 8 Others; and that Peak View Ridge could be utilised via a controlled activity resource consent in the event that Allenby Farms Limited wished to achieve access via this route. Mr Goldsmith also noted that residents had lodged submissions and addressed the possibility that Peak View Ridge could be utilised in response to PC 45 as notified.

Mr Goldsmith noted that the provisions of the NSZ, as amended, make provision for residents at Peak View Ridge to participate in the resource consent if access is to be achieved via this route. Mr Goldsmith discussed other amended provisions for the NSZ, including provision for a retention mechanism for affordable housing.

Mr Goldsmith emphasised that the Requestor was not seeking provision for 1600 lots as an absolute proposition. He noted that the 1600 lots had resulted from a process of landscape analysis and urban design input from Studio Pacific in Wellington. Attachment HH1 prepared by Mr Baxter and tabled during the reply illustrated the green space network which could occur in Activity Area D1. Mr Goldsmith emphasised that the Requestor and other landowners are responsible developers who have expressed what they consider to be the best use of the land. The Requestor and landowners are seeking to achieve a good quality outcome and to provide a good product that sells in the market.

Mr Goldsmith noted that three options were available to the Commission. These were PC 45; to accept the s42A report "hybrid"; or to adopt the "do nothing" option and decline PC 45.

Mr Goldsmith said based on the evidence presented during the hearing that the third option is not really a valid option.

Mr Goldsmith noted that the two landscape architects who had provided evidence (being Mr Baxter and Dr Read) do not have concerns with respect to the impact of views from Mt Iron. Mr Goldsmith submitted that laypersons had frequently overstated the effect of development on views; and that those who submitted about a "sea of houses (or roofs)" were using emotional language. Mr Goldsmith also noted that the content of many of the submissions as lodged were copies of each other; and he cautioned that a "band wagon" effect was at play.

Mr Goldsmith emphasised that we are operating in the real world and that the plan change must be approached in this context. Mr Goldsmith had concerns with respect to the s42A report “hybrid” on this basis. He emphasised that change will occur incrementally rather than by way of a sudden change. Mr Goldsmith submitted that it would take a generation - 20-25 years – to develop this land.

Mr Goldsmith submitted that section 5 is at the heart of the hearing; along with whether “need” is a relevant consideration; and he also questioned the 20 year planning horizon that had been referred to by the officers.

Mr Goldsmith submitted that a 20 year planning horizon works against holistic planning. He noted that the urban growth boundary provided for in the WSP is not based on a 20 year planning horizon; but rather a 100-200 year planning horizon. Mr Goldsmith also noted that a 20 year planning horizon is not specified in the statute or in the District Plan; and that there is no statutory basis for this approach. Mr Goldsmith submitted that PC 45 would serve to determine what the long term use of this land should be. Mr Goldsmith tabled a decision of the Environment Court in Kiwi Property Holdings Limited and New Zealand Historic Places Trust v Auckland Council [2013] NZEnv C303 in support of his submission that all matters must be taken into account.

Mr Goldsmith responded to matters raised in the submitters’ evidence. In reference to Ms Scott for the Queenstown Lakes Community Housing Trust he emphasised that the Requestor had tried to engage the Trust in dialogue; and that funds offered to the Trust have now been allocated to providing the community facilities complex. Mr Goldsmith also advised of Ms Meehan’s efforts to concrete the pathway adjacent to Activity Area A at Aubrey Road; and confirmed that the Requestor had offered to pay a fair share of this work if the Council also contributed, in the context of RM 051067. Mr Goldsmith also drew attention to a private covenant that had been applied to lots adjacent to Aubrey Road which will ensure that purchasers cannot subdivide those allotments and have direct access to Aubrey Road.

Mr Goldsmith addressed issues raised by Mr Wallace for the QLDC as a submitter; and to matters raised by Messrs O’Connor, Hewland, Munro and Lucas and by Dr Read in their reports.

The Commission notes that in response to Mr Wallace on the issue of whether a Special Zone was desirable, Mr Goldsmith considered that the best option would be to proceed with the NSZ now; with the option being available to rationalise the Special Zones in the DP later in the context of the District Plan Review.

Mr Goldsmith was critical of points made in Mr Munro’s Supplementary Statement, submitting that very thin evidence was presented in support of the “broad statements” contained therein. Mr Goldsmith emphasised in the context of Mr Munro’s views the enabling component of the Act. Mr Goldsmith also drew attention to the rebuttal of Mr Munro’s original report (Appendix A to the section 42A report) contained in Mr Edmonds’s evidence.

In response to Mr Lucas, Mr Goldsmith submitted that we are no longer in a current “slow growth environment” and that development activity is actually busy. Mr Goldsmith submitted that interest costs associated with the funding of infrastructure are ultimately repaid from development contributions.

In response to Ms Jones’s Supplementary Report, Mr Goldsmith noted that it is unclear whether the Rural General Zone provisions of the DP will be reviewed as part of the District Plan Review. Mr Goldsmith also submitted that if PC 45 goes to the Environment Court on

appeal the outcome of PC 45 is likely to be known before the District Plan Review reaches the appeal stage. Mr Goldsmith considered that there is no chance of PC 45 becoming tangled up in the District Plan Review process.

Mr Goldsmith noted that Mr Edmonds's evidence had found that the Rural General Zone is not the most appropriate for the Northlake land. In these circumstances PC 45 should be considered having regard to the objectives and policies contained in Part 4 of the DP. He submitted in response to Mr Garland's evidence that the WSP cannot be more important than the District Wide objectives and policies of the DP; and that PC 45 should be considered in terms of the provisions of Part 4 of the DP.

In response to the submission by Ms Caunter that the use of the land should be determined through the District Plan Review, Mr Goldsmith submitted that the District Plan Review is likely to be more generic and cannot focus on the land concerned to the degree that a plan change can. He noted in particular that the District Plan Review would not have the benefit of a Structure Plan as has now been promoted by the Requestor. Mr Goldsmith also noted that if the Rural General Zone remains on the land a "cloud" will remain over the land being the uncertainty associated with its future use in the long term.

Of the three options identified by Mr Goldsmith earlier in his reply, he submitted that adopting PC 45 was the most appropriate.

Mr Goldsmith also identified a possible "fourth option" being a deferral of development across the zone. Such an approach was not advocated by the Requestor and could not be justified on RMA grounds. Mr Goldsmith submitted that it would be difficult to identify any specific adverse effects that would be mitigated by preventing development of the land now.

8.0 ASSESSMENT

The Act requires that submission points are addressed by grouping them according to the provisions of the plan change to which they relate, or the matters to which they relate. For convenience, we have followed the format set out in Ms Jones's section 42A report which is to group submission points on the basis of 20 Issues.

The full list of the submitters and further submitters to PC 45 is provided in **Appendix 3**.

Our recommendations are structured as follows:

- The issue and submission points – being a general summary of the issue and the main points raised in the submissions and further submissions.
- A discussion which reflects our assessment of the submission points that relate to the issue and which provide reasons for our recommendations.
- Our recommendations as these relate to the submission points that relate to each issue. These state whether each submission point is to be **accepted, accepted in part** or **rejected**. We attach at **Appendix 1** PC 45 as amended by our recommendations.

Care is required when interpreting the submission points. The database used to prepare **Appendix 2** only allows the insertion of one issue per submission point. One submission point may therefore relate to a number of issues and generally only one issue (and usually the most prominent) is assigned to that submission point in the summary at **Appendix 2**. The Commission also acknowledges that the submission points represent a summary only of each submission; and that the actual submission or further submission concerned may contain additional material. Submission points are identified by three numbers (eg. 45/20/1)

in the Summary at **Appendix 2** and in our recommendations in Sections 8.1 – 8.20 of this report.

The Commission confirms that it has given consideration to the full contents of all submissions and further submissions, copies of which were provided to the Commission prior to the hearing.

Summary of Findings

The fundamental matter for us to determine is whether the 219.26 hectares of land subject to PC 45 should be rezoned from Rural General and Rural Residential to NSZ. Following our consideration of PC 45 and the submissions and further submissions (including submissions and evidence presented at the hearing), the section 32 analysis and supporting technical reports, and the section 42A report and attachments the Commission has concluded that the proposed zone change is appropriate, subject to amendments. The Commission is satisfied that such a change of zoning is appropriate and provides certainty with respect to the ultimate development of this area of Wanaka.

The Commission has acknowledged that all owners of the PC 45 land who appeared at the hearing or who have lodged submissions and/or further submissions fundamentally support the rezoning of the Northlake land from Rural General to NSZ.

We discuss the specific issues and points raised in submissions in detail in Sections 8.1-8.20 below. In some instances we have accepted or accepted in part submission points which has resulted in modifications to PC 45 as notified and as attached at **Appendix 1**. The Commission also acknowledges that there are other matters that cannot be resolved through a decision on PC 45 and that require further consultation between the parties. This includes the issue of whether Peak View Ridge should be used to provide access to the NSZ on the PC 45 land.

Key amendments that have resulted from the Commission's consideration are:

- A minimum lot size of 4000m² is to be retained for Activity Area A consistent with the existing subdivision standard that applies in the Rural Residential Zone.
- Activity Area C5 is also to have a minimum lot size of 4000m².
- The BRA restriction is to extend along the Plantation Forest (Sticky Forest) boundary in Activity Area E4 to the last residential lot on Peak View Ridge to complement the BRA or equivalent at Kirimoko and Peninsula Bay as shown on Planning Maps 18, 19 and 20.
- Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages to be a non-complying activity outside Activity Area D1.
- Residential density limits to be specified in a Zone Standard and any breach therefore to be a non-complying activity.

8.1 INTRODUCING A NEW SPECIAL ZONE VS APPLYING EXISTING ZONES

The Issues and Decisions Requested

Four submitters¹ including the Council have requested that, if the land is to be rezoned, then the Queenstown Lakes District Council (the Council) should further consider whether appropriate development of this land can be enabled through existing District Plan zones (such as the LDR Zone, for example) rather than through a Northlake Special Zone. In her further submission, Michaela Ward Meehan has submitted in opposition to this part of the Council's submission, stating that she does not agree that the anticipated type of development can be enabled through existing zones but that, having made this point, the submitter is not fixed on creating a Northlake Zone if it can be shown that the development can be achieved through existing zones.

Discussion & Reasons

Pages 19 - 23 of the Request document addresses the pros and cons of three high level zoning options. That discussion concluded that whilst using existing zones would be simple and consistent with the rest of Wanaka, existing zones would not respond well to the specific characteristics of the site; are not faultless; are inflexible to changes in community needs and market conditions; would likely result in homogenous housing types/ density; are less likely to provide for recreation linkages or encourage conservation values; do not represent best practice in urban design; may result in inefficient use of infrastructure and land (as only one housing type is encouraged); and, overall, would be ineffective.

The section 42A report considered it highly inefficient to add a new "Special Zone" that relates to only one site into the DP.

The Commission notes that the "Special Zone" technique has been used by the QLDC consistently in recent times. The use of the "Special Zone" technique for Northlake is consistent with this long established approach.

The Commission finds that it would be administratively inefficient to have Northlake provisions scattered amongst the generic Low Density Residential Zone provisions in particular. Such an approach makes it harder to identify those provisions that are specific to the Northlake development; and does not assist those who wish to understand the generic Low Density Residential Zone provisions in the context of land elsewhere that is subject to that zoning, but which is not intended to be subject to any specific provisions (such as those that would apply to Northlake). The Commission also notes that if provision is to be made for a small retail centre at Northlake then that land should be located in the Corner Shopping Centre Zone if existing DP zoning provisions are to be applied on a consistent basis.

Given the established practice of using the Special Zone technique in this District the Commission considers that the Requestor is entitled to expect that PC 45 will be addressed in the same manner as has occurred with respect to other plan changes; that is by providing for PC 45 via a Special Zone.

The Commission acknowledges that the District Plan Review is likely to address the issue of multiple Special Zone provisions. Some rationalisation of these provisions can be expected given that Mr Wallace informed us that the existing 14 Special Zones occupy some 384 pages of the DP. The Commission notes that the Northlake provisions can be

¹ Central Land Holdings Limited, E Nepia, R Ryan, and the Queenstown Lakes District Council.

considered alongside the provisions relating to other Special Zones with the objective of rationalisation, as part of the District Plan Review.

In the meantime the Commission considers that the “Special Zone” technique is appropriate in the context of PC 45 and that this is consistent with the approach that has been taken by the QLDC in the context of other plan changes in recent years.

Commission’s Recommendations

1. That the submissions by Central Land Holdings Limited (45/31/2), Edward Nepia (45/85/6), Rachel Ryan (45/106/7) and Queenstown Lakes District Council (45/99/1) opposed by *Michaela Ward Meehan* (45/99/1) be **rejected**.

8.2 CONSISTENCY WITH PART 2 OF THE RMA

The Issues and Decisions Requested

Three original submitters² raise matters relating to consistency with the RMA; variously seeking that:

- The plan change be accepted as it is consistent with section 5 of the RMA;
- The plan change be declined on the basis that it is not consistent with section 5 of the RMA;
- The plan change give meaning to the words ‘at a rate’ in the RMA by careful staging of the Zone.

Discussion & Reasons

The RMA sets out its purpose as promoting the sustainable management³ of natural and physical resources. This is also the over-arching purpose that guides those authorities that are exercising functions under the Act, such as the Council. The RMA goes on to require that, in achieving this purpose, such authorities or ‘persons’:

- Must consider various matters of national importance which, relevantly, include the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development and the maintenance and enhancement of public access to and along lakes and rivers; and
- Shall have particular regard to ‘other matters’ which, relevantly, include the efficient use and development of natural and physical resources; the maintenance and enhancement of amenity values; and the maintenance and enhancement of the quality of the environment.

The Commission is satisfied that all of the section 6 matters have been properly recognised and provided for in the amended PC 45 provisions. The Commission notes in particular that both landscape experts (being Mr Baxter and Dr Read) have agreed on the position of the boundary of the ONL (Lake Wanaka) and ONF (Clutha River); and that PC 45 does not permit development to encroach onto those areas.

² Stokes et al, J May, and WD Pullar.

³ The Act defines sustainable management as meaning: Managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The Commission is also satisfied that section 7 matters such as the efficient use and development of natural and physical resources will be best achieved through PC 45. For reasons discussed under other headings the Commission has concluded that the current Rural General Zone provisions are not appropriate to this land; and following consideration in terms of the objectives and policies in Part 4 of the DP, that PC 45 as amended in **Appendix 1** (attached) is effective and efficient and best achieves the purpose of the Act.

The Commission is satisfied that PC 45 will enable development within the Northlake area that will promote the sustainable management of natural and physical resources having regard to the definition of 'sustainable management' contained in section 5(2) of the Act. PC 45 as amended in terms of **Appendix 1** to this report will achieve efficient use and development of this land whilst ensuring that the values associated with the adjoining ONL and ONF, the amenity of adjoining properties, public access and the quality of the environment are maintained and enhanced. The "rate" at which the PC 45 land will be developed will depend on the landowners' assessment of market conditions as discussed in Section 8.5 Need/Demand For Additionally Zoned Land.

Commission's Recommendations

1. That the submission by Anne Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustee 2010 Limited (45/26/1) be **accepted**.
2. That the submissions by John May (45/71/1) and William David Pullar (45/97/3) be **rejected**.

8.3 CONSISTENCY WITH (AND INTEGRITY OF) THE DISTRICT PLAN

The Issues and Decisions Requested

The relevant issues raised in submissions⁴ can be summarised as follows:

- The proposed rules and zone boundary do/ do not meet the Operative District Plan objectives and policies (contained in Sections 4, 5, and 8) and the plan change is inconsistent with the Rural General and Rural Residential Zones, in general.
- If approved, the plan change would undermine the integrity of the District Plan (due to its extent and departure from the current zones).
- Approving the plan change would set a dangerous precedent.

In turn, the submitters, variously, request that:

- The plan change be declined
- The plan change be accepted.

Discussion & Reasons

Section 74 of the RMA provides the basis for addressing whether the plan change is consistent with the District Plan. In summary, it requires that the District Plan and changes thereto must be in accordance with Part 2 of the RMA; be accompanied by a section 32 report; have regard to regional policies and plans and the extent to which it needs to be consistent with the plans or proposed plans of adjacent territorial authorities; and must take into account any planning documents recognised by iwi authorities and lodged with the territorial authority.

⁴ Stokes et al, K Addison, M Cruden, MJ Daniel, M Hill, AC Horder, R Lawton, AR & DM Nicholson, T O'Donnell, C Popperwell, P Popperwell, S Popperwell, NA Pullar, P Raymont, T St Clair, R Simpson & S Irwin.

Whilst the RMA does not specifically require that a plan change needs to be consistent with or achieve the operative objectives of the District Plan, it logically follows, assuming the District Wide objectives give effect to the purpose of the Act, that these provide a sound basis on which to test the 'appropriateness' of the plan change. Of no particular relevance is whether the plan change achieves the Rural General and Rural Residential objectives as the whole intent of a plan change that involves re-zoning is to amend those provisions and a core issue is to determine whether the proposed zone is more appropriate than the existing zone.

The Commission acknowledges that Mr Edmonds's evidence assessed PC 45 against the District Wide Objectives and Policies contained in Part 4 of the DP. Those provisions of particular relevance include:

- Natural Environment (Clause 4.1)
- Landscape and Visual Amenity (Clause 4.2)
- Open Space and Recreation (Clause 4.3)
- Urban Growth (Clause 4.9)

In terms of Objective 1 – Nature Conservation Values, and associated policies the Commission acknowledges that the Request document contained an Ecological Assessment at Appendix C. That report noted that most of the site contains highly modified agricultural land albeit that some modified indigenous habitat is found, particularly in the kanuka "islands" of various sizes which provide ecological stepping stones along with remnants of the Wanaka Moraine Association (kanuka, matagouri and mikimiki scrub mosaic etc) that is representative of an indigenous vegetation type that is declining and poorly represented in protected areas. In essence PC 45 through various provisions including the ODP process will provide for the protection of these habitats.

The BRA and TPA will assist in achieving the objective of retaining the natural character of the Clutha River and its margins.

In terms of the landscape and visual amenity objective and policies Mr Baxter and Dr Read have agreed on the position of the ONL (Lake Wanaka) and ONF (Clutha River) boundary. Development will not be permitted to encroach on these areas. The more elevated parts of the land within the zone in Activity Area E1 and Activity Area E4 as well as Activity Areas E2 and E3, have been retained in a separate Activity Area to ensure the retention of the pastoral and/or natural character of these areas. The Commission is satisfied that the measures now promoted by the Requestor and as amended and detailed in the provisions at **Appendix 1** to this report will result in subdivision, use and development being undertaken in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

In terms of Policy 7 Urban Edges in Clause 4.2, PC 45 relates to land within the greater Wanaka Urban Area that can be broadly defined as being between the Clutha River, the Cardrona River and the lower flanks of Hillend Station, Mt Alpha and Roys Peak. The land affected by PC 45 is strategically located between the Kirimoko development (to the west) and Albert Town (to the east), albeit that the Plantation Forest is located on part of the western boundary of the PC 45 land and the Hikuwai Conservation Area is located to the east. The Commission notes that provision for buffer planting is to be made immediately adjoining the Hikuwai Conservation Area.

In the context of Open Space and Recreation PC 45 precludes development on those areas which may have an adverse effect on the enjoyment of public open space and recreational areas at the margins of the Clutha River. The SP makes provision for pedestrian and cycling access through the PC 45 land and provision for open space and recreational

opportunities within that land will be a key matter to be determined through the ODP process. The Commission also notes that provision is to be made for community facilities, such as a swimming pool, which will benefit the wider community.

In terms of those objectives and policies that relate to Urban Growth the SP that forms an integral part of PC 45 has been developed having regard to landscape considerations. PC 45 avoids urbanisation of ONL and ONF land; and land that is highly visible and which has ecological values is to be set aside by the SP and/or the ODP. The density of development proposed is generally consistent with the low density character of the Wanaka and Albert Town residential areas; and provision is made for logical linkages between them.

The Commission also notes that within Activity Area D1 higher density residential development is to be provided for, being on that part of the land subject to PC 45 that is the least visible from external viewpoints. PC 45 is consistent with the objective of providing for residential growth sufficient to meet the District's needs. The Commission concurs with Mr Edmonds that none of the policies that follow Urban Growth Objective 3 seek to restrain growth in those areas which are found appropriate for development. The Commission is satisfied that Northlake is a logical area of land to zone for residential growth as it sits at the edge of Wanaka and will be as well connected as is possible to existing residential areas.

In terms of Urban Growth Objective 4 the Commission is satisfied that the limited commercial development proposed will not detract from the policy of promoting town centres as the principle foci for commercial, visitor and cultural activities. Such provision is also consistent with Policy 4.2. In terms of Urban Growth Objective 7 and its associated policies the Commission acknowledges that the Urban Growth boundaries are not yet prescribed in the DP. The Commission notes however that the WSP provides some guidance on this matter and notes that the land subject to PC 45 is located within the Outer Growth Boundary for Wanaka. The Commission is satisfied that approval of PC 45 will implement Policy 7.7 by avoiding the possibility of less intensive ad hoc development of the land resource through resource consent applications.

The Commission's overall assessment is that PC 45, as amended in **Appendix 1** to this report, is consistent with the relevant objectives and policies stated in Part 4 of the DP. As noted above these objectives (and their associated policies) provide a sound basis on which to test the appropriateness of PC 45.

Commission's Recommendations

1. That the submission by Anne-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustee 2010 Ltd (45/26/2) be **accepted**.
2. That the submissions by Keri Addison (45/20/4), Mark Cruden (45/21/4), Michael James Daniel (45/22/4), Martin Hill (45/23/4), Anthony Colin Horder (45/58/3), Robbie Lawton (45/64/2), Aaron Roger & Danielle Marie Nicholson (45/86/4), Tom O'Donnell (45/89/1), Christopher Popperwell (45/15/12), Patricia Popperwell (45/16/10), Stephen Popperwell (45/17/10), Noelene Anne Pullar (45/95/1), Paul Rayment (45/101/2), Toni St Clair (45/18/10) and Roger Simpson & Sally Irwin (45/24/4) be **rejected**.

8.4 CONSISTENCY WITH THE WANAKA STRUCTURE PLAN

The issues and Decisions Requested

Around 30 submitters⁵ have referred to the objectives outlined in the Wanaka Structure Plan (and its predecessors, the Wanaka 2020 Plan and Growth Management Strategy) and compared these to what the plan change proposes, as a basis for their submissions. Whilst most refer to the inconsistencies between the plan change and the Wanaka Structure Plan as a reason to decline the plan change, to the contrary, Stokes et al and Kevin King consider the two to be consistent and cite this as a reason for approving the plan change.

The relevant issues raised in submissions can be summarised as:

- The extent to which the plan change will achieve the strategic objectives and principles laid out in the Wanaka 2020 report;
- The extent to which the Wanaka Structure Plan identifies the land as suitable for development and what form that should take, given its identification as an 'Urban Landscape Protection' area.
- The Wanaka Structure Plan involved considerable consultation and the community should be able to rely on the stability of such Council plans.

In turn, these submitters seek, variously, that:

- The plan change be accepted;
- The plan change be declined;
- The plan change be made consistent with the Wanaka Structure Plan;
- The plan change be approved only for that land within the Inner Growth Boundary.

Where submitters have made direct comparisons between the Wanaka Structure Plan and the plan change in relation to specific issues such as sprawl, compact growth, density, and effects on landscape and character, those are discussed later in this report in the context of those specific issues.

Discussion & Reasons

The Commission acknowledges at the outset that the WSP is not a statutory document prepared under the RMA. There has been no opportunity to lodge formal submissions in response to the WSP and for these to be tested through the initial hearing and appeal process that is provided for under the RMA.

The Commission acknowledges that the WSP provides some guidance of the community's aspirations. Much of the land subject to PC 45 is within the Inner Growth Boundary as identified on the WSP; and the land subject to PC 45 is generally within the Outer Growth Boundary.

While the WSP provides some guidance with respect to the community's aspirations; PC 45 must be considered primarily in terms of the objectives and policies stated in Part 4 of the DP (as discussed in Section 8.3 Consistency With (And Integrity Of) The District Plan). The WSP contains a number of objectives which were referred to in evidence and the section 42A report. The outcome of the WSP process is that much of the land subject to PC 45 is

⁵ Stokes et al, R Calhaem, Central Land Holdings Limited, C Colbourne, P Croft & P Waser, RJ Cunningham, AG Cutler, K Duncan & M Gaul, L Duncan, M Gilchrist (on behalf of the Gilchrist Family), J Gillespie, J Haines, M Hill, AC Horder, AA Hudson, K King, V Jones, L Lippe, DG McKinlay, P Millis, R Nelson, E Nepia, P & S Pendlebury, Dr J Petit, L Pihama, C Popperwell, P Popperwell, S Popperwell, JK Pullar, Queenstown Lakes District Council, R & G Rainsford, JH Rogers, L Rogers, L Schrader, H Simson, J Simson, K & B South, T St Clair, L & A Thayer, R Tomlinson, K Vollebregt & A Coote, K & L Warburton, B Weedon, I Weir and J Winder.

identified as “Urban/Landscape Protection” on the WSP, with the residual portion (part within and part outside the WSP Outer Growth boundary) being unzoned. The amended SP for Northlake generally provides for the land beyond the Outer Growth Boundary to be retained as a Building Restriction Area and/or Tree Protection Area and Building Restriction Area; with much of the land between the Inner Growth Boundary and the Outer Growth Boundary being developed at a lower density as provided for in Activity Areas C1-C4.

The Commission’s conclusion is that PC 45 is generally consistent with the WSP which identifies much of the land subject to PC 45 as being suitable for development as part of the ultimate urban form of Wanaka. The Commission also considers that the “Urban/Landscape Protection” balance is achieved at PC 45 given that elevated portions of the land and areas which form part of the ONL/ONF are to be kept free of urban development.

Commission’s Recommendation

1. That the submissions by Anne-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustee 2010 Limited (45/26/4) and Kevin King (45/63/2) supported by *Loris King* (45/63/2) be **accepted**.
2. That the submissions by Raewyn Calhaem (45/29/5), Central Land Holdings Limited (45/31/1), Chris Colbourne (45/1/2), Paul Croft & Patrick Waser (45/34/5), Robert John Cunningham (45/36/3), Allan George Cutler (45/38/4), Kane Duncan & Megan Gaul (45/13/3 & 45/13/4), Lynette Duncan (45/14/3 & 45/14/4), Matthew Gilchrist (on behalf of the Gilchrist Family) (45/49/3), Jan Gillespie (45/2/2 & 45/2/4), Jo Haines (45/52/1), Martin Hill (45/23/9), Anthony Colin Horder (45/58/1), AA Hudson (45/3/2), Victoria Jones (45/4/2), Leungo Lippe (45/67/4), Donald Gordon McKinlay (45/74/3), Maureen McNeill (45/5/2), Paul Millis (45/80/2), Ros Nelson (45/6/2), Edward Nepia (45/85/5), Philip & Sharon Pendlebury (45/92/5), Dr Julian Petit (45/7/2), Lorraine Pihama (45/8/2), Christopher Popperwell (45/15/3-45/15/5 & 45/15/10), Patricia Popperwell (45/16/3-45/16/5 & 45/16/9), Stephen Popperwell (45/17/3-45/17/5 & 45/17/9), Jonathan Karl Pullar (45/94/1), Queenstown Lakes District Council (45/99/2) – opposed by *Michaela Ward Meehan* (45/99/2), Ross & Gaylene Rainsford (45/100/1 & 45/100/3), John Henry Rogers (45/103/1), Liz Rogers (45/104/2), Lisamarie Schrader (45/107/2), Hazen Simson (45/11/2), Jess Simson (45/12/2), Kit & Barry South (45/111/1), Toni St Clair (45/18/3-45/18/5 & 45/18/9), Lloyd & Anita Thayer (45/9/2), Reuben Tomlinson (45/10/2), Krie Vollebregt & Anthony Coote (45/118/1 & 45/118/2), Kenneth & Lyndsey Warburton (45/19/3-45/19/5), Brian Weedon (45/120/2), Iain Weir (45/121/1) and John Winder (45/122/1) be **rejected**.

8.5 NEED/ DEMAND FOR ADDITIONAL RESIDENTIALLY ZONED LAND

The Issues and Decisions Requested

Whether the additional zoning is ‘needed’ in Wanaka is one of the key concerns raised in submissions. Original submitters⁶ request the plan change be declined on the basis that it is unnecessary. The submissions variously make the following, more specific comments:

⁶ K Addison, R Calhaem, AG Cutler, MJ Daniel, K Duncan & M Gaul, L Duncan, Dr M Feeney, H Gilchrist (on behalf of the Gilchrist Family), J Haywood, T & P Hellebrekers, A Hiatt, M Hill, AC Horder, R Lee, G Marks, Dr J Maybin, DG McKinlay, N & L Webster et al, T O’Donnell, Dr J Petit, C Popperwell, P Popperwell, S Popperwell, NA Pullar, S Pullar, A & J Roulston, R Ryan, R Simpson & S Irwin, T St Clair, K Vollebregt & A Coote, K & L Warburton, N & L Webster and B Weedon

- There is sufficient or excessive zoned land, which already meets or exceeds predicted demand for residential sections and there is no justification for zoning of this scale. This is evidenced by the "growth and landuse needs to 2026" report.
- These homes will be purchased by investors and second home owners, which will result in a ghost town
- More rural residential/ rural lifestyle will be required rather than more urban/ residential sections
- A resource consent must be given effect to within 5 years and this is unrealistic.

In turn, the submitters variously request that the plan change be rejected.

Discussion & Reasons

With regard to this issue, it is noted that it is no longer a requirement of the RMA for a plan change to be "necessary". The section 42A report and Mr Munro's report (Appendix A to the section 42A report) indicates that there is currently a relatively low demand for new residential sections/dwellings at Wanaka which equates to 140 new dwellings per year over the next 20 years.

While the land subject to Plan Change 45 is not needed for residential development at this time there are advantages in proceeding with Plan Change 45 now. The Northlake Special Zone will provide choice in residential location for those seeking to live at Wanaka. The rate at which the PC 45 land is developed will depend on the landowners' assessment of market conditions. The Commission does not consider it appropriate to "ration" the supply of land as suggested in the section 42A report.

Plan Change 45 provides the opportunity to achieve certainty with respect to the ultimate use of the Northlake land. The amended Structure Plan and associated rules will ensure that development does not occur on elevated land and on land in the ONL/ONF in the vicinity of Lake Wanaka and the Clutha River.

The section 42A report and Mr Munro's report supports the release of some of the land at Northlake. The Requestor has advised that such partial zoning would not enable the provision of the proposed community facilities, the provision of a neighbourhood retail centre or the affordable housing that has been offered by the Requestor. Such benefits can only be secured if the area of the Requestor's land to be rezoned is in general accordance with the amended Structure Plan as attached to Mr Goldsmith's Memorandum of 20 February 2014.

The Commission also acknowledges that partial rezoning of the land would create uncertainty for the community with respect to the ultimate use of the residual land. Such uncertainty is exacerbated by the WSP which includes much of the PC 45 land in the Outer Growth Boundary.

The Commission acknowledges that the landowners, if they wish to obtain some benefit from their land if retained in the Rural General Zone, are likely to seek development opportunities through the resource consent process. The Commission considers that co-ordinated development, as provided for through the Structure Plan mechanism, is superior to the status quo of considering proposals for subdivision and development through the provisions of the existing zoning.

In all the circumstances the Commission is satisfied that the purpose of the Act would best be met by proceeding with PC 45 which applies the NSZ to the Northlake land.

Commission's Recommendations

1. That the submission by K Addison (45/20/10), Raewyn Calhaem(45/29/3), Allan George Cutler (45/38/3), Michael James Daniel (45/22/9), Dr M Feeney (45/45/3), Matthew Gilchrist (on behalf of the Gilchrist Family) (45/49/4), Joanna Haywood (45/54/2), Tess & Paul Hellebrekers (45/55/6), Anna Hiatt (45/57/2), Martin Hill (45/23/7), Anthony Colin Horder (45/58/4), Rosemary Lee (45/65/3), Geoff Marks (45/70/1), Dr Jenny Maybin (45/72/1), Donald Gordon McKinlay (45/74/1), NL & L Webster & Others (45/84/7), Tom O'Donnell (45/89/5), Dr Julian Petit (45/7/4), Christopher Popperwell (45/15/1 & 45/15/11), Patricia Popperwell (45/16/1 & 45/16/11), Stephen Popperwell (45/17/1 & 45/17/11), Noelene Anne Pullar (45/95/2), Shanan Pullar (45/96/2), Alistair & Jane Roulston (45/124/4) supported by *Alan George Cutler (45/124/4)*, Rachel Ryan (45/106/6), Roger Simpson & Sally Irwin (45/24/10), Toni St Clair (45/18/1 & 45/18/11), Krie Vollebregt & Anthony Coote (45/118/6), Kenneth & Lyndsey Warburton (45/19/1), Neil & Liz Webster (45/119/3) and Brian Weedon (45/120/5) be **rejected**.

8.6 URBAN SPRAWL, SCALE, AND STAGING

The Issues and Decisions Requested

The relevant issues raised in submissions⁷ can be summarised as:

- The Wanaka 2020 document signalled that development (and the avoidance of 1 acre blocks) within the rivers is appropriate;
- The relative proximity or isolation of the land to the existing urban area of Wanaka;
- Some of the Plan Change land is within the Outer Growth Boundary (OGB);
- The staging of development and an expectation that the land will remain rural for the foreseeable future;
- Whether the plan change constitutes (poorly designed) urban sprawl to the extent that it is inconsistent with the objectives of the Wanaka Structure Plan to avoid sprawl and achieve compact urban growth;
- There is still ample infill and greenfields capacity within closer proximity of Wanaka;
- The plan change will result in a pattern that is inconsistent with the concentric growth model that is appropriate for Wanaka;
- The plan change will create a 'satellite town' that is inconsistent with the intent of the Wanaka Structure Plan.

In turn, these submitters variously request that the Council:

- Approve the plan change
- Decline the plan change
- Stage the plan change
- Make the plan change consistent with the Wanaka Structure Plan;
- Approve the plan change only for that land within the Inner Growth Boundary (IGB).

Discussion & Reasons

The core issues raised have already been addressed by the Commission above in Section 8.4 Consistency With The Wanaka Structure Plan and Section 8.5 Need/Demand For Additional Residentially Zoned Land. The Commission sees no merit in repeating these points in this section of our report.

⁷ Stokes et al, R Calhaem, Central Land Holdings Limited, P Croft & P Waser, RJ Cunningham, AG Cutler, M Gilchrist (on behalf of the Gilchrist Family), J Haines, J Haywood, AC Horder, R Huuskes, B Jessup, K King, R Lawton, L Lippe, T Lynch, DG McKinlay, P Millis, E Nepia, T O'Donnell, P & S Pendlebury, JK Pullar, Queenstown Lakes District Council, R & G Rainsford, JH Rogers, L Rogers, L Schrader, K & B South, K Vollebregt & A Coote, B Weedon, I Weir and J Winder.

The Commission is satisfied that PC 45 does not constitute urban sprawl. The PC 45 land is located between Kirimoko and the urban area of Wanaka, and Albert Town. Urban development facilitated by PC 45 is located to the north of land in Activity Area A, away from Aubrey Road. The Commission also acknowledges that the Northlake area is located in the general proximity of existing schools at Wanaka.

PC 45 will provide choice in residential location at Wanaka. The plan change provides certainty with respect to the ultimate use and development of the land subject to PC 45.

The Commission does not consider that it is necessary or appropriate to attempt any staging of the development of land subject to PC 45. In essence the owners of the land will bring land to the market over time on a rational basis. The Commission does not consider it appropriate that the release of such land be “rationed” through the provisions of PC 45.

Commission’s Recommendations

1. That the submissions by Anne-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustee 2010 Limited (45/26/4) and Kevin King (45/63/2) supported by *Loris King* (45/63/2) be **accepted**.
2. That the submissions by Raewyn Calhaem (45/29/5), Central Land Holdings Limited (45/31/1), Paul Croft & Patrick Waser (45/34/5), Robert John Cunningham (45/36/3), Allan George Cutler (45/38/4), Matthew Gilchrist (on behalf of the Gilchrist Family) (45/49/3), Jo Haines (45/52/1), Joanna Haywood (45/54/3), Anthony Colin Horder (45/58/1), Richard Huuskes (45/60/2), Brenda Jessup (45/61/1), Robbie Lawton (45/64/2), Leungo Lippe (45/67/4), Tony Lynch (45/68/1), Donald Gordon McKinlay (45/74/3), Paul Millis (45/80/2), Edward Nepia (45/85/5), Tom O'Donnell (45/89/1), Philip & Sharon Pendlebury (45/92/5), Jonathan Karl Pullar (45/94/1), Queenstown Lakes District Council (45/99/2 & 45/99/4) – opposed and partly supported by *Michaela Ward Meehan* (45/99/2 & 45/99/4), Ross & Gaylene Rainsford (45/100/1 & 45/100/3), John Henry Rogers (45/103/1), Liz Rogers (45/104/2), Lisamarie Schrader (45/107/2), Kit & Barry South (45/111/1), Krie Vollebregt & Anthony Coote (45/118/1 & 45/118/2), Brian Weedon (45/120/2), Iain Weir (45/121/1) and John Winder (45/122/1) be **rejected**.

8.7 RESIDENTIAL DENSITY

The Issues and Decisions Requested

Many of the submitters raise this issue in their submissions⁸; many of whom are opposed to the Plan Change, citing this as one of the reasons. This issue is inextricably linked to the issue of urban sprawl and the most appropriate settlement pattern for Wanaka, which are addressed under Section 8.6 Urban Sprawl, Scale and Staging.

The various issues raised by submitters can be summarised as follows:

⁸ K Addison, M & A Buzzell, R Calhaem, Central Land Holdings Limited, C Colbourne, W Coupland, P Croft & P Waser, M Cruden, RJ Cunningham, MJ Daniel, N Davidson, TR Davidson, K Duncan & M Gaul, L Duncan, Dr M Feeney, M Gilchrist (on behalf of the Gilchrist Family), J Gillespie, J Haywood, T & P Hellebrekers, A Hiatt, M Hill, AA Hudson, P Jones, V Jones, A Malherbe, DG McKinlay, M McNeill, S McPhail & J Patching, N Meldrum, E Moore, N & L Webster et al, R Nelson, AR & DM Nicholson, C Norman, Dr J Petit, L Pihama, C Popperwell, P Popperwell, S Popperwell, Queenstown Lakes District Council, R & G Rainsford, T St Clair, M-L Schrader, I & P Shore, S Shore, R Simpson & S Irwin, J Stalker, L & A Thayer, J & J Thomson, R Tomlinson, IM Turnbull, Upper Clutha Environmental Society (Inc), K & L Warburton and N & L Webster.

- The proposed density is inappropriate in this area, given its location relative to the rest of Wanaka; the existing character; the landscape characteristics of the site; and the effects on neighbouring character and amenity.
- The comprehensive approach and mix of densities, including the sleeve of higher density, is commendable
- The level of amenity that will result in AAB if a density of 10 dwellings/ ha is allowed
- More up-to-date growth projections/ demographic and market demand may alter the desired density
- The plan change densities do not fit with concentric development outward from town and there is no need for residential expansion beyond the urban fringe.
- Northlake is 3-4 km from a retail node (whereas the Wanaka Structure Plan states that Medium Density Residential (MDR) should be within 200 m of such a node)
- The Wanaka Structure Plan a) states that MDR should be in areas of high amenity and that sections of 300-450m² should be discouraged yet Northlake enables 450-500m² sections, and b) recommends a density of 5 units/ha yet Northlake proposes 7.3/ ha.
- High density development should be on the other side of town.
- The Wanaka Structure Plan states that more rural living development is required rather than more high density urban development.
- There is scope for some intensification in the Inner Growth Boundary (IGB)

In turn, the submitters variously request that:

- The plan change be rejected
- The plan change be amended
- Sections be no smaller than 4,000m²/ 1 acre and that no further subdivision of AAA be allowed
- Sections be no smaller than 800m²
- Only very low density rural development be allowed, which respects the landscape values of the site and maintains rural character
- The densities should be calculated on a minimum lot size
- A specific design approach and guidelines be proposed for the high density area
- The density in AAB be reduced from 10 dwellings/ ha to 5 dwellings/ ha
- A minimum lot size of 1500m² be imposed on AAC.
- An urban density within AAA, along Aubrey Road, may be preferable to retaining larger lots (even 1800m²).
- Amend the density to be consistent with the Wanaka Structure Plan (i.e. dwellings/ ha over the ULP area)
- Strengthen the policies to clarify the density sought and make it a non-complying activity if it is not achieved.
- Only the flat land should be developed and at a lower density

The effect of increased density on traffic, infrastructure, and recreational experiences are discussed in the context of those respective issues later in this report.

Discussion & Reasons

The provisions of PC 45, as amended prior to and during the course of the hearing, provide for varying residential densities on those parts of the land that are identified on the SP as being suitable for future subdivision and development. As noted above land to be developed is generally identified as suitable for such development in the WSP.

The Commission also acknowledges that the densest form of development is to be located in a central location in Activity Area D1 which would largely be screened from view from exterior viewpoints including Aubrey Road. Lower density development is provided for in Activity Areas C1-C5 on the more elevated or sensitive parts of the site (excluding those

areas that are included in the Building Restriction Area or the Tree Protection Area and Building Restriction Area).

The Commission finds that the density of residential development provided for in PC 45 is generally appropriate as this will enable residential development which will make efficient use of this land resource. The Commission is satisfied that density limits are best stated in Zone Standard 12.X.6.2iii to ensure that these limits are adhered to.

That part of the PC 45 land that is identified as Activity Area A is currently zoned Rural Residential and subdivision has occurred on that land as authorised by RM 051067.

The Commission has given consideration to whether to permit the land in Activity Area A to be resubdivided to achieve a minimum lot area of 1800m² as promoted by the Requestor. The Commission considers that permitting subdivision to a lot area of 1800m² on this land would be inappropriate and would be inconsistent with the pattern of subdivision and development currently provided for in the Rural Residential Zone on adjacent and nearby land on both sides of Aubrey Road. The Commission has concluded that it would not be appropriate to permit such re-subdivision and the Commission sees no reason why the land in Activity Area A should not maintain a minimum lot size of 4000m², consistent with the provisions of the Rural Residential Zone.

The Commission also considers that Activity Area C5 should have a minimum lot area of 4000m². Again this maintains consistency with the minimum lot area applied to the Rural Residential Zone on nearby land at Aubrey Road. The resulting subdivision and development on Activity Area C5 is likely to produce a similar pattern of subdivision and development to that found on the lower portions of the Hidden Hills subdivision at Aubrey Road.

The Commission considers that it is appropriate to maintain a consistent rural residential character on both sides of Aubrey Road. The Commission acknowledges in this context that it may be that when the District Plan Review occurs the density of subdivision permitted in the Rural Residential Zone may be revisited. The Commission is satisfied that such an exercise should include all of the Rural Residential Zone at Aubrey Road, Activity Area A and Activity Area C5; and considers that at this time no justification exists for splitting the existing rural residential lots within Activity Area A.

The Commission also acknowledges Dr Read's opinion that the existing 4000m² minimum lot area should stand with respect to land in Activity Area A.

The Commission has given consideration to whether Activity Area A should be deleted from PC 45 and remain subject to the Rural Residential Zone provisions of the DP. The Commission's initial reaction was that this land could remain in the Rural Residential Zone given that the status quo is to be maintained in terms of minimum lot area. The Commission acknowledges however that this land forms part of PC 45 as notified and that key roading links are provided through Activity Area A which will serve Northlake land to the north. In all the circumstances the Commission has elected to retain Activity Area A as part of PC 45 notwithstanding that the status quo is to be maintained in terms of minimum lot size on this land. The matters for Council control for buildings in Activity Area A under Rule 12.X.4.2i and the corresponding Assessment Matter 12.X.7.2(i) generally align with the relevant provisions that apply to development in the Rural Residential Zone.

Commission's Recommendations

1. That the submissions of Mary & Allan Buzzell (45/28/1), Stuart McPhail & Joanna Patching (45/75/3), Queenstown Lakes District Council (45/99/10), Ian & Pieterella Shore (45/109/1) and Sarah Shore (45/110/1) **accepted in part**.
2. That the submissions by Keri Addison (45/20/2), Raewyn Calhaem (45/29/1), Central Land Holdings Limited (45/31/3), Chris Colbourne (45/1/1), William Coupland (45/33/1), Paul Croft & Patrick Waser (45/34/1), Mark Cruden (45/21/2 & 45/21/9), Robert John Cunningham (45/36/2), Michael James Daniel (45/22/2 & 45/22/6), Nadia Davidson (45/41/1), Troy Robert Davidson (45/42/1), Kane Duncan & Megan Gaul (45/13/2 & 45/13/10), Lynette Duncan (45/14/2 & 45/14/11), Dr Mark Feeney (45/45/1), Matthew Gilchrist (on behalf of the Gilchrist Family) (45/49/1), Jan Gillespie (45/2/1), Joanna Haywood (45/54/1), Tess & Paul Hellebrekers (45/55/1), Anna Hiatt (45/57/1), Martin Hill (45/23/2 & 45/23/8), AA Hudson (45/3/1 & 45/3/4), Phillipa Jones (45/62/2), Victoria Jones (45/4/1), Antony Malherbe (45/69/1), Donald Gordon McKinlay (45/74/2), Maureen McNeill (45/5/1), Nicole Meldrum (45/78/1), Estelle Moore (45/82/1), Neil & Liz Webster & Others (45/84/2), Roz Nelson (45/6/1), Aaron Roger & Danielle Marie Nicholson (45/86/2), Chris Norman (45/87/1), Dr Julian Petit (45/7/1), Lorraine Pihama (45/8/1), Christopher Popperwell (45/15/2), Patricia Popperwell (45/16/2), Stephen Popperwell (45/17/2), Queenstown Lakes District Council (45/99/5) opposed by *Michaela Ward Meehan* (45/99/5), Ross & Gaylene Rainsford (45/100/2), Toni St Clair (45/18/2), Mary-Louise Schrader (45/108/2), Roger Simpson & Sally Irwin (45/24/2), Jane Stalker (45/112/1), Lloyd & Anita Thayer (45/9/1), James & Julie Thomson (45/114/1), Reuben Tomlinson (45/10/1), IM Turnbull (45/115/1), Upper Clutha Environmental Society (Inc) (45/116/2), Kenneth & Lyndsey Warburton (45/19/2) and Neil & Liz Webster (45/119/1) be **rejected**.

8.8 COMMERCIAL AND OTHER THAN RESIDENTIAL ACTIVITIES

THE ISSUES AND DECISIONS REQUESTED

Several submitters⁹ have specifically addressed this issue; with Addison, Calhaem, Daniel, Hill, Nicholson, Shore and Simpson & Irwin opposing the Plan Change and the Queenstown Lakes District Council and Cruden having not specifically stated their position in respect of this matter.

The relevant issues raised in submissions can be summarised as:

- The dispersal of commercial and retail activity is not a sustainable model for Wanaka
- The existing zoned areas do/do not provide ample supply for commercial development
- Including commercial activity would add to the negative visual and amenity effects of the proposed development and have a negative effect on existing business
- Retail and commercial activity will have traffic effects; affect the surrounding character, and ruin existing recreational experience in the area.

In turn, the submitters, variously, request that:

- There be no commercial or retail activity in the Zone
- The plan change be rejected

⁹ K Addison, R Calhaem, M Cruden, MJ Daniel, M Hill, AR & DM Nicholson, Queenstown Lakes District Council, S Shore and R Simpson & S Irwin.

- Objectives, policies and rules be included to avoid any commercial activity beyond the scale of a corner shopping centre in AAD.

Discussion & Reasons

The Commission is satisfied, following consideration of the evidence presented at the hearing, that it is appropriate to make provision for a neighbourhood retail area in the context of Activity Area D1.

It is envisaged that such retail area will primarily serve the land subject to PC 45 albeit that this amenity may also be utilised by those that live in the immediate vicinity. The Commission accepts Mr Long's evidence to the effect that providing for a neighbourhood retail area at Northlake will not have an adverse effect on the Wanaka Town Centre, the commercial precinct at the Three Parks Special Zone, the retail activity conducted at Anderson Heights and the small retail centre at Albert Town.

The Commission also notes in this context that the precise location of the neighbourhood retail area cannot be determined at this time. Accordingly it would not be appropriate to apply the Corner Shopping Centre Zone that is provided for in the DP.

The rules of PC 45 will restrict the scale of the neighbourhood retail area to no greater than 1000m²; and no retail activity shall have a gross floor area exceeding 200m². The Commission is satisfied that the relevant Zone Standard should explicitly state that any such retail activity shall occur only within Activity Area D1; and that Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages should be a non-complying activity in Activity Areas A, B1-B5 and C1-C5 given the potential effects of such activities on residential amenity values.

Commission's Recommendations

1. That the submission by the Queenstown Lakes District Council (45/99/6) partly supported by *Michaela Ward Meehan* (45/99/6) be **accepted in part** to the extent that provision is made for retail activity in Activity Area D1 as detailed in **Appendix 1** to this report.
2. That the submissions by Keri Addison (45/20/5), Raewyn Calhaem (45/29/2), Mark Cruden (45/21/5-45/21/8 & 45/21/10) opposed by *Michaela Ward Meehan* (45/21/6-8 & 45/21/10), Michael James Daniel (45/22/5), Martin Hill (45/23/5), Aaron Roger & Danielle Marie Nicholson (45/86/5), opposed by *Michaela Ward Meehan* (45/86/5), Sarah Shore (45/110/2) opposed by *Michaela Ward Meehan* (45/110/2) and Roger Simpson & Sally Irwin (45/24/5) be **rejected**.

8.9 EFFECTS ON THE CHARACTER OF WANAKA AND SURROUNDING RURAL RESIDENTIAL AREAS

The Issues and Decisions Requested

The relevant issues raised in submissions can be summarised as:

- Wanaka will lose its small cosy town feel if the rezoning proceeds
- The zoning is out of character with the Rural Residential area between Anderson Road and Albert Town and will seriously affect ratepayers' lifestyles, attitudes, and values
- It ignores Wanaka's character and will result in a character akin to West Auckland or Northlake, Queensland.

In turn, the submitters¹⁰, variously, request that:

- The plan change be declined
- A 1 acre minimum lot size be imposed and no commercial use be allowed. This is covered under Section 8.7 Residential Density and Section 8.8 Commercial and Other Non-Residential Activities.

Discussion & Reasons

In response to concerns that Wanaka will lose its small cosy town feel if the rezoning proceeds the Commission acknowledges that, regardless of Northlake, Wanaka will continue to grow and has the capacity (through zoned land) to accommodate significant population growth. As such, it is inevitable that the character and small town feel of Wanaka will change over the coming decades. Furthermore, particularly given the relatively unconstrained existing land supply in Wanaka already, it is unlikely that the Northlake zoning will influence the rate of population growth or the rate of change.

Whether Northlake should reflect the existing urban character of Wanaka and/or the existing Rural Residential character in the vicinity is a key issue raised by submitters.

PC 45 provides for a range of residential densities. As previously noted Activity Area D1, which will provide for the medium density development, is located in a central position on the PC 45 land. Such development will not be particularly visible from Aubrey Road or from other areas in the vicinity of the PC 45 land.

As discussed in the context of Section 8.7 Residential Density the Commission considers that Activity Area A should have a minimum lot area of 4000m². This will ensure that a consistent density of subdivision and development is maintained on both sides of Aubrey Road. The Commission also notes in this context that elevated properties in the Rural Residential Zone to the south of Aubrey Road primarily have a view over Activity Area A.

Development on the PC 45 land will have an adverse effect on those who view the site from elevated properties to the south of Aubrey Road and from some properties to the north of Aubrey Road. Such adverse effects are an inevitable consequence of development. The Commission notes again in this context that the WSP has identified much of the land subject to PC 45 as being suitable for future urban development.

Commission's Recommendations

1. That the submissions by Allenby Farms Limited (45/25/1) and Phillip & Sharon Pendlebury (45/92/1) be **accepted in part** on the basis that PC 45 is amended as provided for in **Appendix 1** to this report.
2. That the submissions by Steve Copland (45/32/1), Alan George Cutler (45/38/2), Michael James Daniel (45/22/10), Kane Duncan & Megan Gaul (45/13/8 & 45/13/14), Lynette Duncan (45/14/8 & 45/14/9), Tess & Paul Hellebrekers (45/55/5), Martin Hill (45/23/6), Leungo Lippe (45/67/3), Neil & Liz Webster & Others (45/84/1), Tom O'Donnell (45/89/4), Christopher Popperwell (45/15/8), Patricia Popperwell (45/16/8), Stephen Popperwell (45/17/8), Ross & Gaylene Rainsford (45/100/4), Alister and Jane Roulston (45/124/6) supported by *Alan George Cutler (45/124/6)*, Rachel Ryan (45/106/1), Toni St Clair (45/18/8), Hazen Simson (45/11/3), Jess Simson (45/12/3) and Kenneth & Lyndsey Warburton (45/19/8) be **rejected**.

¹⁰ Allenby Farms Limited, S Copland, AG Cutler, MJ Daniel, K Duncan & M Gaul, L Duncan, T & P Hellebrekers, M Hill, L Lippe, N & L Webster et al, T O'Donnell, P & S Pendlebury, C Popperwell, P Popperwell, S Popperwell, R & G Rainsford, A & J Roulston, R Ryan, T St Clair, H Simson, J Simson and K & L Warburton.

8.10 EFFECTS ON LANDSCAPE, VISUAL AMENITY, RECREATION AND ECOLOGICAL VALUES

The Issues and Decisions Requested

Effects on visual amenity, landscape values, and recreation is one of the key issues raised in submissions, with some 67 submitters¹¹ having specifically raised one or more of these matters in their submissions.

The relevant issues raised in submissions can be summarised as:

- It will *not* result in adverse effects on the landscape (Stokes et al)
- Impacts on views from the Mt Iron walking track, Little Mount Iron, and other recreational viewpoints.
- Effects on private rural outlooks/ views
- The proposed density of housing in close proximity to the Outlet and Clutha River
- Natural science factors such as ecology may not be adequately considered, including those of the adjoining Hikuwai Conservation Area
- The plan change will compromise the Outstanding Natural Landscape (ONL) values within the plan change area; development must be set well back from the ONL line; and refinement of the ONL must better address the landscape relationships/ values of the Hikuwai Conservation Area.
- Further landscape assessment and visibility assessment are required. In particular, the assessment only relates to the Northlake site; the ONL line requires further refinement and realignment, in that most of the Hikuwai Conservation Area must fall within the ONL and the boundary in the eastern sector of the Northlake site should be moved to the south; and it should be considered whether it is more appropriate to wrap the boundary line around the steeply incised gully located in the eastern sector of the Northlake site.
- The land is one of two landscape protected areas set aside in the Wanaka Structure Plan (enabling a mix of urban and landscape protection) yet no land has been set aside to protect the landscape in the zone.
- The protected area should include all the elevated hill, its ridges, and areas of indigenous vegetation
- The plan change will affect one of Wanaka's last remaining iconic scenic rural landscapes currently enjoyed by locals and residents, noting that Wanaka's tourism industry relies on its natural character and beauty.
- The area is well used for recreation and the plan change will reduce enjoyment of the Mt Iron track, the river, the outlet, and walking and cycling tracks
- Any development should be integrated into the landscape and sensitive landscaping is needed to mitigate the visual effects of development.
- The cumulative effects on the night sky. This is also considered under Section 8.14 Effects on Residential Amenity in the Vicinity.
- There are less landscape-sensitive areas to the south of Wanaka.

¹¹ K Addison, AL Stokes et al, C Colbourne, P Croft & P Waser, M Cruden, RJ Cunningham, AG Cutler, MJ Daniel, S Davey, J Direen, K Duncan & M Gaul, L Duncan, M Gilchrist on behalf of the Gilchrist Family, J Gillespie, M Gould, A Harvey, T & P Hellebrekers, AB Dowrick & M Helles, M Hill, AC Horder, AA Hudson, P Jones, V Jones, R Lawton, R Lee, J Lennox, L Lippe, M McNeill, S McPhail & J Patching, J Millis, P Millis, E Moore, N & L Webster et al, R Nelson, E Nepia, AR & DM Nicholson, C Norman, Otago Regional Council, BA Paulson, P & S Pendlebury, Dr J Petit, L Pihama, C Popperwell, P Popperwell, S Popperwell, S Pullar, WD Pullar, Queenstown Lakes District Council, R & G Rainsford, P Raymont, J & M Reveley, JH Rogers, L Rogers, A & J Roulston, R Ryan, L Schrader, M-L Schrader, R Simpson & S Irwin, K & B South, T St Clair, L & A Thayer, J & J Thomson, R Tomlinson, IM Turnbull, Upper Clutha Environmental Society (Inc), K Vollebregt & A Coote, K & L Warburton and B Weedon.

- More analysis and design solutions are required in relation to the bulk and height of buildings on the fringe of the lake and river.
- Pest management (in respect of rabbits)

In turn, the submitters, variously, request that:

- The plan change be rejected and the current zoning be retained
- The plan change be amended to satisfy the various concerns
- The plan change be accepted
- A thorough peer review of the landscape assessment be undertaken
- A rigorous regime to control inappropriate subdivision and development in the BRA be imposed
- Further analysis be undertaken into the bulk and height of buildings on the fringe of the river and lake.

Discussion & Reasons

The Structure Plan for the NSZ has been amended to be consistent with Dr Read's opinion with respect to where the ONL/ONF boundary is located. The Commission accepts Dr Read's opinion that the balance of the site is a Visual Amenity Landscape having regard to the tripartite landscape classification provided for in the DP.

The Structure Plan provides for elevated hills, ridges and areas of indigenous vegetation to be included in the Building Restriction Area and/or the Tree Planting Area and Building Restriction Area. Other areas with indigenous values are to be protected through the ODP process.

The Commission considers that the Structure Plan should be amended to provide for the BRA restriction to extend along the boundary with Plantation Forest (Sticky Forest) to the northernmost section at Peak View Ridge. The effect of such extension (being Activity Area E4) is that the BRA or equivalent at Kirimoko and Peninsula Bay are complemented; and this will avoid development on the most elevated portion of the land immediately adjacent to the Plantation Forest. Other benefits will be that development will be precluded from the skyline that extends up from Peak View Ridge when the site is viewed from the south-west (Wanaka); and the application of the BRA (or equivalent provision) immediately to the west, south and east of Plantation Forest will focus attention on landscape matters in the event that the Plantation Forest becomes the subject of a rezoning proposal in future.

A consequence of PC 45 is that land within the NSZ will be visible from elevated viewpoints, including the Mt Iron Walking Track and Summit in particular. Visual effects on views from Mt Iron are an inevitable outcome of PC 45 and it is acknowledged in this context that development on part of the land is clearly anticipated in the WSP and was also recommended to us in the section 42A report. The Commission acknowledges that urban development is visible in other directions from the Mt Iron Walkway and Summit and the Commission's conclusion is that the impact on such views does not justify rejection of PC 45.

The Commission also acknowledges that development on the PC 45 land will have some effect on private rural outlooks and views, including from the Rural Residential Zone immediately adjacent to the PC 45 land and from Hidden Hills and other elevated subdivisions on Little Mt Iron. Views from many properties to the south of Aubrey Road will be mitigated to some extent by the Commission's recommendation that Activity Area A and Activity Area C5 are to be subject to the same minimum lot size as applies in the Rural Residential Zone.

The provisions of PC 45 provide for mitigation of effects on the Hikuwai Conservation Area that is located generally to the east of the PC 45 land. Built development must be set back from this boundary.

The boundaries of the Activity Areas have been adjusted to mitigate the effects of development on any views from Deans Bank that is located to the north of the Clutha River. The Commission is satisfied that development of the land subject to PC 45 is to occur in a manner that will ensure that there will be no particular effects on the landscape, visual amenity and recreation values associated with the Clutha River and its margins.

The Commission has given consideration to the issue of pest management (in respect of rabbits) as discussed by Mr Donaldson at the hearing. A rabbit proof fence already exists along the boundary with the Hikuwai Conservation Area. The Commission is satisfied that given the control which is currently available through the Pest Management Strategy 2009 that it would be inappropriate to include any specific provisions with respect to pest management in PC 45.

The Commission acknowledges that there will be an effect on the night sky from the presence of street lights and dwellings within the NSZ. This can be minimised through adherence to the Council's lighting strategy, but cannot be avoided. Effects on the night sky are also addressed in Section 8.14 Effects on Existing Residential Amenity in the Vicinity.

Commission's Recommendations

1. That the submissions by Anne-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustee 2010 Limited (45/26/9) and Chris Norman (45/87/3) be **accepted in part** to the extent that PC 45 is amended as detailed in **Appendix 1** to this report.
2. That the submissions by Keri Addison (45/20/1, 45/20/6 & 45/20/7), Chris Colbourne (45/1/3), Paul Croft & Patrick Waser (45/34/2), Mark Cruden (45/21/1), Robert John Cunningham (45/36/1), Allan George Cutler (45/38/1 & 45/38/5), Michael James Daniel (45/22/1 & 45/22/11), Steve Davey (45/40/1), Joanne Direen (45/43/1), Kane Duncan & Megan Gaul (45/13/5, 45/13/6 & 45/13/13), Lynette Duncan (45/14/5, 45/14/6 & 45/14/10), Matthew Gilchrist on behalf of the Gilchrist Family (45/49/6), Jan Gillespie (45/2/3), Mark Gould (45/51/1), Andrena Harvey (45/53/1), Tess & Paul Hellebrekers (45/55/4), Alexander Bruce Dowrick & Margrethe Helles (45/56/1), Martin Hill (45/23/1), Anthony Colin Horder (45/58/2), AA Hudson (45/3/3), Philippa Jones (45/62/1), Victoria Jones (45/4/3), Robbie Lawton (45/64/1), Rosemary Lee (45/65/1), Janet Lennox (45/66/1), Leungo Lippe (45/67/1), Maureen McNeill (45/5/3), Stuart McPhail & Joanna Patching (45/75/2), Jo Millis (45/79/1), Paul Millis (45/80/1), Estelle Moore (45/82/2), N & L Webster & Others (45/84/3), Ros Nelson (45/6/3), Edward Nepia (45/85/1), Aaron Roger & Danielle Marie Nicholson (45/86/1), Otago Regional Council (45/90/1) opposed by *Michaela Ward Meehan* (45/90/1), Bruce A Paulson (45/91/2), Philip & Sharon Pendlebury (45/92/4), Dr Julian Petit (45/7/3), Lorraine Pihama (45/8/3), Christopher Popperwell (45/15/6 & 45/15/9), Patricia Popperwell (45/16/6 & 45/16/13), Stephen Popperwell (45/17/6 & 45/17/13), Shanan Pullar (45/96/1), William David Pullar (45/97/1), Ross & Gaylene Rainsford (45/100/5), Paul Raymont (45/101/1), Jim & Madeleine Reveley (45/102/1), John Henry Rogers (45/103/2), Liz Rogers (45/104/1), Alister & Jane Roulston (45/124/1) supported by *Alan George Cutler* (45/124/1), Rachel Ryan (45/106/3), Lisamarie Schrader (45/107/1), Mary-Louise Schrader (45/108/1), Roger Simpson & Sally Irwin (45/24/1, 45/24/6 & 45/24/8), Kit & Barry South (45/111/3), Toni St Clair (45/18/6 & 45/18/13), Lloyd & Anita Thayer (45/9/3), James & Julie Thomson (45/114/2), Reuben Tomlinson (45/10/3), IM Turnbull (45/115/2), Upper

Clutha Environmental Society (Inc) (45/116/1), K Vollebregt & Anthony Coote (45/118/4) Kenneth & Lyndsey Warburton (45/19/6) and Brian Weedon (45/120/1) be **rejected**.

3. That the submission by the Queenstown Lakes District Council (45/99/11) partly supported by *Michaela Ward Meehan* (45/99/11) be **accepted** as a more rigorous regime is now provided for to manage the Building Restriction Area as detailed in **Appendix 1** to this report.

8.11 EFFECTS ON THREE WATERS INFRASTRUCTURE

The Issues and Decisions Requested

Effects on Three Waters Infrastructure (being the term that refers to water supply, wastewater and stormwater on a collective basis) is one of the key issues raised in submissions, with nineteen submitters¹² having specifically raised this matter.

The relevant issues raised in submissions are summarised as follows:

- Whether there are servicing constraints to developing the proposed zone; whether the necessary upgrades have been planned for this area; and whether the development will impact on the service delivery to current residents
- The relative cost efficiencies of servicing the proposed zone, as compared to focusing on upgrading infrastructure in existing zoned areas.
- The positives of the Northlake Zone as a catalyst for upgrading/ enhancing the wider network (e.g. by providing for a water storage reservoir)
- The adequacy of the stormwater management provisions within the Northlake Zone and whether drainage swales are necessary in order to give the area a certain character
- The need for a 'development implementation plan' and programme of staged works in order to enable the Council to provide for the required upgrades in the LTP in a timely manner
- Effects on the quality of the Clutha River

In turn, the submitters, variously, request that the Council:

- Decline the plan change
- Accept the plan change
- Amend the plan change to provide for the creation of a water reservoir within the Northlake Structure Plan and any other network-wide upgrades.
- Clarify the effect of development on the Anderson Road water easement across Lots 65-66 and 3.
- Identify and resolve the issues with the Aubrey Road wastewater line through the Northlake upgrades

Discussion & Reasons

PC 45 will be serviced by extending existing Council reticulation and infrastructure into the proposed Northlake area.

The feasibility for this was reported on by Hadley Consultants Limited (Appendix F to the Request document) and reviewed by Mr Hewland (Appendix F to the section 42A report).

¹² Anne-Louise Stokes et al, Central Land Holdings Limited, MJ Daniel, Dr M Feeney, M Gilchrist (on behalf of the Gilchrist Family), A Howard, K King, R Lee, MW Meehan, EE Muir, N & L Webster et al, E Nepia, T O'Donnell, Otago Regional Council, Queenstown Lakes District Council, R Ryan, M-L Schrader, K & L Warburton and B Weedon.

The Commission notes that there is general agreement between the advisors of the Requestor and the Council on how the development should be serviced.

Elements of the infrastructure that will benefit the wider Wanaka infrastructure networks will be funded through development contributions. The developer will be entirely responsible for funding and implementing the infrastructure within the PC 45 land that services the development only.

The need for further water storage at the Beacon Point Reservoir (that is located immediately to the west of the PC 45 land) was identified when the reservoir was originally constructed and provision for additional storage was made within the confines of the land purchased for the reservoir. This is evident in the plan attached as Appendix 2 to the Hadley Consultants Limited report (Appendix F to the Request document). The potential exists for additional reservoir storage to be provided at a higher elevation than the existing Beacon Point Reservoir within the land subject to PC 45. Such additional storage would serve both the PC 45 land and other growth areas at Wanaka.

There is insufficient capacity in the existing wastewater network to cope with the demand created by PC 45 without the extension of the 450mm trunk wastewater main in Aubrey Road to Project Pure, being the wastewater treatment headworks that serve Wanaka. An extension of the 450mm main in Aubrey Road (bypassing Albert Town) is necessary to enable any development within the PC 45 land.

The reservoir upgrade and the 450mm wastewater trunk main extension are the key elements of Three Waters Infrastructure that require upgrading outside the site if development is to proceed on the PC 45 land.

As a consequence of development of the PC 45 land overland stormwater flow paths will be altered and peak stormwater flows will increase as a result of urban development. To manage these effects the developer proposes to combine reticulation and Low Impact Design (LID) options in accordance with the latest best practice land development design standard being NZS 4404:2010. This will include methods that provide for stormwater disposal to ground and to the nearby Clutha River.

The Commission has given consideration to the Otago Regional Council's submission which emphasised that any stormwater management options must ensure that the rate of stormwater discharge remains equal to, or less than, that of pre-development up to the 1 in 100 year average recurrent interval event. Mr Hewland noted that the relevant provisions of NZS 4404:2010 require that the effects of land use on the receiving water minimise the increase above the pre-development level. Mr Hewland also considered that any increase in stormwater discharge to the Clutha River would be inconsequential in the context of the substantial flood flows which would otherwise occur in the Clutha River. The Commission's conclusion is that stormwater management is best addressed at the subdivision consent stage and it is acknowledged that the ORC has jurisdiction with respect to the management of discharges.

The Commission considers that it is appropriate to require that a Staging Plan be submitted to indicate proposed timeframes for development in the relevant parts of the NSZ to inform the Council when infrastructure works may need to be programmed. A Staging Plan for the whole of PC 45 is to be provided with the first ODP; and this will be progressively revised as subsequent ODPs are submitted over time. The Commission notes that Zone Standard 12.X.6.2ii as attached to this report at **Appendix 1** provides for such a Staging Plan.

Some submitters have referred to the existing Anderson Road Water Easement that crosses part of the land subject to PC 45. The Commission simply notes that this is an

encumbrance which is to protect the rights of those who benefit from the easement; and the future of such easement is a matter which is likely to be addressed by the parties outside the plan change process.

Commission's Recommendations

1. That the submissions by Anne-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustee 2010 Limited (45/26/6) and Michaela Ward Meehan (45/76/10) opposed by *Kenneth & Lyndsey Warburton (45/76/10)* and Andrew Howard (45/59/2) be **accepted**.
2. That the submissions by Kevin King (45/63/1) supported by *Loris King (45/63/1)*, Elisabeth Edith Muir (45/83/1) and Otago Regional Council (45/90/2) partly supported by the further submission of *Michaela Ward Meehan (45/90/2)* and Queenstown Lakes District Council (45/99/16) opposed by *Michaela Ward Meehan (45/99/16)* and supported by *Ministry of Education (45/99/16)* be **accepted in part** to the extent that the concerns raised by submitters are addressed and/or the provisions attached as **Appendix 1** to this report.
3. That the submissions by Central Land Holdings Limited (45/31/4), Michael James Daniel (45/22/12), Dr Mark Feeney (45/45/2), Mathew Gilchrist (on behalf of the Gilchrist Family) (45/49/7), Rosemary Lee (45/65/2), Neil & Liz Webster & Others (45/84/5), Edward Nepia (45/85/4) Tom O'Donnell (45/89/3), Rachel Ryan (45/106/5), Mary-Louise Schrader (45/108/3), Kenneth & Lyndsey Warburton (45/19/9) and Brian Weedon (45/120/3) be **rejected**.

8.12 TRANSPORTATION, TRAFFIC EFFECTS, WALKING AND CYCLING, AND CONNECTIVITY

The Issues and Decisions Requested

Transportation effects are one of the key issues raised in submissions, with many submitters¹³ having specifically raised this matter.

The relevant issues raised in submissions are summarised as:

- Effects on the road network (and its ability to cope) and, in particular, on Aubrey and Anderson Roads.
- Effects on residential amenity, including noise and safety issues
- The inadequacy of the information to enable assessment of the effects on the local and wider roading network. Specifically:
 - o A Council-generated study of the effects on Aubrey Road is needed, along with details of the necessary improvements to cope with the traffic increases.
 - o A traffic flow study, proposed upgrades to cater for demand, and details of impacts on Albert Town residents (including noise) is needed.

¹³ K Addison, K Barr, Stokes et al, P Croft & P Waser, R Cubie, RJ Cunningham, T Cuthbertson, MJ Daniel, RC Daultrey & FL Hastings, K Duncan & M Gaul, L Duncan, R & A Dupont et al, M Fraser, T & P Hellebrekers, AB Dowrick & M Helles, A Howard, R Huuskes, L Lippe, A Malherbe, S McPhail & J Patching, MW Meehan, H Meldrum, N & L Webster et al, E Nepia, AR & DM Nicholson, C Norman, J O'Brien, T O'Donnell, Otago Regional Council, BA Paulson, P & S Pendlebury, C Popperwell, P Popperwell, S Popperwell, Queenstown Lakes District Council, L Rogers, Rotoiti Trust, A & J Roulston, R Ryan, L Schrader, R Simpson & S Irwin, K & B South, T St Clair, Upper Clutha Tracks Trust, K Vollebregt & A Coote, K & L Warburton, N & L Webster and B Weedon.

- o Traffic management issues are not adequately addressed, traffic effects are under-stated, the traffic plan does not take account a number of the affected intersections, and the traffic figures do not take account of peak times.
- o The Requestor needs to provide evidence a) that the Aubrey Road/ Anderson Road intersection can accommodate a left turn bay and confirm that it will be completed prior to any development and b) that the intersection can be upgraded to cope with the traffic levels when fully developed.
- Town centre parking will not cope with the additional cars from this Zone
- Travel demand management is not adequately considered, including:
 - o A lack of provisions specifically addressing travel demand management
 - o Pedestrian/ cyclist safety (along Aubrey and Anderson Roads), including a need for improvements to the cycle and walking facilities provided within/ alongside Aubrey Road.
 - o The need to ensure that footpaths, bus stops, bus shelters, and bus turning space is provided within the Zone at the detailed planning stage.
- The potential use of Peak View Ridge as an access road for Northlake and the effects of this on existing residents.
- The collection of financial contributions to fund the Aubrey/ Anderson Road intersection.
- Vehicular connectivity within the zone and to the rest of Wanaka and the importance of ensuring a secondary access is provided into Northlake. In this respect the Council requests that the Requestor demonstrate that a second access can be provided to the site or the existing intersection upgraded appropriately. Related to this Bruce Paulson and Brian Weedon note that there will be significant traffic issues from creating such a large urban area accessible via a single feeder road, akin to a giant cul de sac.
- The standard of the current DOC fisherman's track to the Outlet and the fact this would need to be upgraded
- Inconsistency with the higher level transportation documents

In turn, the submitters, variously, request that the Council:

- Decline the plan change
- Accept the plan change
- Review the information provided and require more information from the Requestor in order to ensure the effects are able to managed appropriately
- Place a restrictive covenant on the use of Peak View Ridge or include a full assessment of Peak View Ridge to enable further comment
- Amend the plan change to address the various issues cited above.

Note: The issue of whether Part 14 of the District Plan should apply to the Northlake Zone is discussed under Section 8.15 The Quality of the Resultant Urban Design.

Discussion & Reasons

An integrated transport assessment was prepared by Abley Transportation Consultants (Appendix D of the Request document) and a supplementary transportation report was also prepared by Abley which was provided as Appendix H to the section 42A report. MWH also provided a peer review of the integrated transport assessment and of the supplementary transportation report and this was presented as Appendix I to the section 42A report.

The Commission acknowledges that Mr O'Connor of MWH has confirmed to us that there are no transportation related matters which should restrict the ability to approve PC 45.

PC 45 will require upgrading of the existing roading network particularly the Aubrey Road/Anderson Road intersection. Initial improvements will include the provision of a left

turn lane from Aubrey Road into Anderson Road and sufficient land is available within the road reserve to accommodate this turning lane (albeit with the relocation of a power pole). When 1150 residences exist on the PC 45 land the Anderson Road/Aubrey Road intersection will require further upgrading. We were informed that such upgrading could take various forms, including, for example, a roundabout or traffic lights. Given the uncertainty with respect to what option may be best the Requestor has refrained from submitting a design for the upgrading that will ultimately be required at the Anderson Road/Aubrey Road intersection.

Development contributions will be collected as subdivision and development occurs and the Commission is satisfied that the Aubrey Road/Anderson Road intersection can be upgraded to a satisfactory standard in conjunction with the development of the PC 45 land.

The Outlet Road/Aubrey Road intersection will be upgraded in conjunction with the development of the roading network on the PC 45 land. Roothing connections have been constructed to Aubrey Road through the existing Rural Residential Zone (Activity Area A) on the PC 45 land.

The Structure Plan that forms part of **Appendix 1** to this report shows the primary and secondary entries into the PC 45 land from Aubrey Road. The Structure Plan also shows the internal indicative roading system as well as walkway and cycle links through the PC 45 land.

The Structure Plan shows Peak View Ridge as being subject to a secondary entry. The Peak View Ridge carriageway is constructed on an access strip that forms part of the Allenby Farms land (Activity Area B1). The Commission was informed by Mr White that an additional strip of land has been secured to enable Peak View Ridge to be widened in future if necessary. The evidence presented to the Commission has indicated that the provision of access via Peak View Ridge would be a controlled activity, and could not be refused. The Commission acknowledges that the amended provisions for the NSZ and particularly Rule 12.X.5i provides for the owners of land that gain access off Peak View Ridge to be considered as potentially affected in the context of the resource consent/ODP approval process for Activity Area B1.

The Commission acknowledges that whether Peak View Ridge is used for access is a matter that is likely to be addressed through the resource consent/ODP approval process. In all the circumstances the Commission does not consider it appropriate to extend the boundaries of the PC 45 land to include Peak View Ridge notwithstanding that it appears that the submission by Robert & Alice Dupont and Others appears to provide a mandate to incorporate Peak View Ridge within PC 45.

The existing footpath/cycleway on the north side of Aubrey Road is immediately adjacent to the PC 45 land. The Commission has determined that Activity Area A should be subject to the same minimum lot size (4000m²) as applies in the Rural Residential Zone. This land has been subdivided to its maximum yield based on the minimum requirement for 4000m² lots. The Commission also acknowledges that a covenant exists on those allotments adjacent to Aubrey Road preventing any further crossings that would affect the walkway/cycleway. The Commission also acknowledges that Assessment Matter 15.2.8.3(xiii)(b) as detailed at **Appendix 1** to this report will direct attention to the number and design of vehicle accesses from Activity Area C5 onto Aubrey Road. A minimum lot size of 4000m² is likely to reduce the number of potential access points from Activity Area C5.

PC 45 will increase traffic volumes on Aubrey Road. The Commission has noted Mr Carr's observation that Aubrey Road already functions in part as an Arterial Road (serving Albert

Town) and in part as a Collector Road. An increase in traffic volumes on Aubrey Road adjacent to the PC 45 land and towards Anderson Road is an inevitable outcome of PC 45.

The Commission is satisfied that adequate provision is made for additional walkway/cycleway links through the PC 45 land. The Commission acknowledges that Outlet Road is the only vehicular access available to the Outlet area and that the experience of those using this road will change as a consequence of the urban development facilitated by PC 45. As noted above the margins of the Clutha River will not be affected by PC 45 as development is to be precluded from those parts of the PC 45 land that will be visible from Lake Wanaka, the Clutha River and their margins.

The Commission is satisfied that adequate provision can be made for bus shelters in future. The location of such facilities will most likely be in the vicinity of the retail activity/community facilities and this is a matter that can best be addressed at the ODP stage.

The Commission notes that the Anderson Road/State Highway 84 intersection will require upgrading regardless of the Northlake development; albeit that the Northlake development will increase traffic movements at this intersection. The Commission acknowledges that an email dated 28 November 2013 from the NZ Transport Agency has confirmed that the Agency is not committed to any works at the Anderson Road/State Highway 84 intersection at this time.

Mr O'Connor advised us that two new pedestrian crossings are required, one at Anderson Road and one at Aubrey Road (between Outlet Road and Anderson Road). The Commission notes that these crossings can be funded through development contributions and will be relatively inexpensive works in the overall context of PC 45.

Commission's Recommendations

1. That the submissions by Kirsty Barr (45/27/1-45/27/4) supported by the further submissions of the *Ministry of Education* (45/27/1-45/27/3), Richard Cubie (45/35/1) supported by the *Ministry of Education* (45/35/1), Andrew Howard (45/59/1), Chris Norman (45/87/4) supported by the *Ministry of Education* (45/87/4), Jilly O'Brien (45/88/1) supported by the *Ministry of Education* (45/88/1) and Upper Clutha Tracks Trust (45/117/1) be **accepted in part** on the basis of the enhanced walking and cycling tracks provided for in the SP and the measures to avoid adverse effects on the existing walking/cycling path in Aubrey Road as detailed in the provisions at **Appendix 1** to this report.
2. That the submissions by Anne-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustee 2010 Limited (45/26/8), Otago Regional Council (45/90/5) partly supported by *Michaela Ward Meehan* (45/90/5), and the Queenstown Lakes District Council (45/99/13-45/99/16) opposed by *Michaela Ward Meehan* (45/99/13-45/99/16) and supported by the *Ministry of Education* (45/99/15 and 45/99/16) be **accepted in part** on the basis that secondary accesses are to be provided and intersection upgrading is to occur as development of the PC 45 land proceeds as provided for in **Appendix 1** to this report.
3. That the submissions by Keri Addison (45/20/8), Paul Croft & Patrick Waser (45/34/4), Robert John Cunningham (45/36/4), Tim Cuthbertson (45/37/1), Michael James Daniel (45/22/7), Kane Duncan & Megan Gaul (45/13/7 & 45/13/12), Lynette Duncan (45/14/7 & 45/14/13), Murray Fraser (45/47/1) supported by the *Ministry of Education* (45/47/1), Tess & Paul Hellebrekers (45/55/3), Alexander Bruce Dowrick & Margrethe Helles (45/56/2), Richard Huuskes (45/60/1), Leungo Lippe (45/67/2) supported by the *Ministry of Education* (45/67/2), Antony Malherbe (45/69/2), Stuart McPhail & Joanna Patching (45/75/1), Michaela Ward Meehan (45/76/9) opposed

by *Queenstown Lakes District Council (45/76/9)* and *Kenneth and Lyndsey Warburton (45/76/9)*, Neil & Liz Webster & Others (45/84/6) supported by the *Ministry of Education (45/84/6)*, Edward Nepia (45/85/3), Aaron Roger & Danielle Marie Nicholson (45/86/3), Tom O'Donnell (45/89/2), Bruce A Paulson (45/91/1), Philip & Sharon Pendlebury (45/92/2 & 45/92/3) supported by the *Ministry of Education (45/92/3)*, Christopher Popperwell (45/15/7 & 45/15/13) supported by the *Ministry of Education (45/15/13)*, Patricia Popperwell (45/16/7 & 45/16/12) supported by the *Ministry of Education (45/16/12)*, Stephen Popperwell (45/17/7 & 45/17/12) supported by the *Ministry of Education (45/17/12)*, Liz Rogers (45/104/3), Alister & Jane Roulston (45/124/2) supported by *Alan George Cutler (45/124/2)*, Rachel Ryan (45/106/2), Lisamarie Schrader (45/107/3), Roger Simpson & Sally Irwin (45/24/9), Hazen Simson (45/11/4), Jess Simson (45/12/4), Kit & Barry South (45/111/2), Toni St Clair (45/18/7 & 45/18/12) supported by the *Ministry of Education (45/18/12)*, Krie Vollebregt & Anthony Coote (45/118/3), Kenneth & Lyndsey Warburton (45/19/7), Neil & Liz Webster (45/119/2) supported by the *Ministry of Education (45/119/2)* and Brian Weedon (45/120/4) be **rejected**.

4. That the submissions by Robert Charles Daultrey & Leonora Fonaton Hastings (45/39/1) partly opposed by *Allenby Farms Limited (45/39/1)*, Robert & Alice Dupont and Others (45/44/1) partly opposed by *Allenby Farms Limited (45/44/1)*, Hugh Meldrum (45/77/1) partly opposed by *Allenby Farms Limited (45/77/1)* and Rotoiti Trust (45/105/1) partly opposed by *Allenby Farms Limited (45/105/1)* be **accepted in part** to the extent that Peak View Ridge is not to be included in the PC 45 land and as provision is to be made for owners of land that gain access off Peak View Ridge to be considered as being potentially adversely affected in the context of any application for a resource consent/Outline Development Plan approval for all or part of Activity Area B1.

8.13 AFFORDABLE HOUSING

The Issues and Decisions Requested

Three submitters¹⁴ have specifically raised this matter; two in support/ partial support, and one having not specifically stated their position. The relevant issues raised in submissions are summarised as:

- The Zone will enable a range of housing choice/ density
- The lack of any requirement to provide a contribution of land and/ or housing units
- The plan change does not consider the provisions of Plan Change 24.

Michaela Ward Meehan submitted partly in support of the submissions of the QLCHT (the Trust) and of the Queenstown Lakes District Council; supporting the consideration of the Plan Change 24 objectives and policies but opposing the inclusion of specific rules requiring a contribution to the Queenstown Lakes District Council or the Trust pursuant to any formula different from what is already provided in PC 45.

In turn, the submitters, variously, request that the Council:

- Accept the plan change
- Amend the plan change to insert rules that ensure a contribution is made to affordable housing, which is consistent with the requirements of Plan Change 24.

¹⁴ Stokes et al, Queenstown Lakes Community Housing Trust and Queenstown Lakes District Council.

Discussion and Reasons

Whilst Plan Change 24 is now operative it was not when PC 45 was notified on 1 August 2013. Plan Change 24 became operative on 27 August 2013 when PC 45 was open for submissions.

The subject of affordable housing was addressed by the Requestor and by Ms Scott for the Queenstown Lakes Community Housing Trust at the hearing. The Requestor promoted that a provision be included with respect to affordable housing and such provision evolved during the course of the hearing. The outcome of this process is Zone Subdivision Standard 15.2.20.1 (as presented at **Appendix 1** to this report) which provides for 20 “affordable lots” in Activity Area D1 that are to have a maximum price of \$160,000; with provision made for a legal method to ensure that each of the required 20 affordable lots is delivered to the market.

The Requestor has confirmed that the trigger yield with respect to the provision of affordable lots (and volunteered community facilities) is 775 residential lots within the Meehan land.

The Commission acknowledges that Plan Change 24 does not require a contribution to be made to affordable housing. It does however provide for proposals to be assessed against the objective and policies introduced via Plan Change 24.

In this instance the Commission is satisfied that affordable housing has now been addressed in the context of PC 45 and that affordable residential lots are to be subject to an option in favour of the Queenstown Lakes Community Housing Trust to purchase the lots consistent with Plan Change 24. The Commission notes that the option to purchase will enable a retention mechanism to be put in place if the affordable lots are purchased by the Trust.

The Commission also acknowledges that PC 45 provides for a range of densities, including medium density housing in Activity Area D1. As a consequence it is likely that housing in this Activity Area in particular will be more “affordable” and the Commission is satisfied that PC 45, as a whole, will make a contribution towards affordable housing which is needed in towns such as Wanaka, as confirmed by Ms Scott’s evidence for the Queenstown Lakes Community Housing Trust.

Commission’s Recommendations

1. That the submissions by Anne-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustee 2010 Limited (45/26/7), Queenstown Lakes Community Housing Trust (45/98/1) partly supported and partly opposed by *Michaela Ward Meehan* (45/98/1) and by the Queenstown Lakes District Council (45/99/3) partly supported and partly opposed by *Michaela Ward Meehan* (45/99/3) be **accepted in part** as provision is to be made for affordable residential lots as detailed in Zone Subdivision Standard 15.2.20.1 at **Appendix 1** to this report.

8.14 EFFECTS ON EXISTING RESIDENTIAL AMENITY IN THE VICINITY

The Issues and Decisions Requested

Several submitters¹⁵ have raised this matter, citing the following particular concerns:

- Noise and lighting will affect neighbouring residents
- The plan change will affect the lifestyle, attitudes, and values of many ratepayers

¹⁵ AB Dowrick & M Helles, D Pullar, JH Rogers, A & J Roulston, IM Turnbull and K & L Warburton.

- Ongoing nuisance effects from construction, including noise, dust, and traffic (some raise this concern in the context of experience with the current subdivision)

In turn, the submitters request that that plan change be rejected on this basis.

Discussion & Reasons

Day-to-day noise within the Northlake Special Zone is to be managed through Zone Standard 12.X.6.2vi which enables the same noise levels as in the current Residential, Rural Residential, and Rural General Zones to be applied. In all cases, there is no control over noise from residential activity but only in relation to noise from any non-residential activity. As in all zones, construction noise is controlled through compliance with NZS6803:1999 and there is no control over traffic noise.

Due to the fact that the scale of residential activity will be greater than is currently allowed on the site, the noise levels from residential activity and traffic resulting from PC 45 will undoubtedly increase although it is noted that with a few exceptions the closest existing houses are a considerable distance from where denser residential activity is to occur within the zone boundary (noting that Activity Area A and Activity Area C5 are to be subject to the same minimum lot size as applies in the Rural Residential Zone). The Commission is satisfied that noise levels from any residential or non-residential activities will not adversely affect residential amenity beyond the PC 45 land.

Concerns have been raised about the effects on neighbours from ongoing construction lasting many years. Whilst there will always be some effects from construction provided effective conditions are placed on subdivision and landuse consents, the effects should be adequately mitigated. For example, earthworks management plans are able to be enforced to deal with issues of dust and runoff; and hours of construction can be limited in order to ensure that effects related to noise and traffic movements are limited. Environmental protection measures are able to be applied in relation to all earthworks (including over issues relating to sedimentation, noise, vibration and dust); and construction noise can be managed in accordance with NZS 6803:1999.

Glare and lighting within Northlake are to be managed through Zone Standard 12.X.6.2vii which is similar to rules that apply in the existing Residential, Rural Residential and Rural General Zones.

There will be cumulative effects on the night sky in terms of the 'glow' created by street lights and housing, as with any urban area. However, regardless of the rule limiting light spill, given the distance between the NSZ and existing houses, individual dwellings will not result in light spill onto properties beyond the zone. Rather than look to improve the lighting rule for the Northlake Special Zone (ie through PC 45) as part of this process, the Commission anticipates that the District Plan Review may incorporate a review of the various existing lighting and glare rules in the DP with a view to defensible and effective rule(s) being applied consistently throughout the District.

Dust and traffic effects related to construction and subdivision works are able to be managed by consent conditions.

Commission's Recommendations

1. That the submissions by Alexander Bruce Dowrick & Margrethe Helles (45/56/3), Danielle Pullar (45/93/1), John Henry Rogers (45/103/3), Alister & Jane Roulston (45/124/3) supported by *Alan George Cutler* (45/124/3), IM Turnbull (45/115/3) and Kenneth & Lyndsey Warburton (45/19/11) be **rejected**.

8.15 THE QUALITY OF THE RESULTANT INTERNAL URBAN DESIGN

The Issues and Decisions Requested

Ten submitters have specifically addressed this issue¹⁶. The relevant issues raised in submissions can be summarised as follows:

- The plan change will ensure that quality urban design is achieved.
- The small sites will result in inadequate off-street parking, and whether Part 14 needs to be applied to Northlake (particularly the off-street loading requirements).
- Whether the provisions relate to or are relevant to the AAA, which is currently being subdivided to rural residential density (e.g. whether minimising rear sites is realistic or necessary in the rural residential context).
- Whether the plan change provides a high amenity network of open space and recreation spaces, parks, and reserves
- Garages should be allowed to protrude into front yards as there is no justification to not allow this and the rule would result in boring and bland frontages.
- The development of a pool for private and public use is supported and the provision of this and other facilities is assured.
- The amendment of various bulk and location rules in order to enable typologies that will result in more affordable housing whilst still achieving good urban design outcomes.
- The lack of design guidelines for medium density housing

In turn, the submitters, variously, request that:

- The plan change is rejected
- The plan change is accepted
- The landowner be required to provide community facilities at a certain stage in the development through adding a new Policy 5.4, and a rule that no more than 50 lots (outside AAA) can be created prior to constructing and making operational various community facilities (i.e. an indoor 20m - 25m lap pool, a fitness/gym facility, a children's play area and at least one tennis court).
- Land used for non-residential purposes be excluded from the density calculations
- The boundary between AAD1 and AAB4 be changed slightly
- The bulk and location rules (relating to setbacks, recession planes, and building coverage) for dwellings in the AAD be relaxed
- Discretion at the Outline Development Plan stage includes the number of units proposed for each lot.
- Further analysis/ design solutions, and a strategy to provide high amenity green space and linkages within the plan change area is needed
- The provisions do not relate to AAA unless it can be demonstrated that an overlay or an indicative subdivision/ street layout can be provided as part of the plan change to ensure such re-subdivision would achieve the desired outcome/ urban design objectives.
- An urban design assessment of the plan change is provided to determine whether it will result in good urban design, including whether AAD will result in quality urban design, the fence rules, whether colour and reflectivity are issues in AAC, and whether the 50m +/- flexibility in the Structure Plan is sufficient.

¹⁶ A-L Stokes et al, M Gilchrist for the Gilchrist Family, S Gould & N Samuels, A Malherbe, MW Meehan, C Norman, Queenstown Lakes District Council, R & G Rainsford, K Vollebregt & A Coote and K & L Warburton.

- The rules be improved (and/ or introduce the requirement for design guidelines as part of the Outline Development Plan) to ensure the subdivision layout and the design of subsequent dwellings on smaller lots is of a high quality,

Discussion & Reasons

The Commission is satisfied that the amended provisions of the NSZ as attached to Mr Goldsmith's Memorandum of 20 February 2014 will achieve a quality urban design outcome. These provisions incorporate amendments promoted in submissions prior to the hearing; and have been amended in response to matters raised at the hearing. This iterative process has produced a good platform for achieving a quality urban design outcome at Northlake.

The SP for Northlake has been amended to provide better internal linkages and provision is made for a network of open space and recreation spaces, parks and reserves to be provided through the ODP process. The Commission also acknowledges that the boundaries of the Activity Areas have been adjusted in response to matters raised in submissions and at the hearing.

The Commission is satisfied that adequate provision is made for off-street parking. The Commission considers it appropriate to require (via a Site Standard) that garages and carports in Activity Areas B1-B5 and D1 be set back at least level with the front façade of residential units. The Commission also acknowledges that the various bulk and location rules will enable affordable housing to be provided whilst achieving good urban design outcomes as evidenced by Mr Baxter's illustration being Attachment HH1 that was tabled during Mr Goldsmith's reply. The Commission is satisfied that the NSZ provisions including the ODP mechanism (as amended in light of the Environment Court's Third Interim Decision on Plan Change 19) provide sufficient guidelines for medium density housing in the DP.

The Requestor proposes to make provision for community facilities including a 20-25 metre pool for private and public use. The Commission acknowledges that the "trigger" yield for providing such community facilities is 775 residential lots within the Requestor's land ie. the land owned by Michaela Ward Meehan within PC 45. Substantial development is necessary to support the community facilities which will benefit the residents of Northlake and environs.

As previously stated the Commission considers that a minimum lot size of 4000m² should apply to Activity Area A being land currently in the Rural Residential Zone.

The Commission considers it appropriate that the NSZ should be specifically referred to in Section 14 of the DP. Site Standard 14.2.4.1iv relates to back lanes servicing residential units and the Commission finds that this Site Standard should apply to development in the NSZ.

Commission's Recommendations

1. That the submissions by Anne-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustee 2010 Limited (45/26/10), Steve Gould & Nicky Samuels (45/50/1), Michaela Ward Meehan (45/76/1, 45/76/3-45/76/8) opposed by *Kenneth & Lyndsey Warburton* (45/76/1, 45/76/3-45/76/8), Chris Norman (45/87/3), and by Queenstown Lakes District Council (45/99/4, 45/99/8 & 45/99/9) partly supported by *Michaela Ward Meehan* (45/99/4), supported by *Michaela Ward Meehan* (45/99/8) and opposed by *Michaela Ward Meehan* (45/99/9), be **accepted in part**.

2. That the submission by the Queenstown Lakes District Council (45/99/12) opposed by *Michaela Ward Meehan* (45/99/12) be **accepted**.
3. That the submissions by Matthew Gilchrist (on behalf of the Gilchrist Family) (45/49/5), Anthony Malherbe (45/69/3), Ross & Gaylene Rainsford (45/100/3), Krie Vollebregt & Anthony Coote (45/118/5) and Kenneth & Lyndsey Warburton (45/19/10) be **rejected**.

8.16 IMPACTS ON SOCIAL INFRASTRUCTURE AND THE WIDER COMMUNITY

The Issues and Decisions Requested

Several submitters have raised this issue as a reason for opposing the plan change and two submitters (Michaela Ward Meehan and the Ministry of Education) raised the issue as a reason for partly supporting the plan change.

The relevant issues raised in submissions¹⁷ can be summarised as:

- The impact on social infrastructure in Wanaka and effects on the wider community are unexplored
- Existing community infrastructure would not cater for the increased population
- There is a lack of business employment opportunities in town, which would mean this area would likely be occupied by second/holiday homes, creating a 'ghost' town for the majority of the year.
- Retirement villages are an appropriate use in AAD
- If the zone is developed to its full extent, then the existing school sites will come under pressure and a new primary school site may be needed and provision should be made for this possibly being located within Northlake.
- Wanaka needs a fixed Town Centre and with this rapid expansion and no proposed large commercial expansion the existing infrastructure would not cope.

In turn, the submitters, variously, request that:

- The plan change is rejected
- The plan change is amended to specifically provide for retirement villages and for educational facilities.

Discussion & Reasons

The Commission acknowledges that much of the land subject to PC 45 is within the Inner Growth Boundary provided for in the Wanaka Structure Plan 2007; and that the balance area to be developed is generally within the Outer Growth Boundary as provided in the WSP. This community planning exercise has identified the potential for the land subject to PC 45 to accommodate future residential growth at Wanaka.

The Commission was presented with no evidence which demonstrated that the existing and planned community infrastructure at Wanaka would not be able to cater for the population increase that will occur over time as the PC 45 land is developed in accordance with the NSZ provisions.

¹⁷ K Addison, R Calhaem, MJ Daniel, K Duncan & M Gaul, L Duncan, T & P Hellebrekers, J McArthur, MW Meehan, Ministry of Education, N & L Webster et al, P & S Pendlebury, A & J Roulston, R Simpson & S Irwin, H Simson and J Simson.

The Commission acknowledges the statistics presented by Mr Webster which demonstrated that a high proportion of the housing stock at Wanaka consists of holiday accommodation. The Commission considers that the range of housing densities provided for in the NSZ is likely to be appealing to both permanent residents and second or holiday homeowners. The Commission does not accept that PC 45 would create a “ghost town” for the majority of the year; and considers that the emphasis on medium density housing and affordable housing is likely to result in a greater proportion of permanent residents, particularly in Activity Area D1.

The Commission considers that Retirement Villages are an appropriate use in Activity Area D1 and considers it appropriate to make specific provision for this land use activity as a restricted discretionary activity within Activity Area D1. Similarly the Commission considers it appropriate to make provision for Community Activities (that includes educational facilities) as a restricted discretionary activity in Activity Area D1. The Commission acknowledges Mr Robert's evidence (for the Ministry of Education) which confirms that such facilities would not be limited to schools and could include, for example, an early childhood education centre.

The Commission also acknowledges that the Ministry of Education wishes to see a flexible policy framework so that it can provide educational facilities to meet the aspirations and needs of the Wanaka community; and that the Ministry does not wish to be “locked in” to any particular site at this stage, and nor has it made a commitment to any particular site.

The scale of commercial activity anticipated and provided for at Northlake is limited. In these circumstances the Commission considers that future development in the NSZ at Northlake would provide support for the Wanaka Town Centre and for the commercial development anticipated in the Three Parks Zone to the south of State Highway 84.

The Commission notes that there are no issues in the context of impacts on social infrastructure and the wider community which would justify a rejection of PC 45.

Commission's Recommendations

1. That the submission by Michaela Ward Meehan (45/76/2) opposed by *Kenneth & Lyndsey Warburton (45/76/2)* be **accepted in part**.
2. That the submission by the Ministry of Education (45/81/1 & 45/81/2) supported by *Jo McArthur (45/81/1 & 45/81/2)* and partly supported by *Michaela Ward Meehan (45/81/2)* be **accepted**.
3. That the submissions by Keri Addison (45/20/9) supported by the *Ministry of Education (45/20/9)*, Raewyn Calhaem (45/29/4 & 45/29/6) supported by the *Ministry of Education (45/29/4)*, Michael James Daniel (45/22/8) supported by the *Ministry of Education (45/22/8)*, Kane Duncan & Megan Gaul (45/13/11), Lynette Duncan (45/14/12), Tess & Paul Hellebrekers (45/55/2), Jo McArthur (45/73/1) supported by *Ministry of Education (45/73/1)*, Neil & Liz Webster & Others (45/84/4), Philip & Sharon Pendlebury (45/92/6), Alister & Jane Roulston (45/124/5) supported by *Alan George Cutler (45/124/5)*, Roger Simpson & Sally Irwin (45/24/7) supported by the *Ministry of Education (45/24/7)*, Hazen Simson (45/11/1) and Jess Simson (45/12/1) be **rejected**.

8.17 NATURAL HAZARDS

The Issues and Decisions Requested

Three submitters¹⁸ have specifically raised this matter in their submissions; two in support/partial support, and one having not specifically stated a position. The relevant issues raised in submissions are summarised as:

- There are no natural hazards preventing the re-zoning
- There is a need to set development well back from the river
- The information needs to be updated

In turn, the submitters, variously, request that the Council:

- Accept the plan change
- Amend the plan change to take into account any hazards, based on updated data.

Discussion & Reasons

The District Wide objectives and policies relating to Natural Hazards (Section 4.8 of the DP) apply to the NSZ and include the following particularly relevant policies:

1.5 To ensure that within the consent process any proposed developments have an adequate assessment completed to identify any natural hazards and the methods used to avoid or mitigate a hazard risk.

1.6 To discourage subdivision in areas where there is a high probability that a natural hazard may destroy or damage human life, property or other aspects of the environment.

The Commission also acknowledges that Rule 15.2.10.1 (supported by section 106 of the RMA) ensures natural hazard issues are considered as part of any subdivision although, notably, seismic risk is not listed in that rule (or section 106).

Mr Turnbull requests that the developer be required to upgrade the geological map and derivative seismic hazard assessment, and build modern Peak Ground Acceleration (PGA) estimates into all construction and design. In response to this submission, the Requestor has provided a letter from Tonkin & Taylor dated 13 September 2013, which was attached as Appendix H to the section 42A report.

Tonkin & Taylor acknowledge that the Nevis-Cardrona Fault passes a short distance to the east of the Northlake land and that the location of this fault is inferred on published geological mapping to be directly beneath Albert Town. The Nevis-Cardrona Fault is indicated as “Active”. A secondary inferred fault, indicated as “Inactive, is shown branching off from the Nevis-Cardrona Fault in Albert Town and heading in a north-west–west direction, extending to the west of the Outlet camping ground. Tonkin & Taylor have confirmed that both the main Nevis-Cardrona Fault and the secondary inferred fault are indicated to be to the east of the Northlake area, and do not pass directly through the site. The secondary inferred fault is closer to Northlake than the main fault line, and is still estimated to be approximately 700 metres to the east. There is no known fault directly beneath the Northlake area and Tonkin & Taylor therefore advise that the risk of ground rupture at the Northlake site from known faulting is unlikely. Movement on the Nevis-Cardrona Fault or the secondary inferred fault would however result in ground shaking of the site and the wider Wanaka area.

¹⁸ A-L Stokes et al, Otago Regional Council and IM Turnbull.

Tonkin & Taylor notes that the original report (Appendix E to the Request document) was completed in 2010 and that updates to the seismic hazard mapping were not available at that time.

Tonkin & Taylor have completed an assessment of the risk posed by the Nevis-Cardrona Fault using guidelines provided by the Ministry for the Environment for developing land close to active faults. For the assessment the Nevis-Cardrona Fault has been categorised with a return period of 5000-10,000 years, and the location is assessed as uncertain, as indicated on published geological mapping. Tonkin & Taylor advises that based on the Ministry for the Environment guidelines building importance category structures 1, 2a and 2b are a permitted activity. Tonkin & Taylor advises that under NSZ 3604 dwellings fall under category 2a, and are therefore considered to be a permitted activity in close proximity to the Nevis-Cardrona Fault system. The Tonkin & Taylor report dated 13 September 2013 concludes:

"... given the relatively long return period for the Nevis – Cardrona Fault (5,000 – 10,000 years), the Alpine fault, with a return period for major earthquakes of 300-350 years, and predicted ground accelerations an order of magnitude higher than the Nevis Cardrona, is considered to provide the governing seismic risk to the Northlake area."

The Commission's conclusion is that there is no reason, in terms of seismic risk, not to accept PC 45. The Commission also acknowledges the conclusion expressed in the original Tonkin & Taylor report (Appendix E to the Request document) that no geological hazards were identified during the site walkover inspection which would prevent the proposed private plan change request.

Future development in the PC 45 area is set well back from the Clutha River and is significantly elevated above it. As such the Commission is satisfied that the Clutha River system poses no hazard threat to development within the NSZ.

Commission's Recommendations

1. That the submissions of Anne-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson & GCA Legal Trustee 2010 Limited (45/26/5) and Otago Regional Council (45/90/3) be **accepted**.
2. That the submission by IM Turnbull (45/115/4) be **accepted in part**.

8.18 CONSEQUENTIAL CHANGES AND MISCELLANEOUS ISSUES

The Issues and Decisions Requested

The following miscellaneous issues are raised in submissions¹⁹:

- Minor wording amendments to improve wording, delete unnecessary wording, and achieve consistency.
- Air quality and the need for clean heating
- Ongoing nuisance effects from construction
- Greater transparency and specifics need to be provided in the Plan
- Maintain discretion over earthworks at the Outline Development Plan stage
- Parts 16 and 18 of the District Plan to be applied to the Northlake Zone (if it is to be a separate zone).

¹⁹ Fr B Fenton, MW Meehan, Otago Regional Council, Queenstown Lakes District Council, G Tate, BA Young, AL Young & WAN Brown and CF Urquhart & Checketts McKay Trustees Limited.

- Consequential amendments to give effect to various submissions (Michaela Ward Meehan and the Council).

The following have submitted on the plan change but either raise no particular issues or raise them only in a general sense:

- Father Brian Fenton (in opposition)
- Gary Tate (in opposition)
- BA and AL Young, and W Brown (in opposition)
- C Urquhart and Checketts McKay Trustees Ltd (in support)

The submitters, variously, request that the Council:

- Decline the plan change
- Amend the plan change to improve wording

Discussion & Reasons

Michaela Ward Meehan has requested that minor wording amendments be made to improve wording, correct errors, delete unnecessary wording, and achieve consistency. The Commission considers that these amendments are generally acceptable and have been incorporated into the NSZ provisions as attached to Mr Goldsmith's Memorandum of 20 February 2014. In some instances the amendments have been further refined having regard to matters raised at the hearing, to address issues raised in the Environment Court's Third Interim Decision on Plan Change 19 and to make minor consequential changes as included in the final version of the provisions at **Appendix 1** to this report. The Commission finds that these amendments are generally appropriate.

With regard to air pollution and clean heating the Commission acknowledges that the Otago Regional Council promotes the provision of clean heating in new residential areas. Currently the District Plan contains the following objective and policy:

Objective 2: Air Quality

Maintenance and improvement of air quality.

Policies:

2.1 To ensure that land uses in both rural and urban areas are undertaken in a way which does not cause noxious, dangerous, offensive or objectionable emissions to air.

Whilst there are no rules relating to clean heating in most of the existing zones, Zone Standards do exist in the Meadow Park Zone and some Resort Zones (Millbrook and Waterfall Park) which place various restrictions on smoke emissions, feature open fire places, and other solid fuel fires. The Commission finds that the inclusion of such provisions is unnecessary at Northlake and that it is more efficient and effective to rely on the ORC's Air Plan (2003).

The Commission has already acknowledged in this report in the context of Section 8.14 Effects on Existing Residential Amenity in the Vicinity that construction activities within the NSZ will have an adverse effect on the immediate locality albeit that these are able to be mitigated. The Commission acknowledges in this context that effects are always associated with the development of new urban areas and that New Zealand Standards apply to such construction activities.

The Commission is satisfied that the provisions of the NSZ, as attached to Mr Goldsmith's Memorandum dated 20 February 2014, are sufficiently specific to provide for the subdivision and development that is to be provided for in the NSZ. The Commission is satisfied that comprehensive provisions are included to enable the effects of earthworks to be properly mitigated.

The Queenstown Lakes District Council seeks that the Northlake Special Zone (if accepted) should be specifically included within Table 1 of Part 16 so that the limitations and regulations on hazardous substances can be applied to it. The Commission agrees that such provision is appropriate to ensure that Part 16 applies to the NSZ.

The signage rules that apply to the residential zones are the strictest in the district and the NSZ is to be made subject to these rules in Section 18 of the DP; and the Commission considers that this is appropriate.

Commission's Recommendations

1. That the submissions by Michaela Ward Meehan (45/76/11) opposed by *Kenneth & Lyndsey Warburton* (45/76/11), Otago Regional Council (45/90/4), Queenstown Lakes District Council (45/99/7 & 45/99/17) partly supported by *Michaela Ward Meehan* (45/99/7), and Callum Fraser Urquhart and Checketts McKay Trustees Limited (45/30/1) be **accepted in part**.
2. That the submission by Father Bryan Fenton (45/46/1), Gary Tate (45/113/1) and BA Young, AL Young & WAN Brown (45/123/1) be **rejected**.

8.19 PROCESS ISSUES RELATED TO CONSULTATION AND THE SECTION 32 ASSESSMENT

The Issues and Decisions Requested

This section includes issues/ concerns raised by submitters²⁰ related to:

- Consultation processes
- The adequacy of the section 32 evaluation

Several submitters have specifically raised issues with **consultation**; all in opposition to the plan change. The relevant issues raised in submissions are summarised as:

- A lack of consultation with affected parties and the wider public, a lack of advertising, and the limited/ inadequate submission period.
- A lack of consistency between the plan change and previous consultation

Submitters have also specifically raised issues with the **section 32 evaluation**. The relevant issues raised in submissions are summarised as:

- The section 32 evaluation is adequate/ inadequate
- The plan change needs to be clearer, more precise, and better justified in order to enable the Council and submitters to better understand if it is appropriate
- The plan change needs more thorough analysis/ research/ information
- Consideration of alternatives such as developing existing zoned land and other fringe land that is less landscape-sensitive has been inadequate.

In turn, the submitters, variously, request that the Council:

- Accept the plan change
- Decline the plan change
- Provide more information to substantiate the plan change

²⁰ A-L Stokes & Others, K Addison, P Croft & P Waser, M Cruden, RJ Cunningham, MJ Daniel, K Duncan & M Gaul, L Duncan, AB Dowrick & M Helles, M Hill, N & L Webster et al, E Nepia, C Norman, NA Pullar, WD Pullar, R Ryan and R Simpson & S Irwin.

Discussion & Reasons

The adequacy of the consultation process

The Commission notes that Clause 3 of the First Schedule to the Resource Management Act 1991 provides requirements with respect to consultation where a local authority prepares a plan change. In this instance PC 45 is a private plan change that has been requested in terms of Part 2 of the First Schedule which contains no specific requirements with respect to consultation.

Tangata whenua and various statutory organisations have been consulted as detailed in Section 7.0 of the Request document, and the relevant correspondence was attached as Appendix L to the Request document. This consultation process was limited and did not include nearby residents.

Once PC 45 was accepted by the Queenstown Lakes District Council for processing; Ms Jones advised us that there were at least two newspaper articles published (including a detailed article in the Otago Daily Times on 27 August 2013). Formal public notification for submissions and further submissions has provided an opportunity for formal consultation with respect to the contents of PC 45. The Commission acknowledges that some submitters have raised concerns with respect to an apparent lack of consistency between the plan change and previous consultation (which the Commission understands is a reference to the Wanaka Structure Plan process). The WSP is specifically addressed in Section 8.4 Consistency With the Wanaka Structure Plan.

The adequacy of the Section 32 evaluation

PC 45 was sufficiently advanced through the statutory process that section 32 applies as it was prior to the Resource Management Amendment Act 2013 that came into effect on 4 December 2013 (outside Auckland).

The plan change request was accompanied by a comprehensive section 32 evaluation. The Commission is satisfied that the section 32 evaluation attached to the notified plan change was adequate to enable potential submitters to understand the likely issues and effects arising from the plan change and to determine whether they agreed/disagreed with the plan change and why. Furthermore, there is considerable opportunity to expand the body of information throughout the process in response to the submissions, the section 42A report, matters raised at the hearing, and in the decision making process.

The Commission notes in the context of section 32 that when considering alternatives, site specific plan changes are not expected to provide a comparison of alternative sites [see Brown v Dunedin CC [2003] NZRMA 420 (HC)] and, as such, the fact this was not done in the context of PC 45 is not relevant. Regardless, the underlying concern of submitters (i.e. that it may be more appropriate to develop existing zoned land and/or other fringe land that is less landscape-sensitive) is a valid issue which the Commission has considered.

The Commission acknowledges that it is required to undertake its own evaluation when considering PC 45. Such evaluation is inherent in much of this report. In summary the Commission has found that PC 45 is the most appropriate alternative as it will provide a variety of choice of residential locations at Wanaka; will achieve certainty with respect to the ultimate use of this land; will ensure that subdivision and development will occur in a co-ordinated and integrated manner in accordance with the Structure Plan; and as much of the land subject to PC 45 is screened from nearby localities.

The Commission favours the Special Zone approach over the “hybrid” approach promoted in the section 42A report. In this context the Commission again notes that the “Special Zone” technique has been used by the Queenstown Lakes District Council frequently in

recent times and that a Special Zone for Northlake is consistent with this approach. The Commission considers that it would be administratively inefficient to have Northlake provisions scattered amongst the generic Low Density Residential Zone provisions of the DP. The Commission has also noted that the District Plan Review is likely to address the issue of multiple Special Zone provisions; and that some rationalisation of these provisions can be expected in the future.

The Commission does not favour the “do nothing” option as the Rural General Zone is not the most appropriate for this land given its strategic location in terms of Wanaka’s future growth. Provision for urban development is more appropriate in terms of the District Wide Objectives and Policies stated in Part 4 of the District Plan; and having regard to the Wanaka Structure Plan that has informed the Commission in its consideration of PC 45.

While PC 45 is the most appropriate alternative those provisions are to be further amended as presented in **Appendix 1** to this report.

Commission’s Recommendations

1. That the submissions by Chris Norman (45/87/2) and Anne-Louise Stokes, Russell Warren Ibbotson, Shaun Quintin Gilbertson and GCA Legal Trustee 2010 Limited (45/26/3) be **accepted in part**.
2. That the submissions by Keri Addison (45/20/3), Paul Croft & Patrick Waser (45/34/3 & 45/34/6), Mark Cruden (45/21/3), Robert John Cunningham (45/36/5), Michael James Daniel (45/22/3), Kane Duncan & Megan Gaul (45/13/9), Lynette Duncan (45/14/14), Alexander Brian Dowrick & Margrethe Helles (45/56/4), Martin Hill (45/23/3), Neil & Liz Webster & Others (45/84/8), Edward Nepia (45/85/2), Noelene Anne Pullar (45/95/3), William David Pullar (45/97/2), Rachel Ryan (45/106/4) and Roger Simpson & Sally Irwin (45/24/3) be **rejected**.

8.20 EXTENSION OF THE ZONING BEYOND THE NOTIFIED AREA

The Issues and Decisions Requested

A submission has been lodged by Matthew Gilchrist (on behalf of the Gilchrist family) that requests in the first instance that the plan change be rejected but, if the rezoning is approved, that the family’s land also be included within the Northlake Special Zone. One opposing further submission has been received from the Roulstons, whose property adjoins the Gilchrist’s accessway. The Gilchrist property is within the Rural Residential Zone north of Aubrey Road and is located at 504 Aubrey Road, being legally described as Lot 1 DP300198. The Gilchrist property has an area of approximately 2.5 hectares and the northern and eastern boundaries of the Gilchrist property are shared with land subject to PC 45.

Discussion & Reasons

The issues in relation to this submission are:

- Whether this submission is within the scope of the plan change; and
- If it is within the scope and “on” the plan change, then whether such rezoning is appropriate.

The High Court in Clearwater Resort Limited and Another v Christchurch CC (HC, AP 34/2002) stated that:

- “1. A submission can only fairly be regarded as “on” a variation if it is addressed to the extent to which the variation changes the pre-existing status quo.*
- 2. But if the effect of regarding a submission as “on” a variation would be to permit a planning instrument to be appreciably amended without real opportunity for participation by those potentially affected, this is a powerful consideration against any argument that the submission is truly “on” the variation.”*

The above approach has more recently been endorsed by the High Court in Palmerston North City Council v Motor Machinists Ltd [2013] NZHC 1290.

In this instance the land subject to PC 45 is limited to that identified in Section 3.0 of this report. Such land is limited to five Computer Freehold Registered Identifiers [titles] and does not include land beyond the boundaries of that land.

The Commission is satisfied that the Gilchrist submission is not “on” PC 45 as it does not specifically relate to the land subject to PC 45.

The Commission acknowledges that several landowners who own land in the Rural Residential Zone to the north of Aubrey Road have lodged submissions in response to PC 45. These submissions are in opposition to the plan change. A further extension of the land subject to PC 45 would potentially affect nearby landowners and they have not had the real opportunity to participate in the process of determining whether the Gilchrist land should be included in PC 45. The Commission also notes in this context that the owners of a property adjacent to the Gilchrist land, being the property at 500 Aubrey Road (owned by Hales & Gilbert), have not submitted in response to PC 45 and may not be aware of the Gilchrist submission.

The Commission also notes in this context that the Gilchrist submission fails to record any information with respect to consultation with neighbours; does not provide a section 32 analysis of the rezoning sought; and does not discuss whether the Gilchrist submission addresses the specific change to the District Plan that is proposed by PC 45. These are relevant matters raised in the Motor Machinists decision.

In all the circumstances the Commission finds that the submission by Matthew Gilchrist (on behalf of the Gilchrist family) falls beyond the scope of PC 45 and must therefore be rejected.

For completeness the Commission has given consideration to whether the rezoning promoted by the submitter is appropriate. As noted above the Gilchrist land shares boundaries with land subject to PC 45 on two sides. The longest boundary is the eastern boundary that is shared with Activity Area A. Given that the Commission has found that the status quo should remain with respect to the minimum lot size in Activity Area A consistent with that applied in the Rural Residential Zone (minimum lot area 4000m²); there is no justification to change the status quo with respect to the Gilchrist property. The Gilchrist land is within the Rural Residential Zone at present and is subject to a minimum lot area for subdivision of 4000m². The status quo would permit the Gilchrist property to be subdivided into a maximum of 4-5 lots, consistent with the Rural Residential Zone provisions. This is consistent with the density of subdivision that is to be permitted on that part of the PC 45 land that is within proposed Activity Area A, as provided for in the Commission’s recommendations.

The Commission notes that the northern boundary of the Gilchrist land (being the narrower boundary) is shared with Activity Area B1. If Activity Area B1 were applied to the Gilchrist land this would enable the land to be subdivided into a maximum of 20-25 allotments. The

result would be a “finger” of smaller allotments bisecting the existing Rural Residential Zone (to the west) and Activity Area A (to the east). The Commission does not accept that such an outcome is logical or appropriate.

The Gilchrist property contains an access strip which provides access to Aubrey Road. The Commission acknowledges that the further submission by the Roulstons requested that this existing access not be used but that, rather, access should be through the new Northlake subdivision. The Roulstons are concerned that increased traffic volumes will cause more dust and noise from the gravel driveway that runs along the boundary with their property. The Commission simply acknowledges that the use of such access would have an adverse effect on the immediate neighbours (being the Roulstons) and also on Hales/Gilbert who have not submitted on PC 45.

In all the circumstances the Commission finds that the rezoning promoted by Matthew Gilchrist (on behalf of the Gilchrist family) would not be appropriate, even if the Gilchrist submission were found to be “on” PC 45 notwithstanding the Commission’s findings on that matter (as stated above).

Commission’s Recommendation

1. That the submission by Matthew Gilchrist (on behalf of the Gilchrist family) (45/49/2) opposed by *Alister & Jane Roulston* (45/49/2) be **rejected**.

9.0 STATUTORY DOCUMENTS

9.1 Objectives and Policies of the Otago Regional Policy Statement

The Otago Regional Policy Statement became operative on 1 October 1998. The Regional Policy Statement contains objectives and policies relating to the Built Environment including Objective 9.4.1 which states as follows:

“9.4.1 To promote the sustainable management of Otago’s built environment in order to:

- (a) Meet the present and reasonably foreseeable needs of Otago’s people and communities; and***
- (b) Provide for amenity values, and***
- (c) Conserve and enhance environmental and landscape quality; and***
- (d) Recognise and protect heritage values.”***

The Commission is satisfied that PC 45 is consistent with Objective 9.4.1 of the Regional Policy Statement and with its supporting policies. The Commission considers that PC 45, which is primarily concerned with reallocating land from rural to urban zoning and the alteration of DP provisions relating thereto, is consistent with the objectives and policies stated in the Regional Policy Statement. The Commission acknowledges that relevant provisions of the Otago Regional Policy Statement are presented more comprehensively in Section 8.3 of the Request Document dated July 2013 that accompanied PC 45 at the time of notification.

9.2 Objectives and Policies of the Queenstown Lakes District Plan

The Queenstown Lakes District Plan became fully operative on 10 December 2009.

Section 4 of the Queenstown Lakes District Plan contains higher order objectives and policies that apply throughout the District. The Commission considers that the objectives and policies stated in Section 4.9 Urban Growth are of particular relevance to PC 45. These objectives and policies state as follows:

“4.9.3 Objectives and Policies

Objective 1 – Natural Environment and Landscape Values

Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.

Policies

- 1.1 *To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.*
- 1.2 *To ensure growth does not adversely affect the life supporting capacity of soils unless the need for this protection is clearly outweighed by the protection of other natural or physical resources or important amenity values.”*

“Objective 2 – Existing Urban Areas and Communities

Urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well being.

Policies:

- 2.1 *To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the existing residential areas and small townships.*
- 2.2 *To cluster growth of visitor accommodation in certain locations so as to preserve other areas for residential development.*
- 2.3 *To protect the living environments of existing low-density residential areas by limiting higher density development opportunities within these areas.”*

“Objective 3 – Residential Growth

Provision for residential growth sufficient to meet the District’s needs.

Policies:

- 3.1 *To enable urban consolidation to occur where appropriate.*
- 3.2 *To encourage new urban development, particularly residential and commercial development, in a form, character and scale which provides for higher density living environments and is imaginative in terms of urban design and provides for an integration of different activities, e.g. residential, schools, shopping.*

- 3.3 *To provide for high density residential development in appropriate areas.*
- 3.4 *To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."*

"Objective 4 – Business Activity and Growth

A pattern of land use which promotes a close relationship and good access between living, working and leisure environments.

Policies:

- 4.1 *To promote town centres, existing and proposed, as the principal foci for commercial, visitor and cultural activities.*
- 4.2 *To promote and enhance a network of compact commercial centres which are easily accessible to, and meet the regular needs of, the surrounding residential environments.*
- 4.3 *To recognise and promote the established commercial character of the Commercial Precinct which contributes to its ability to undertake commercial, health care and community activities without adversely affecting the character and amenity of the surrounding environment."*

"Objective 5 – Visitor Accommodation Activities

To enable visitor accommodation activities to occur while ensuring any adverse effects are avoided, remedied or mitigated.

Policy:

- 5.1 *To manage visitor accommodation to avoid any adverse effects on the environment.*
- 5.2 *To avoid, remedy or mitigate adverse effects of letting of residential units for short-term accommodation on residential coherence and amenity through a registration process and standards.*
- 5.3 *To ensure that the costs and regulatory obligations of visitor accommodation activities are appropriately borne and complied with by visitor accommodation providers."*

The Commission acknowledges that other objectives and policies from Part 4 of the Operative District Plan are presented in Section 8.9 of the Request document and that some of these were also presented in Mr Edmonds's evidence presented before the Commission. The Commission has chosen not to reproduce these provisions here but confirms that these objectives and policies from Part 4 have also been considered in reaching the conclusion expressed below.

The Commission considers that PC 45, as amended in accordance with the Commission's recommendations, is consistent with the above objectives and policies. The Commission notes in this context that Special Zones are already provided for in Section 12 of the Operative District Plan. The introduction of the NSZ as provided for in PC 45 is consistent with the District Wide objectives and policies.

The Commission finds that the objectives, policies, rules, assessment matters and other provisions as provided for in PC 45, as amended in terms of the Commission's recommendations, better achieve the objectives of the Operative District Plan.

The Commission is satisfied, having regard to their efficiency and effectiveness, that the objectives, policies, rules, assessment matters and other provisions provided for in PC 45, as amended in terms of the Commission's recommendations, are the most appropriate for achieving the relevant District Wide objectives and policies presented in Section 4 of the Operative District Plan.

10.0 SECTION 32 RMA

The Commission acknowledges that the version of section 32 that must apply is the version presented in the Resource Management Act 1991 at the time that PC 45 was notified on 1 August 2013. This version of section 32 precedes the current version of section 32 which came into force (in the Queenstown Lakes District) on 3 December 2013.

The Commission acknowledges that an evaluation has previously been undertaken under section 32 of the Resource Management Act 1991 with respect to PC 45, as required by section 32(1)(d) of the Act (prior to the 2013 Amendment Act) and as presented in the Section 32 Assessment as contained in the Request document dated July 2013.

The Commission also acknowledges that a further evaluation must be undertaken by a local authority before making a decision under clause 29(4) of the First Schedule (see section 32(2)(a) of the Act). The Commission has undertaken such an evaluation when considering PC 45. The Commission has evaluated whether, having regard to their efficiency and effectiveness, the objectives, policies, rules, assessment matters and other provisions provided for in PC 45 are the most appropriate for achieving the objectives stated in the Operative District Plan. Section 32(4) of the Act requires that such evaluation must take into account –

- (a) The benefits and costs of policies, rules or other methods; and
- (b) The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

The Commission has assessed each provision to be changed having regard to the contents of submissions and further submissions and to all of the evidence before us. The Commission has determined which submissions and further submissions should be accepted, accepted in part or rejected. The Commission's overall finding is that, following evaluation under section 32, PC 45 as amended in terms of the Commission's recommendations makes the most appropriate provision for achieving the District Wide objectives specified in Part 4 of the Operative District Plan.

The Commission considers that PC 45, as amended in terms of our recommendations and as presented at **Appendix 1** to this report, best achieves the purpose of the Act.

11.0 PART 2 RMA

Part 2 of the Resource Management Act 1991 contains sections 5-8. We refer to them in reverse order.

Section 8 requires us, in exercising our functions on this plan change, to take into account the principles of the Treaty of Waitangi. No issues were raised with us in reports or evidence in relation to section 8 albeit that the Commission acknowledges that Plantation

Forest (or Sticky Forest) is vested in the Crown under the Ngai Tahu Claims Settlement Act 1998 until the successors of the original beneficiaries under the South Island Landless Natives Act 1906 are identified by the Maori Land Court.

Section 7 directs that in achieving the purpose of the Act we are to have particular regard to certain matters which include, of relevance here, the efficient use and development of natural and physical resources; the maintenance and enhancement of amenity values; the maintenance and enhancement of the quality of the environment; and any finite characteristics of natural and physical resources. The Commission is satisfied that PC 45, as amended in terms of the Commission's recommendations, will promote efficient use and development of the resources comprising the land subject to PC 45; will serve to maintain and enhance amenity values; and will serve to maintain and enhance the quality of the environment. The Commission is satisfied that PC 45, as amended, is necessary for enabling the better use and development of this finite land resource. There are no other matters stated in section 7 which are of any particular relevance to PC 45.

Section 6 sets out a number of matters which are declared to be of national importance and directs us to recognise and provide for them. Amendments to the Structure Plan have had the effect of excluding development from the ONL/ONF that exists at the northern portion of the site, adjacent to Lake Wanaka and the Clutha River. As a consequence the Commission is satisfied that PC 45 will not result in inappropriate subdivision, use and development in terms of section 6(a) and (b); and that PC 45 will maintain and enhance public access to and along lakes and rivers pursuant to section 6(d). There are no other matters of national importance listed in section 6 that are of any particular relevance in this instance.

Section 5 sets out the purpose of the Act – to promote the sustainable management of natural and physical resources. Taking into account the definition of sustainable management contained in section 5(2) the Commission has reached the view that on balance PC 45, as amended in terms of the Commission's recommendations, will achieve the purpose of the Act.

12.0 OUTCOME

Following our consideration of Plan Change 45 and the submissions and further submissions received thereto we have concluded that submissions and further submissions should be accepted, accepted in part or rejected as detailed in Sections 8.1 – 8.20 of this report. The Commission has formulated these recommendations having regard to the matters to be considered in terms of section 74, the provisions of section 32, to Part 2 and in particular to the purpose of the Act as set out in section 5 of the RMA. The outcome of our consideration is that we **recommend** that Plan Change 45, as amended in terms of our recommendations, should be incorporated into the Queenstown Lakes District Plan.

The Commission has presented recommendations with respect to the acceptance, acceptance in part or rejection of submissions and further submissions that relate to issues relevant to PC 45. The Commission has also provided the provisions of PC 45 as amended by our recommendations in **Appendix 1** to this report.

This report incorporating our recommendations on Plan Change 45 is dated **17 June 2014**.

DAVID WHITNEY
CHAIR

For the Commission being Commissioners David Whitney and Lyal Cocks

12.X Northlake Special Zone

Issues, Objectives and Policies

The purpose of the Northlake Special Zone is to provide for a predominantly residential mixed use neighbourhood. The area will offer a range of housing choices and lot sizes ranging from predominantly low to medium density sections, with larger residential sections on the southern and northern edges. The zone enables development of the land resource in a manner that reflects the zone's landscape and amenity values.

The Northlake Special Zone includes a Structure Plan showing existing and proposed roads, the position of Activity Areas, Building Restriction Areas and a Tree Protection Area. Subsequent provisions refer to these terms. An important component of the Zone is the need to submit an Outline Development Plan for approval prior to development, to ensure the Zone is developed in an integrated manner.

12.X.1 Issues

i Landscape and Amenity

Northlake is located within a landscape which contributes to the amenity of the wider Wanaka area. It is important to recognise and achieve high quality amenity outcomes. The urban edge needs to be located to preserve the landscape values enjoyed from Lake Wanaka and the Clutha River.

ii Community

Development in Northlake shall occur in a manner that provides for the integration of activities important for the social wellbeing of the community. There is potential to establish a small precinct with community and commercial activities that meet some daily needs and act as a focal point for the Northlake community.

iii Ecology

Years of pastoral farming have degraded natural values. However, through protecting remnants of mostly kanuka vegetation and encouraging tree planting, some values can be restored and enhanced. Development near the boundary of the Hikuwai Conservation Area shall be managed so as to reinforce and protect the values of that area.

iv Open Space and Recreation

Northlake presents opportunities to provide open spaces and trails that will contribute to the Wanaka community's social and economic wellbeing. Continued and increased opportunities to access Lake Wanaka and the outlet to the Clutha River can be secured as part of the development of the land.

v Efficient Land Use

It is important that residentially zoned land is used efficiently in order to promote housing affordability and relieve pressure to develop other more sensitive land in and around Wanaka.

vii Infrastructure

Development of the zone will require the provision of services including water supply, sewage disposal, stormwater disposal, telecommunications and electricity supply.

12.X.2 Objectives and Policies

Objective 1 – Residential Development

A range of medium to low density and larger lot residential development in close proximity to the wider Wanaka amenities.

Policies

- 1.1 To establish a mix of residential densities that will provide a residential environment appealing to a range of people.
- 1.2 To enable urban density living within the less sensitive parts of the zone in order to give Northlake a sense of place and to support a neighbourhood commercial and retail precinct.
- 1.3 To maintain and enable residential lot sizes in Activity Areas A and C5 consistent with the adjacent Rural Residential Zone.
- 1.4 To enable and encourage low density residential activities within Activity Areas B1 – B5.
- 1.5 To enable and encourage larger residential lot sizes within Activity Areas C1 – C4.
- 1.6 To enable and encourage medium density residential activities within Activity Area D1.
- 1.7 To provide for small scale neighbourhood retail activities to serve the needs of the local community within Activity Area D1 and to avoid visitor accommodation, commercial, retail and community activities and retirement villages within Activity Areas other than within Activity Area D1.
- 1.8 To provide for community activities, including educational facilities, to serve the needs of the Northlake community and to be available for use by the wider Wanaka community.

Objective 2 – Urban Design

Development demonstrates best practice in urban design and results in a range of high quality residential environments.

Policies

- 2.1 To use a Structure Plan to establish:
 - The location of Activity Areas
 - The primary roading network
 - Required walking and cycle connections
 - Areas where buildings are prevented from occurring due to landscape sensitivity
 - Areas where existing vegetation forms an important landscape feature and should be protected
- 2.2 To require development to be consistent with the Northlake Structure Plan
- 2.3 To require the use of Outline Development Plans in Activity Areas B1 to B5, C1 to C5 and D1 to implement the Northlake Structure Plan and to co-ordinate development within these Activity Areas
- 2.4 To achieve a high level of integration through residential lot layout, street design, recreational areas (including walkways/ cycleways, parks and open spaces) and landscaping through the Outline Development Plan process.
- 2.5 To ensure that development recognises and relates to the wider Wanaka character and is a logical extension of the urban form of Wanaka.
- 2.6 To enable affordable housing by providing for a range of lot sizes and housing typologies, by requiring the provision of affordable lots and by providing for cost effective development.

- 2.7 To enable visitor accommodation, commercial, retail and community activities and retirement villages within Activity Area D1 including limited areas of small scale neighbourhood retail to service some daily needs of the local community, while maintaining compatibility with residential amenity and avoiding retail development of a scale that would undermine the Wanaka Town Centre and the commercial core of the Three Parks Special Zone.
- 2.8 To enable educational facilities to service the needs of the Wanaka community, while maintaining compatibility with residential amenity.

Objective 3 – Connectivity

Development that is well-connected internally and to networks outside the zone.

Policies

- 3.1. To ensure that roading is integrated with existing development and the existing road network.
- 3.2. To promote a logical and legible road layout, minimising cul-de-sacs where practical.
- 3.3 To require public cycling and walking trails through the zone that link to existing and potential trails outside the zone.
- 3.4 To enable public transport to efficiently service the area, now and in the future.
- 3.5 To reduce travel distances through well connected roads.

- 3.6 To provide safe, attractive, and practical routes for walking and cycling, which are well linked to existing or possible future passenger transport and local facilities and amenities within the zone.

Objective 4 – Landscape and Ecology

Development that takes into account the landscape, visual amenity, and conservation values of the zone.

Policies

- 4.1 To identify areas where buildings are inappropriate, including ridgelines, hilltops and other visually prominent landforms, and to avoid buildings within those areas.
- 4.2 To maintain and enhance the nature conservation values of remnants of indigenous habitat, and to enhance the natural character of the northeast margin of the zone.
- 4.3 To ensure that roads are designed and located to minimise the need for excessive cut and fill and to respect natural topographical contours.
- 4.4 To ensure that trees within the Tree Protection Area are retained, and that any individual trees that are removed or felled are progressively replaced with non-wilding species so as to ensure development is reasonably difficult to see from the Deans Bank trail (northern side of the Clutha River), to retain a predominantly treed foreground when viewed from the Deans Bank trail, and to retain a predominantly treed background when viewed from Outlet Road.

Objective 5 – Recreation

The establishment of areas for passive and active recreation.

Policies

- 5.1. *To identify areas for passive and active recreation, and to encourage connections between recreational areas.*
- 5.2. *To ensure that community recreation areas are located on flatter areas within the zone.*
- 5.3. *To encourage the provision of public access to the Clutha River.*
- 5.4. *To require provision of community facilities at an early stage in the development of the zone.*
- 6.4. *To utilise low impact design solutions that minimise adverse environmental effects resulting from stormwater runoff.*
- 6.5. *To provide for water storage facilities for the benefit of the wider Council network as well as for the zone.*

Objective 6 – Infrastructure

Provision of servicing infrastructure to cater for demands of development within the zone in an environmentally sustainable manner and to enhance wider utility network systems where appropriate.

Policies

- 6.1. *To provide safe and efficient road access to the zone from Aubrey Road and Outlet Road.*
- 6.2. *To provide for transport network upgrades when required.*
- 6.3. *To design local streets to ensure safe, low speed traffic environments.*

12.X Northlake Special Zone Rules

12.X.3 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- | | | |
|-------|--|-----------------|
| (i) | Heritage Protection | - Refer Part 13 |
| (ii) | Transport | - Refer Part 14 |
| (iii) | Subdivision, Development and Financial Contributions | - Refer Part 15 |
| (iv) | Hazardous Substances | - Refer Part 16 |
| (v) | Utilities | - Refer Part 17 |
| (vi) | Signs | - Refer Part 18 |
| (vii) | Relocated Buildings and Temporary Activities | - Refer Part 19 |

12.X.4 Activities

12.X.4.1 Permitted Activities

- i. Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Restricted Discretionary, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.
- ii. Non-residential activities involving up to one full time equivalent person who permanently resides elsewhere than on the site and occupying no more than 40m² of the gross floor area of the buildings on a site.

12.X.4.2 Controlled Activities

i. Buildings in Activity Area A

The addition, external alteration or construction of buildings within Activity Area A, with the exercise of Council's control limited to:

- (a) The location, external appearance and design of buildings;
- (b) Roof and wall colours;
- (c) Associated earthworks and landscaping.

ii. Buildings in Activity Areas C1 to C5

The addition, external alteration or construction of buildings within the Activity Areas C1 to C5, with the exercise of Council's control limited to:

- (a) The location, external appearance and design of buildings;
- (b) Roof and wall colours;
- (c) Infrastructure and servicing;
- (d) Associated earthworks and landscaping; and
- (e) Access.

iii. Removal of trees from the Tree Protection Area

The removal and/or felling of individual tree/s within the Tree Protection Area shown on the Northlake Structure Plan with the Council's discretion limited to:

- (a) the extent of tree removal in the context of retention of a predominantly treed area;
- (b) the timing, type and density of replacement trees;
- (c) the method of removal of trees.

12.X.4.3 Restricted Discretionary Activities

The following shall be **Restricted Discretionary Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has limited its discretion are listed with each **Restricted Discretionary Activity**.

i. Residential Activities (excluding buildings) in Activity Areas B1 to B5 and C1 to C5

Any application for consent under this rule shall include application for approval of an Outline Development Plan in respect of all of the relevant Activity Area. The exercise of Council's discretion shall be limited to:

- (a) Indicative subdivision design, density of residential units, lot configuration and allotment sizes;
- (b) Roading pattern and vehicle access arrangements, including integration with existing development;
- (c) Proposed road and street designs, including landscaping;
- (d) Location and suitability of pedestrian and cycling connections and linkages to surrounding pedestrian and cycling networks;
- (e) Location and suitability of open space and recreational amenity spaces;
- (f) The proposed methods of servicing by infrastructure;
- (g) Proposed methods of low impact stormwater disposal;
- (h) Proposals to protect and enhance conservation values;
- (i) Measures to address any adverse effects resulting from any contaminated sites;
- (j) The extent to which natural topography is respected, where practical;

- (k) Integration of the Outline Development Plan with other parts of the zone, or with other Outline Development Plans that have been approved;
- (l) Species of trees (Note: required to be specified for the purposes of Rule 12.X.6.1.xi).

ii. Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages (all excluding buildings) in Activity Area D1

Any application for consent under this rule shall include application for approval of an Outline Development Plan in respect of all of Activity Area D1. The exercise of Council's discretion shall be limited to:

- (a) Indicative subdivision design, density of residential units, lot configuration, maximum number of residential units proposed for any retirement village, and allotment sizes;
- (b) Location of any visitor accommodation, commercial, retail, retirement village and community activities;
- (c) Roading pattern and vehicle access arrangements, including integration with existing development;
- (d) Proposed road and street designs, including landscaping;
- (e) Location and suitability of pedestrian and cycling connections and linkages to surrounding pedestrian and cycling networks;
- (f) Location and suitability of open space and recreational amenity spaces;
- (g) The proposed methods of servicing by infrastructure;
- (h) Proposed methods of low impact stormwater disposal;
- (i) Proposals to protect and enhance conservation values;
- (j) Measures to address any adverse effects resulting from any contaminated sites;
- (k) The extent to which natural topography is respected, where practical;

- l) Integration of the Outline Development Plan with other parts of the zone, or with other Outline Development Plans that have been approved;
- (m) Design controls and implementation methods for managing outcomes on sites with internal setbacks of less than 1.5 m and / or lot sizes smaller than 400m²;
- (n) Species of trees (Note: required to be specified for the purposes of Rule 12.X.6.1.xi).

iii. Residential Buildings

The addition, external alteration or construction of **buildings with more than three residential units**, with the exercise of Council's discretion limited to:

- (a) The location, external appearance and design of buildings;
- (b) Infrastructure and servicing;
- (c) Associated earthworks and landscaping; and
- (d) Access.

iv. Buildings for Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages within Activity Area D1

The addition, external alteration or construction of buildings for visitor accommodation, commercial, retail and community activities and retirement villages within Activity Area D1, with the exercise of Council's discretion limited to:

- (a) The location, external appearance and design of buildings;
- (b) Infrastructure and servicing;
- (c) Associated earthworks and landscaping;
- (d) Access;
- (e) The amount of vehicle parking, its location and layout;
- (f) Location of buildings on the site;

- (g) Hours of operation; and
- (h) Consistency between the proposed building and the location of activities shown on the Outline Development Plan approved under Rule 12.X.4.3ii.

12.X.4.4 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as **Non-Complying Activities** or **Prohibited Activities** and they comply with all the relevant **Zone Standards**.

- i. Any Activity which is not listed as a **Non-Complying Activity** or **Prohibited Activity** and which complies with all the Zone Standards but does not comply with one or more of the Site Standards shall be a **Discretionary Activity** with the exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.
- ii. **Residential Activities (excluding buildings) in Activity Areas B1 to B5 and C1 to C5 and Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages (all excluding buildings) in Activity Area D1 where an Outline Development Plan is in respect of only part of Activity Areas B1 to B5, C1 to C5 and D1.**

12.X.4.5 Non Complying Activities

The following shall be **Non-Complying Activities**, provided that they are not listed as a **Prohibited Activity**:

- i. **Factory Farming**
- ii. **Forestry Activities**
- iii. **Mining Activities**
- iv. **Service Activities**
- v. **Industrial Activities**
- vi. **Airports**

Airports **other than** the use of land and water for emergency landings, rescues and fire fighting.

- vii. **Building Restriction Area (including Tree Protection Area) – Activity Areas E1-E4**

Any building (including buildings ancillary to residential use) and any domestic curtilage activities, including gardens, paved areas, and parking (except for the purpose of vehicle access) in Activity Areas E1-E4.

- viii. **The use or development of land within any of Activity Areas B1 to B5, C1 to C5 and D1 in the absence of a consent granted under Rule 12.X.4.3.i or Rule 12.X.4.3.ii in respect of all of that Activity Area or under Rule 12.X.4.4ii in respect of part of that Activity Area.**

- ix. **Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages within Activity Areas A, B1 to B5 and C1 to C5.**

- x. **Removal of trees from the Tree Protection Area**

The removal and/or felling of a tree within the Tree Protection Area shown on the Northlake Structure Plan other than as approved under Rule 12.X.4.2.iii,

- xi. Any activity which is not listed as a **Prohibited Activity** and which does not comply with one or more of the relevant **Zone** standards, shall be a **Non-Complying Activity**.

12.X.4.6 Prohibited Activities

The following shall be **Prohibited Activities**:

- i. **Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956.**

- ii. **Planting the following trees:**

- (a) Pinus radiata
- (b) Pinus muricata
- (c) Pinus contorta
- (d) Pinus ponderosa
- (e) Pinus sylvestris
- (f) Pinus nigra
- (g) Douglas Fir
- (h) All Eucalyptus varieties
- (i) Silver Birch
- (j) Hawthorn

12.X.5 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain the written approval of affected persons and need not be notified in accordance with Section 95A and 95B of the Act, unless the Council considers special circumstances exist in relation to any such application:

- i. All applications for **Restricted Discretionary Activities**, except that where the owners of land adjoining an area subject to an Outline Development Plan may be affected by a proposed roading connection (or lack thereof) then notice may be served on those persons considered to be potentially adversely affected if those persons have not given their written approval.

Note:

- For the purposes of this rule, “adjoining” means land that shares a boundary with the part of the Northlake Special Zone to which the Outline Development Plan relates.
- If any application for Outline Development Plan approval for all or part of Activity Area B1 seeks approval for the use of Peak View Ridge for vehicle access, then the owners of land that gain access off Peak View Ridge shall be considered potentially adversely affected
- For the purposes of this rule, an Outline Development Plan includes a variation to an Outline Development Plan.

- ii. Applications for the exercise of the Council's discretion in respect of the following **Site Standards**:

- (a) Access;
- (b) Outdoor Living Space;
- (c) Earthworks

12.X.6 Standards

12.X.6.1 Site Standards

i. Nature and Scale of Non-Residential Activities

- (a) Within Activity Areas A, B1 – B5, and C1 – C5 no more than one full time equivalent person who permanently resides elsewhere than on the site may be employed in a non-residential activity.
- (b) Within Activity Areas A, B1 – B5, and C1 – C5 no more than 40m² of the gross floor area of the buildings on a site shall be used for non-residential activities.
- (d) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight and the storage of outdoor items ancillary to activities located on the site.
- (e) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

ii. Setback from Roads

- (a) The minimum setback from road boundaries of any building shall be 4.5m except within Activity Area D1;
- (b) The minimum setback from road boundaries of any building within Activity Area D1 shall be 3m.

iii. Setbacks from Internal Boundaries

- (a) In all areas aside from Activity Area D1, and except as provided for below, the minimum setback from internal boundaries for any building shall be:

Front Site

One setback of 4.5m and all other setbacks 2m.

Rear Sites

Two setbacks of 4.5m and all remaining setbacks to be 2m.

- (b) Within Activity Areas D1 the minimum setback from internal boundaries for any building shall be 1.5m unless shown otherwise on an approved Outline Development Plan.
- (c) Accessory buildings for residential activities other than those used for the housing of animals may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings, other than for carports, along any walls within 2m of an internal boundary.
- (d) Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of buildings may be located within the minimum building setback as follows:
 - (i) eaves up to 0.6m into the setback; and
 - (ii) balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window, intrusion is permitted on each setback of each building; and
 - (iii) porches and steps up to 0.6m into a setback; provided they measure no more than 2m parallel to the nearest internal boundary and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m above ground level. Only one such porch or set of steps is permitted on each setback of each building; and
 - (iv) chimneys may project into the setback by up to 0.6m provided that the chimney measures no more than 1.2m parallel to the nearest internal boundary. Only one chimney is permitted on each setback of each building; and

(v) no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.

(e) No setback is required from an internal boundary where buildings share a common wall on that boundary.

(f) No setback is required from a rear lane within Activity Area D1.

iv. Continuous Building Length

Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16m; either:

- (a) The entire building(s) shall be set back an additional 0.5m for every 6m of additional length or part thereof from the minimum yard setback (continuous façades) at the same distances from the boundary; or
- (b) That part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5m for every 6m of additional length or part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).

Refer Appendix 4

v. Outdoor Living Space

- (a) The minimum provision of outdoor living space for each residential unit at the ground floor level contained within the net area of the site shall be:
 - (i) For residential activities within Activity Area D1, 20m² contained in one area with a minimum dimension of 3m;
 - (ii) In all other Activity Areas 36m² contained in one area with a minimum dimension of 4.5m.

- (b) The minimum provision of outdoor living space for each residential unit above ground level shall be 8m² contained in one area with a minimum dimension of 2m.
- (c) The outdoor living space shall be readily accessible from a living area.
- (d) No outdoor living space shall be occupied by:
 - (i) Any building, other than an outdoor swimming pool or accessory building of less than 8m² gross floor area; or
 - (ii) A driveway or parking space; or
 - (iii) Areas to be used for the storage of waste and recycling.

vi. Garages

In Activity Areas B1 – B5 and D1 garages and carports must be setback at least level with the front façade (i.e. the façade facing the street) of the residential unit.

vii. Walls and Fences

No walls or fences shall be located within a setback from roads, except that:

- (a) Fences within a road setback in Activity Areas C1 – C5 are allowed up to 1.2m high provided they are post and wire.
- (b) Fences within the setback of Outlet and Aubrey Roads and a minimum of 8m from the road boundary along the lot side boundaries are allowed up to 1.2m high provided they are post and wire.
- (c) Fences within setbacks from the boundaries of parks and reserves, within 4m of the boundary of the Hikuwai Reserve, and within 2m of a Building Restriction Area, are allowed up to 1.2m high provided they are post and wire.

viii. Access

Each residential unit shall have legal access to a formed road.

ix. Earthworks

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

- (a) Earthworks
 - (i) The total volume of earthworks does not exceed **200m³** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
 - (ii) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **400m²** in area within that site (within a 12 month period).
 - (iii) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).
 - (iv) No earthworks shall:
 - a. expose any groundwater aquifer;
 - b. cause artificial drainage of any groundwater aquifer;
 - c. cause temporary ponding of any surface water.
- (b) Height of cut and fill and slope
 - (i) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
 - (ii) The maximum height of any cut shall not exceed 2.4m.
 - (iii) The maximum height of any fill shall not exceed 2m.

(c) Environmental Protection Measures

(i) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.

(ii) Any person carrying out earthworks shall:

a. Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

b. Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.

c. Implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

(d) Protection of archaeological sites and sites of cultural heritage

(i) The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites, or in the Kai Tahu ki Otago Natural Resource Management Plan.

(ii) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

(iii) If koiwi (human skeletal remains), waahi taoka (resource or object of importance including greenstone/pounamu), waahi tapu (place or feature of special significance) or

other artefact materials are discovered work shall stop, allowing for a site inspection by the appropriate Runaka and their advisors. These people will determine if the discovery is likely to be extensive and whether a thorough site investigation will be required. Materials discovered should be handled and removed by takata whenua who possess knowledge of tikanga (protocol) appropriate to their removal or preservation.

x. Landscaping and Planting

(a) In Activity Area C1, 10% landscaping coverage of residential sites shall be achieved through the planting of trees species specified under Rule 12.X.4.3.i.

Note: For the purposes of this rule (a) above:

(i) 'tree' shall be a species that will grow above 5.5m at maturity.

(ii) 'coverage' shall be trees planted at a maximum of 5m between centres of trees.

(iii) planting shall be completed within 12 months of Code of Compliance certification of a building on the site in accordance with the Building Act 2004.

(b) In Activity Area C1, where any residential site boundary adjoins the Building Restriction Area, planting within a four metre setback from that boundary shall achieve 100% coverage using kanuka, red tussock, coprosma, pittosporum and hebe species, with a minimum of two of these species.

(c) In Activity Areas B5 and C5, – where any residential site adjoins the Hikuwai Conservation Area or Aubrey Road, planting within a four metre setback from that boundary shall achieve 100% coverage using kanuka, red tussock,

coprosma, pittosporum and hebe species, with a minimum of two of these species.

Note: For the purposes of rules (b) and (c) above:

- (i) 'coverage' shall be achieved by planting at a maximum of 2m between plants
 - (ii) planting shall be completed within 12 months of Code of Compliance certification of a building on the site in accordance with the Building Act 2004.
- (d) On residential sites adjoining Outlet Road, tree planting within a 3.5 m setback from that road shall achieve 100% coverage.

Note: For the purposes of rule (d) above:

- (i) 'tree planting' shall consist of species that will be higher than 1.5 at maturity spaced at a maximum of 5m between centres of trees.
 - (ii) planting shall be completed within 12 months of Code of Compliance certification of a building on the site in accordance with the Building Act 2004.
 - (iii) this rule shall not apply to Activity Area A.
- (e) Within the Tree Protection Area, any tree that dies shall be replaced within 12 months by a non-wildling evergreen tree.

12.X.6.2 Zone Standards

i. Structure Plan

All activities and developments must be carried out in accordance with the Structure Plan, provided that this rule does not apply to an amendment of boundaries of up to 50m between Activity Areas B1 - B5 and D1.

ii. Outline Development Plan & Staging Plan

- (a) An Outline Development Plan lodged for approval under Rule 12.X.4.3i or Rule 12.X.4.3ii shall identify required walkway/ cycleway links and required roading links within 50m of their positions shown on the Structure Plan,
- (b) An Outline Development Plan for Activity Area B1 lodged for approval under Rule 12.X.4.3i shall identify the required public walkway / cycleway to Aubrey Road shown on the Structure Plan together with the legal method to implement it.
- (c) An Outline Development Plan lodged for approval under Rule 12.X.4.3i or Rule 12.X.4.3ii shall be accompanied by a Staging Plan to indicate the proposed timeframes for development in the relevant parts of the Northlake Special Zone to enable infrastructure servicing works to be programmed. The first Outline Development Plan presented for approval shall be accompanied by a Staging Plan for the whole of the Northlake Special Zone and this is to be progressively revised as subsequent Outline Development Plans are presented over time.

Note: The purpose of this rule is to inform Council of when infrastructure works may need to be programmed.

iii. Density

The density of residential units within each Activity Area shall achieve limits set out in Table 1 plus or minus fifteen per cent (15%).

Table 1:

Activity Areas	Density (residential units per hectare)
A & C5	N/A
B1 – B5	10
C1 – C4	4.5
D1	15

Density shall be calculated for each Activity Area on an individual basis on the gross area of land available for development and includes land vested or held as reserve, open space, access or roading but excludes the Building Restriction Area and Tree Protection Area and any land developed or intended to be developed for activities other than residential activities.

iv. Building Height

Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation.

- (a) Flat sites
Where all elevations indicate a ground slope of less than 6 degrees (approximately 1:9.5), then the maximum height for buildings shall be:
- 8.0m for residential activities within Activity Areas A, B1 – B5, and C2 – C5;
 - 5.5m in Activity Area C1;
 - 10.0m for activities within Activity Area D1,

and in addition no part of any building shall protrude through a recession line inclined towards the site at an angle of 40° and commencing at 2.5m above ground level at any given point on the site boundary:

except:

- (i) Gable, hip, dormer and other similar projections may encroach beyond the recession lines provided they are contained within a calculated area(s) no greater than 6m² with the apex no higher than a point 1m below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion.
- (ii) The recession line shall not apply to buildings that share a common wall on an internal boundary and shall not apply to Activity Area D1.

- (b) Sloping sites

Where any elevation indicates a ground slope of greater than 6 degrees (approximately 1:9.5) then the maximum height for buildings shall be 7.0m:

except:

- (i) No part of any accessory building located within the setback distances from internal boundaries shall protrude through recession lines inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point along each internal boundary.
- (ii) In Activity Area C1 building height shall be limited to one storey and 5.5 m above ground level,

v. Building Coverage

The maximum building coverage for all activities on any site shall be:

- (a) 40% in Activity Areas A, B1 – B5, C1 – C5
- (b) 65% in Activity Area D1.

This rule does not apply to underground structures which are not visible from the ground level.

vi. Noise

- (a) Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
 - (i) Daytime (0800 to 2000 hrs) 50 dB $L_{Aeq}(15 \text{ min})$
 - (ii) Night-time (2000 to 0800 hrs) 40 dB $L_{Aeq}(15 \text{ min})$
 - (iii) Night-time (2000 to 0800 hrs) 70 dB L_{AFmax}
- (b) Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- (c) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
- (d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

vii. Lighting, Glare and Controls on Building Materials

Any activity that does not comply with the following standards:

- (a) All fixed exterior lighting shall be directed away from adjacent sites and roads; and
- (b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured

at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.

- (c) External building materials shall either:
 - (i) be coated in colours which have a reflectance value of between 0 and 36%; or
 - (ii) consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper;

except that:

- (i) architectural features, including doors and window frames, may be any colour; and
- (ii) roof colours shall have a reflectance value of between 0 and 20%.

viii. More than one Residential Unit on a site

There shall be no more than one residential unit on a site, provided that this rule does not apply to any Retirement Village in Activity Area D1 or to the construction of residential units when subdivision takes place prior to the occupation of the residential units and that subdivision achieves an outcome of one residential unit on each site.

ix. Retail

- (a) No retail activity shall occur within the Northlake Special Zone except in Activity Area D1.
- (b) No retail activity shall have a gross floor area exceeding 200m².
- (c) The total amount of retail floor area within the Northlake Special Zone shall not exceed 1000m².

x. Roof Design

In Activity Area C1 at least 80% of the surface area of roofs shall have a roof pitch that is between a 25 and 40 degree slope.

Note: For the purposes of this rule, 'surface area' shall be measured from directly above the building using a 2-dimensional plan.

xi. Activity Areas E1 & E4

Activity Area E1 and Activity Area E4 shall be maintained in a pastoral state.

12.X.7 Assessment Matters**12.X.7.1 General**

- (a) The following Assessment Matters are methods included in the District Plan in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- (b) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Rule 12.X.7.2 below.
- (c) In the case of *Controlled, Restricted Discretionary and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
- (d) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.

- (e) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the discretionary activity.

12.X.7.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but shall not be limited by, the following assessment matters:

i. Controlled Activity Consent – Buildings in Activity Area A (Rule 12.X.4.2.i)

- (a) The extent to which the location of buildings and associated earthworks and landscaping breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.
- (b) The extent to which roof and wall colours are recessive and will not stand out against the surrounding background.

ii. Controlled Activity Consent – Buildings in Activity Areas C1 to C5 (Rule 12.X.4.2.ii)

- (a) The extent to which designs contribute to a coherent neighbourhood theme, utilising gabled roof forms and materials such as stone, shingles, natural timber, plaster and weather boards

- (b) The extent to which controls on the design and location of accessways and earthworks may be appropriate to mitigate the visual effects resulting from modifications to the landform
- (c) The extent to which roof and wall colours are in the range of dark greys, browns and blacks
- (d) Whether and the extent to which building location is consistent with indicative lot configuration and/or building location shown on an Outline Development Plan approved under Rule 12.X.4.3i.

iii. **Restricted Discretionary Activity – Residential Activities in any of Activity Areas B1 to B5 and C1 to C5 (Rule 12.X.4.3.i) and Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages in Activity Area D1 (Rule 12.X.4.3.ii)**

- (a) In regard to **indicative subdivision design**
 - (i) Whether the street blocks are designed to be walkable. Where practical within Activity Areas B1 – B5 in particular, block sizes larger than 1.5 ha and block lengths (between intersections, not including rear service lanes) longer than 200m are discouraged.
 - (ii) The extent to which the subdivision layout minimises, as far as practical, the number of rear sites that do not front the street.
 - (iii) The extent to which the subdivision design responds positively to the underlying topography and landscape characteristics.
 - (iv) Whether the street and lot configuration is likely to encourage house orientations that maximise solar gain. North-south street orientations and grid road

designs that promote connectivity are encouraged to support such a lot configuration.

- (v) Whether proposed open spaces and walkways are likely to feel safe, including through benefiting from passive surveillance from surrounding uses.
- (vi) Whether the edges of the Activity Area are designed to relate to the adjoining land, and provide for potential road and pedestrian or cycle connections to adjoining land.
- (b) In regard to **roading pattern and vehicle access arrangements**
 - (i) Whether the roading pattern realises opportunities to connect streets. Where practical, cul-de-sacs, except those that are short and straight, should be avoided.
 - (ii) The extent to which a grid road design with vehicle or pedestrian connections, particularly within Activity Areas B1 – B5 and D1 is utilised to promote connectivity and to avoid a conventional suburban design with unnecessarily meandering road forms. Curved roads that respond positively to landforms and topography are acceptable, provided these are well-connected.
 - (iii) The extent to which the roading pattern connects with existing development, including other approved Outline Development Plans and road networks outside the zone.
 - (iv) Whether road connections to and from Outlet Road and Aubrey Road are provided for generally as shown on the Structure Plan.
 - (vii) Whether vehicle access arrangements to and from private properties minimise where practical the number of direct accesses onto Outlet Road.

- Where practical, access should be achieved from other roads,
- (vii) Whether provision should be made for bus stop(s) (now or in the future).
- (c) In regard to **road and street designs**
- (i) Whether road and street design cross sections show key dimensions and features of roads and associated footpaths, rear lanes, cycleways (when relevant and appropriate), on-street parking and stormwater management infrastructure.
- (ii) Whether road and street design cross sections are shown to be proposed for use in appropriate locations reflecting the likely role and function of the road or street.
- (iii) Whether road and street designs will enable safe, efficient and pleasant use by vehicles, pedestrians and cyclists. Consideration should be given to matters such as width, footpath availability, traffic calming measures, and cycle lanes.
- (iv) The extent to which road and street designs make a positive contribution to the amenity of the zone.
- (v) Whether, where practical, in Activity Area C1-C5 the use of kerb and channel is avoided and grass swales utilised.
- (vi) The extent to which the types of street trees and the density of planting proposed will aid in softening the visual effects of domestication of the landscape when viewed from outside of the zone and contribute to urban amenity and character.
- (d) In regard to **open space areas, pedestrian and cycle links**
- (i) The extent to which public access to places of public interest and enjoyment is created and enhanced.
- (ii) Where terrain and site constraints do not enable connections between streets: safe, convenient and attractive walking and cycle connections should be provided if practical.
- (iii) Provision of a range of public open spaces, including larger natural areas, and smaller urban parks and playgrounds.
- (iv) The extent to which parks, reserves, walkways and cycleways are comprehensively designed and laid out so as to create connections between open spaces and provide alternative routes in which to navigate the zone without the use of roads.
- (e) In regard to **infrastructure**
- (i) The extent to which development can be serviced by existing infrastructure, or where upgrades are required, that these upgrades are planned and managed.
- (ii) The extent to which development is staged to ensure cost effective provision of infrastructure and any required upgrades.
- (f) In regard to **approaches to stormwater disposal**
- (i) Whether, where practical, low impact design solutions are employed.
- (ii) Whether, where possible, safe and practical proposals to integrate stormwater management facilities into an attractive public realm and/or conservation corridors are proposed.

- (g) In regard to **conservation values**
 - (i) The extent to which remnant islands of kanuka and matagouri shrubland are protected.
- (h) In regard to **contaminated sites**
 - (i) Whether any contaminated sites exist that would be a risk to human health or the environment and, if so, what measures have been taken to address these sites.
 - (ii) Whether a Preliminary Site Investigation is required to ensure compliance with the National Environmental Standard for soil contaminants.
- (i) In regard to **controls on built form in Activity Area D1**
 - (i). Whether controls are proposed that will ensure that buildings in close proximity to one another will achieve reasonable levels of amenity and privacy;
 - (ii). Whether controls on built form will promote an attractive streetscape;
 - (iii). Whether appropriate mechanisms, including consent conditions and/or private covenants, are proposed to ensure controls on built form will be adhered to by subsequent house builders and owners.
- (j) In regard to **Residential Activities in any of Activity Areas B1 to B5 and C1 to C5, where an Outline Development Plan has previously been approved under Rule 12.X.4.3.i**
 - (i) The extent to which a replacement Outline Development Plan takes into account, and enables integration with, existing Residential Activities already developed in accordance with the previously approved Outline Development Plan.

- (k) In regard to **Residential, Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages in Activity Area D1, where an Outline Development Plan has previously been approved under Rule 12.X.4.3.ii**
 - (i) The extent to which a replacement Outline Development Plan takes into account, and enables integration with, existing Residential, Visitor Accommodation, Commercial, Retail, and Community Activities and Retirement Villages already developed in accordance with the previously approved Outline Development Plan.
 - (ii) The extent to which those activities may be of a nature, scale or frequency that would undermine the integrity of the Outline Development Plan previously approved under Rule 12.X.4.3.ii.

iv. **Restricted Discretionary Activity – Buildings with more than three residential units within Activity Area D1 (Rule 12.X.4.3.iii)**

- (a) Whether the development positively contributes to the streetscape through the location and design of the built form, carparking, balconies, ground floor levels, accessways, the treatment of the public/ private interface, and landscaping.
- (b) Whether buildings are able to achieve a high level of connection with the street, including establishing local character and evoking visual interest from street users.
- (c) Whether the design creates a visual connection between land uses and the street, including through having windows that face the street.

- (d) Whether views from the street into sites are clearly drawn to land use activities and entrance points, with garages being a recessive visual feature.
 - (e) Whether the visual effect of monotonous or repetitious facades created by same or similar unit types have been avoided or mitigated through articulation of building frontages.
 - (f) Whether the design, colour and choice of building materials will contribute to a coherent theme for the street and neighbourhood.
 - (g) Whether communal car parking is designed so that spaces are broken up and easily identifiable with each unit and commercial-style continuous parking areas are avoided.
 - (h) Whether there are suitable places to store cycles within residential units (such as garages) or secure and convenient cycle parking / storage is available for each unit.
 - (i) Whether each unit is designed to minimise loss of privacy and nuisance effects between other units, such as by off-setting windows in close proximity to one another.
 - (j) Whether waste and recycling material can be appropriately stored within the grounds of each area, or convenient, appropriately sized and designed communal areas for the storage of waste are available.
 - (k) Whether the design of the building(s), open spaces, carparking, access, and landscaping successfully mitigates the adverse effects on adjoining properties in terms of:
 - (i) Noise, vibration and lighting from vehicles
 - (ii) Protecting privacy for residential neighbours.
 - (l) Whether private and public space are clearly demarcated
 - (m) Whether proposals to utilise innovative, cost effective building designs, methods and materials that may support the provision of affordable housing are not unreasonably precluded.
 - (n) Whether and the extent to which building location is consistent with indicative lot configuration and/or building location shown on an Outline Development Plan approved under Rule 12.X.4.3.ii.
- v. Restricted Discretionary Activity – Buildings for Visitor Accommodation, Commercial, Retail and Community Activities and Retirement Villages within Activity Area D1 (Rule 12.X.4.3.iv)**
- (a) Whether the design of the building(s), open spaces, carparking, access, and landscaping successfully mitigates the adverse effects on adjoining properties in terms of:
 - (i) Noise, vibration and lighting from vehicles
 - (ii) Protecting privacy for residential neighbours.
 - (b) Whether buildings, taking account of their proposed location, function and visibility, will make an attractive contribution to the streetscape or landscape.
 - (c) Whether the design, colour and choice of building materials will contribute to a coherent theme for the street

and neighbourhood, in general accordance with the architectural style shown in the following images.



- (d) Whether the buildings would be attractive when viewed from elevated locations inhabited or frequented by people.
- (e) Whether the building is setback from the road or not and the extent to which it is set back.

- (f) Whether any area set aside for the storage of waste is adequately sized and designed to enable the separation, storage and collection of recyclable waste.
- (g) The extent to which the outside storage of any goods, materials or equipment (including vehicles associated with the activity parked on the site overnight) would have an adverse effect on the residential amenity of neighbours or the streetscape.
- (h) Whether any landscaping associated with buildings, for the purposes of mitigation or beautification, would:
 - (i) Result in adverse effects on neighbouring properties;
 - (ii) Be practical to maintain.
- (i) Whether sufficient car and cycle parking is available or proposed either on site or through shared or common areas.
- (j) Whether car parking is appropriately located and designed.
- (k) Whether the building contributes to the creation of an active street frontage.
- (l) Whether, for buildings which adjoin open spaces, an appropriate interface is achieved with that open space that makes the open space feel safe and attractive.
- (m) The extent to which any proposed retail activities are limited to small scale retail activities intended to primarily service the local neighbourhood catchment, such as

dairies, hairdresser, cafés/restaurants and food takeaway shops.

- (n) Whether and the extent to which building location is consistent with indicative lot configuration and/or building location shown on an Outline Development Plan approved under Rule 12.X.4.3.ii.

vi. Site Standard – Nature and Scale of Non-Residential Activities (Rule 12.X.6.1.i)

- (a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density suburban environment.
- (b) The extent to which the character of the site will remain dominated by landscaping rather than by buildings and areas of hard surfacing.
- (c) The extent to which the activity will result in the loss of residential activity on the site.
- (d) The extent to which the activities on the site remain dominated by residential activity, rather than by activities which are not associated with or incidental to residential activity on the site.
- (e) Any adverse effects of the activity in terms of noise, vibration, glare, loss of privacy, traffic and/or parking congestion.

- (f) The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.
- (g) The ability to mitigate any adverse effects of the increased scale of activity.
- (h) The extent to which the activity will detract from the coherence and attractiveness of the site as viewed from adjoining roads and sites.
- (i) Any adverse effects of the activity on the outlook of people on adjoining sites, including the loss of residential character.
- (j) The extent to which the activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- (k) The ability to mitigate any adverse effects of the activity on adjoining roads and sites.
- (l) The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding residential area.
- (m) The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home-based employment and income generating opportunities for residents or occupiers of the site.
- (n) Whether and the extent to which building location is consistent with indicative lot configuration and/or building

location shown on an Outline Development Plan approved under Rule 12.X.4.3.i.

vii Site Standard – Setback from Roads (Rule 12.X.6.1.ii)

- (a) The provision of adequate space for landscaping in the vicinity of road boundaries, which will mitigate the effects of the building intrusion into the street scene;
- (b) The ability to provide adequate on-site parking and manoeuvring for vehicles;
- (c) The compatibility of proposed building with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries;
- (d) The proposed building size, form, proportions, roof line, style and external appearance that is similar to or in keeping with those of existing buildings on the site;
- (e) The provision of an equal or greater amount of open space on the site that contributes to the sense of space and openness as viewed from public places;
- (f) Significant (more than minor) public and pedestrian amenity values in terms of building appearance and function resulting from the setback infringement;
- (g) The extent and effect of shadowing on any adjacent property or public road; and
- (h) Any likely future increases in the usage of the road.

viii Site Standard – Setbacks from Internal Boundaries (Rule 12.X.6.1.iii)

- (a) The ability to mitigate adverse effects of the proposal on adjoining sites.
- (b) The extent to which a lower building coverage may offset or reduce the need to infringe upon the setback.
- (c) The purpose of the building or part of the building located within the setback.
- (d) The extent to which topography is considered in regard to the layout of adjoining sites and effects on access to daylight and sunlight.

ix. Site Standard – Continuous Building Length (Rule 12.X.6.1.iv)

- (a) Any adverse effects of the continuous building length in terms of visual dominance by building(s) of the outlook from the street and adjoining sites, which is out of character with the local area.
- (b) The ability to mitigate any adverse effects of the continuous building length through increased separation distances, screening or use of other materials.

x. Site Standard – Outdoor Living Space (Rule 12.X.6.1.v)

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of residents to provide for the outdoor living needs of likely future residents of the site.

- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents.
- (c) The extent to which the reduction in outdoor living space or the lack of access to sunlight is compensated for by alternative space within buildings with access to sunlight and fresh air.
- (d) The extent to which provision is made elsewhere within the zone for communal open space amenity areas. Such spaces should be easily accessed and well connected to surrounding activities, have good sunlight access and protection from prevailing winds.

xi. Site Standard – Garages (Rule 12.X.6.1.vi)

Whether the breach of standard would result in:

- i. Visual dominance of the frontage of a residential building by a garage when viewed from the street;
- ii. The obstruction of sight lines from the street to windows of living areas or the main entrance of the house;
- iii. The diminishing of the coherence of the design and built form of the street.

xii. Site Standard – Walls and Fences (Rule 12.X.6.1.vii)

- (a) Whether the breach of the standard would result in:
 - i. Public places (including streets and parks) appearing less safe or attractive; or

- ii. An outcome at odds with the character of the zone; or
- iii. The obstruction of sight lines from the street to windows of living areas or the main entrance to the house

- (b) Whether any measures have been taken to reduce potential adverse effects, for example through the use of permeable or transparent fencing materials.

xiii. Site Standard – Access (Rule 12.X.6.1.viii)

- (a) The extent to which alternative formed access can be assured to the activity in the long-term.
- (b) The extent to which the level and nature of the use will make it unlikely that access by way of a formed road will ever be necessary.

xiv. Site Standard – Earthworks (Rule 12.X.6.1.ix)

- (a) Environmental Protection Measures
 - (i) Whether and to what extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
 - (ii) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
 - (iii) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
 - (iv) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.

- (v) Whether appropriate measures to control dust emissions are proposed.
- (vi) Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects. NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.
- (b) Effects on landscape and visual amenity values
 - (i) Whether the scale and location of any cut and fill will adversely affect:
 - (ii) the visual quality and amenity values of the landscape;
 - (iii) the natural landform of any ridgeline or visually prominent areas;
 - (iv) the visual amenity values of surrounding sites
 - (v) Whether the earthworks will take into account the sensitivity of the landscape.
 - (vi) The potential for cumulative effects on the natural form of existing landscapes.
 - (vii) The proposed rehabilitation of the site.
- (c) Effects on adjacent sites:
 - (i) Whether the earthworks will adversely affect the stability of neighbouring sites.
 - (ii) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
 - (iii) Whether cut, fill and retaining are done in accordance with engineering standards.
- (d) General amenity values
 - (i) Whether the removal of soil to or from the site will affect the surrounding roads, and neighbourhood through the deposition of sediment, particularly

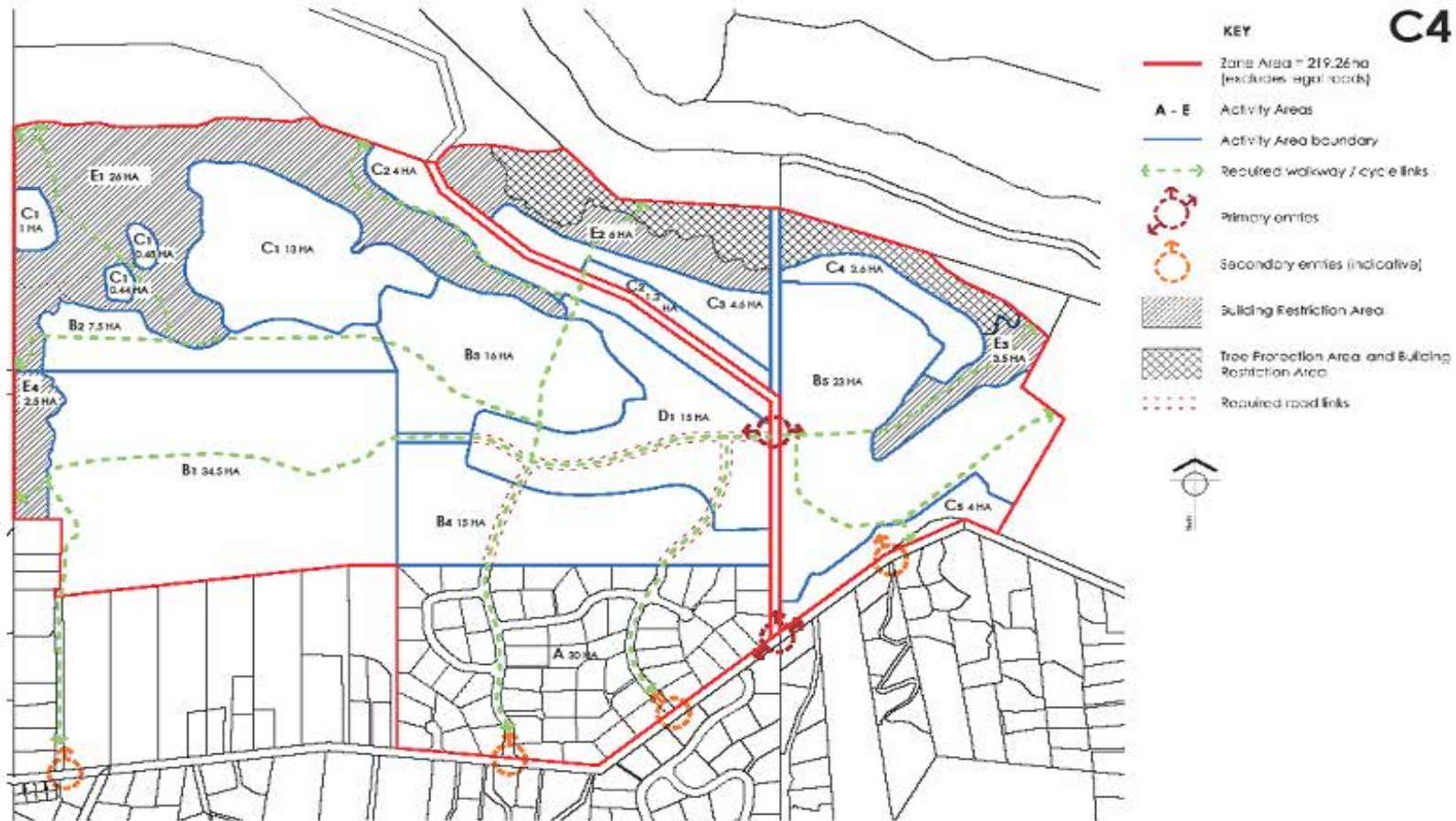
where access to the site is gained through residential areas.

- (ii) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
- (iii) Whether natural ground levels will be altered.
- (iv) The extent to which the transportation of soil to or from the site will generate any negative effects on the safety or efficiency of the road network.
- (e) Impacts on sites of cultural heritage value:
 - (i) Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgement Area, and whether tangata whenua have been notified.
 - (ii) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

xv. Site Standard – Landscaping and Planting (Rule 12.X.6.1.x)

Whether and the extent to which landscaping and / or [planting proposed in breach of the standard will achieve amenity outcomes anticipated by the standards from viewpoints outside of the site.

Northlake Structure Plan



ATTACHMENT C4 - NORTHLAKE - Amended Structure Plan
 REFERENCE : 1949, SCALE: 1:5000 @ A3, 14 APRIL 2014



Amend as underlined below:

14. Transport

14.2.4 Site Standards

14.2.4.1 Parking and Loading

...

iv Parking Area and Access Design

...

In the **LDR and MDR subzones of the Three Parks Zone** and in the Northlake Special Zone, all back lanes serving residential units shall be in accordance with the standards set out in NZS 4404:2004 except as identified in the table below:

The actual number of units serviced or the potential number of units serviced by the back lane as a permitted or restricted discretionary activity, whichever is the greater.	Minimum legal width	Maximum legal width
Back lanes servicing 1 to 16 residential units	5 metres	6 metres

Provided that:

- (a) Where any back lane adjoins a local distributor or higher road in the hierarchy, including a State Highway, it shall have a 6m legal

width for a minimum length of 6m as measured from the legal road boundary.

- (b) No back lane shall serve sites with a potential to accommodate more than 16 residential units on the site and adjoining sites.
- (c) Back lanes shall have legally enforceable arrangements for maintenance put in place at the time they are created.

Amend as underlined below:

15. Subdivision, Development and Financial Contributions

Add new policies under Objective 5 – Amenity Protection

Policies:

5.9 To require that subdivision within the Northlake Special Zone be consistent with the Northlake Structure Plan.

5.10 To ensure subdivision within the Northlake Special Zone implements the objectives and policies for the Northlake Special Zone in Part 12.X.

15.2.3.3 Discretionary Subdivision Activities

Amend as follows:

Except where specified as a Controlled Activity in Rule 15.2.3.2 above, and except where specified as a non-complying Activity in 15.2.3.4 below:

.....

(ix) Within the Northlake Special Zone – any subdivision of any of Activity Areas B1 to B5, C1 to C5 and D1 into more than one lot prior to a grant of consent for the relevant Activity Area under Rule 12.X.4.3.i or Rule 12.X.4.3.ii.

(x) Within the Northlake Special Zone any subdivision shall be a **Restricted Discretionary Activity** with the Council's discretion restricted to:

(a) The extent to which the subdivision is consistent with the Northlake Structure Plan and any relevant Outline Development Plan approved under Rule 12.X.4.3.i or Rule 12.X.4.3.ii;

(b) The extent to which the subdivision would undermine the integrity of the Northlake Structure Plan and any relevant Outline Development Plan approved under Rule 12.X.4.3.i or Rule 12.X.4.3.ii;

(c) Those matters in respect of which the Council has reserved control under Rule 15.2.3.2.

15.2.3.6 Assessment Matters for Resource Consents

Add the following:

.....

(d) **Northlake Special Zone – Assessment Matters**

(i) In considering whether to grant consent for subdivision in accordance with Rule 15.2.3.3.(ix) the Council shall have regard to, but not be limited by, the following assessment matter:

(a) The extent to which the proposed subdivision may preclude or adversely affect the development and approval of an Outline Development Plan for any of Activity Areas B1 to B5, C1 to C5 and D1 under Rule 12.X.4.3.i or Rule 12.X.4.3.ii.

15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions

Add the following to the table in Zone Subdivision Standard 15.2.6.3i(a):

<u>Zone</u>	<u>Minimum Lot Area</u>
Northlake Special Zone	Activity Areas A & C5 4000m ²
	Activity Area C1 1200m ²

Add the following as Zone Subdivision Standard 15.2.6.3xi:

- (xi) Within the Northlake Special Zone Activity Area E1 shall be held in not more than one allotment.

15.2.8 Property Access

Add the following Zone Standard 15.2.8.2A:

15.2.8.2A Zone Subdivision Standards – Northlake Special Zone – Access onto Aubrey Road

- (i) No additional vehicle access shall be created from Activity Area A onto Aubrey Road.

15.2.8.3 Assessment Matters for Resource Consents

Add the following:

- (xiii) Within the Northlake Special Zone:

- (a) The extent to which additional development will adversely affect the operation of the Outlet Road/Aubrey Road intersection (including walkway/cycleway crossing paths).
- (b) The number and design of vehicle accesses from Activity Area C5 onto Aubrey Road.

15.2.6.4 Assessment Matters for Resource Consents

Add the following as Assessment Matter 15.2.6.4i(j):

i Lot Size and Dimensions

- ...
- (j) Within the Northlake Special Zone, whether and the extent to which the lot size:
- (i) Can be achieved without undermining or adversely affecting desirable outcomes promoted by any relevant Outline Development Plan.
- (ii) Will achieve greater efficiency in the development and use of the land resource.
- (iii) Will assist in achieving affordable or community housing.
- (iv) Can be adequately serviced without adverse effect on infrastructural capacity.
- (v) Will achieve residential amenities such as privacy and good solar orientation.

Add the following Zone Standard 15.2.16.3

15.2.16 Open Space and Recreation

.....

15.2.16.3 Zone Subdivision Standard – Northlake Special Zone - Community Facilities

- (i) This rule applies to subdivision of land situated north of Aubrey Road, Wanaka, which is zoned Northlake Special Zone ("Northlake") (excluding Activity Area A) as shown on Planning Maps 18, 19 and 20 in addition to any other applicable subdivision rules.
- (ii) There shall be no restriction under this rule on the first stage(s) of subdivision which create a total of up to 50 individual residential lots within Northlake (excluding Activity Area A). This rule only applies to any subsequent subdivision that creates a total of more than 50 residential lots within Northlake.
- (iii) No resource consent shall be granted for any subdivision that will result in the cumulative total creation of more than 50 residential lots within Northlake unless the community facilities detailed in subclause (iv) below have been constructed and are operational and available to the public, or any such resource consent includes a condition requiring that the community facilities detailed in subclause (iv) below must be completed, operational and available to the public prior to the issuing of any s224c certificate in respect of such subdivision (excluding Activity Area A).
- (iv) For the purposes of this rule:

- (a) 'Community facilities' means an indoor 20m – 25m lap pool, a fitness/gym facility, a children's play area, and at least one tennis court.
- (b) 'Operational' includes operating on a commercial basis requiring payment of commercial user charges as determined by the commercial operator.
- (c) 'Available to the public' means open and available for use by any member of the public willing to pay the relevant user charges for such facilities (excluding the play area which is likely to be free).
- (d) The Council shall impose a condition on any resource consent enabling the construction and operation of the community facilities requiring them to be available to the public as detailed in this rule.

Add the following Zone Standard 15.2.20

15.2.20 Affordable Residential Lots

15.2.20.1 Zone Subdivision Standard – Northlake Special Zone

- (i) The development of Activity Area D1 shall result in 20 affordable lots. For the purpose of this rule:
 - (a) 'affordable lots' means a residential lot, capable of accommodating a 3 bedroom residential unit, which is marketed for sale at a maximum price of \$160,000.00 adjusted annually to account for inflation in accordance with the Consumer Price Index from an initial date of 1 January 2014.
 - (b) A residential lot used for retirement village purposes shall not be deemed to meet this requirement.
 - (c) A legal method must be implemented which will ensure that each of the required 20 affordable lots are delivered to the market. That legal method must include a three month option in favour of the Queenstown Lakes Community Housing Trust whereby the Trust may purchase the lot or nominate the purchaser of the lot.

Amend as underlined below

16. Hazardous Substances

...

16.2 Hazardous Substances Rules

...

TABLE 1 : QUANTITY LIMITS FOR HAZARDOUS SUBSTANCES IDENTIFIED IN SCHEDULE 1

RESIDENTIAL, RURAL LIFESTYLE AND RURAL RESIDENTIAL ZONES, NORTHLAKE SPECIAL ZONE AND ACTIVITY AREAS 1, 2A, 2B, 2C, 4, 6 & 7 OF THE REMARKABLES PARK ZONE

Schedule 1 Class	Column A	Column B
1a¹ – storage only	Nil	Nil
1b1 – storage only	15 kg	15 kg
2	250 litres	10,000 litres
3a²	50 litres	50 litres
3b, 3c	1200 litres	1200 litres
3u	1200 litres - 3b, 3c only	1200 litres - 3b, 3c only
4.1	10 kg	10 kg
4.2, 4.3	100 kg	100 kg
5.1	100 kg	100 kg
5.2	5 kg	5 kg
6	20 litres	20 litres
7 – except for Residential and Rural Lifestyle	10 litres	10 litres

7 – Rural Residential and Rural Lifestyle only	30 litres	50 litres
8.1	20 litres	20 litres
8.2	20 litres	20 litres

...

Amend as underlined below:

18. Signs

18.2 Signs - Rules

18.2.5 Zone Standards

(ii) Other Signs

(a) Standards:

Sign Type	Maximum Area	Additional
Above Ground Floor Signs	2 m ²	
Arcade Directory Sign	3 m ²	Shall list only the names of the occupiers of the arcade. Shall be displayed at the entrances to the arcade only.
Upstairs Entrance Sign	1.5m ²	Shall contain only the name of the activity of the occupier using that entrance.
Above Verandah Signs	2 m ²	

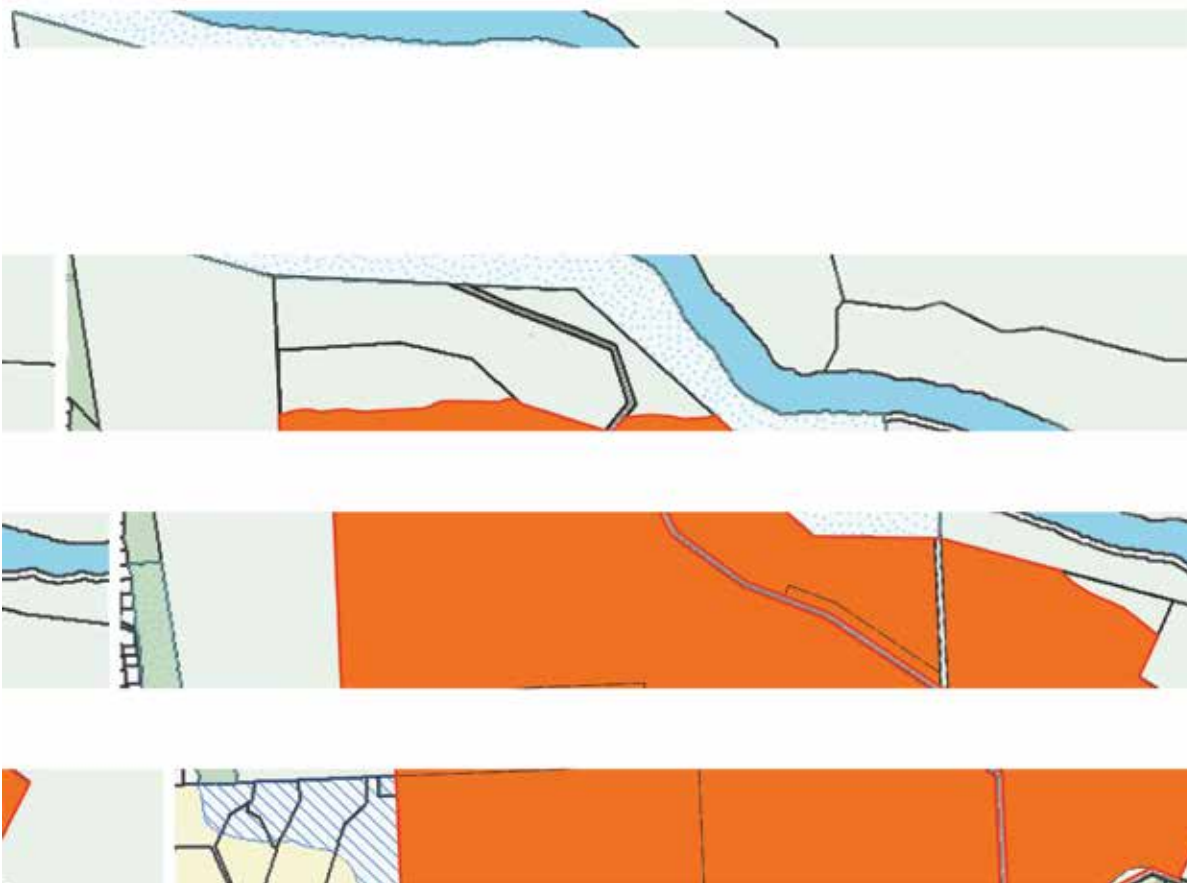
LOW DENSITY RESIDENTIAL, LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL SUBZONES (THREE PARKS ZONE), HIGH DENSITY RESIDENTIAL, THE TOWN CENTRE TRANSITION SUB-ZONE, RESIDENTIAL ARROWTOWN HISTORIC MANAGEMENT, RURAL RESIDENTIAL ZONES, REMARKABLES PARK ZONE (except Activity Areas 3, 5 and 8), BALLANTYNE ROAD MIXED USE ZONE ACTIVITY AREAS D AND E AND ACTIVITY AREAS 1, 3 AND 4 OF THE KINGSTON VILLAGE SPECIAL ZONE, NORTHLAKE SPECIAL ZONE.

(i) On any site signage shall:

- have a maximum area of 0.5 m²
 - either be attached to a building or be free-standing
- (ii) If the sign is located at the front of the site it shall:
- not project over any road or service lane
 - not extend over any footpath unless
- (b) it is at least 2.5 m above the footpath
- (c) it does not extend more than 1m over a footpath
- (iii) Notwithstanding (i) above signage for recreation grounds, churches, medical facilities, nursing homes, educational institutions and community buildings shall have a maximum of 2m² per site and either by attached or by free-standing
- (iv) Notwithstanding (i) above, visitor accommodation in Residential Zones may have two signs at each separate entrance/exit:
- One sign which identifies the site and has a maximum area of 2m²
 - One sign which contains the words 'vacancy' and 'no' and does not exceed 1m x 0.15m in dimension.

Volume 3 – Planning Maps

Planning Maps 18, 19 and 20 are to be amended to show the Northlake Special Zone covering the following area:



APPENDIX 2

Summary of Submissions and Further Submissions - Plan Change 45

Proforma 1 - Density, the growth plan, and effects from Mt Iron

Name Colbourne, Chris

Position	Plan Provision	Decision Requested	SubNo.
Other		The density of development is far too high.	45/1/1
Other		The zoning/ development is too big a change from the current town growth plan	45/1/2
Other		The zoning/ development will have a major effect on the view from the Mt Iron walking path	45/1/3

Name Gillespie, Jan

Position	Plan Provision	Decision Requested	SubNo.
Other		The density of development is far too high.	45/2/1
Other		The zoning/ development is too big a change from the current town growth plan	45/2/2
Other		The zoning/ development will have a major effect on the view from the Mt Iron walking path	45/2/3
Oppose		Oppose the Plan Change	45/2/4

Name Hudson, A. A.

Position	Plan Provision	Decision Requested	SubNo.
Other		The density of development is far too high.	45/3/1
Other		The zoning/ development is too big a change from the current town growth plan	45/3/2
Other		The zoning/ development will have a major effect on the view from the Mt Iron walking path	45/3/3
Oppose		Oppose the Plan Change as high density development should be on the other side of town	45/3/4

Name *Jones, Victoria*

Position	Plan Provision	Decision Requested	SubNo.
Other		The density of development is far too high.	45/4/1
Other		The zoning/ development is too big a change from the current town growth plan	45/4/2
Other		The zoning/ development will have a major effect on the view from the Mt Iron walking path	45/4/3

Name *McNeill, Maureen*

Position	Plan Provision	Decision Requested	SubNo.
Other		The density of development is far too high.	45/5/1
Other		The zoning/ development is too big a change from the current town growth plan	45/5/2
Other		The zoning/ development will have a major effect on the view from the Mt Iron walking path	45/5/3

Name *Nelson, Ros*

Position	Plan Provision	Decision Requested	SubNo.
Other		The density of development is far too high.	45/6/1
Other		The zoning/ development is too big a change from the current town growth plan	45/6/2
Other		The zoning/ development will have a major effect on the view from the Mt Iron walking path	45/6/3

Name *Petit, Dr Julian*

Position	Plan Provision	Decision Requested	SubNo.
Other		The density of development is far too high.	45/7/1
Other		The zoning/ development is too big a change from the current town growth plan	45/7/2
Other		The zoning/ development will have a major effect on the view from the Mt Iron walking path	45/7/3
Other		Hard to believe 1600 further sections are required in Wanaka at this time.	45/7/4

Name *Pihama, Lorraine*

Position	Plan Provision	Decision Requested	SubNo.
-----------------	-----------------------	---------------------------	---------------

Other	The density of development is far too high.	45/8/1
Other	The zoning/ development is too big a change from the current town growth plan	45/8/2
Other	The zoning/ development will have a major effect on the view from the Mt Iron walking path	45/8/3

Name *Thayer, Lloyd and Anita*

Position	Plan Provision	Decision Requested	SubNo.
Other		The density of development is far too high.	45/9/1
Other		The zoning/ development is too big a change from the current town growth plan	45/9/2
Other		The zoning/ development will have a major effect on the view from the Mt Iron walking path	45/9/3

Name *Tomlinson, Reuben*

Position	Plan Provision	Decision Requested	SubNo.
Other		The density of development is far too high.	45/10/1
Other		The zoning/ development is too big a change from the current town growth plan	45/10/2
Other		The zoning/ development will have a major effect on the view from the Mt Iron walking path	45/10/3

Name *Simson, Hazen*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Do not allow the zone change on the basis that more needs to be known regarding the effects on the wider community	45/11/1
Oppose		Do not allow the zone change on the basis that: - Medium density should be in areas of high amenity (as per the Wanaka Structure Plan) yet Northlake has no such areas; - Northlake proposes section sizes of 450 - 500m2 with no space for landscaping; and - The Wanaka Structure Plan calls for a mix of urban and landscape protection (one of 2 such areas in that Plan)	45/11/2
Oppose		Do not allow the zone change on the basis that it is out of character with the existing Rural Residential development in the area.	45/11/3
Oppose		Do not allow the zone change on the basis that the roading network will not support the increased traffic and the effects on Aubrey and Anderson roads have been understated in the traffic report.	45/11/4

Name *Simson, Jess*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Do not allow the zone change on the basis that more needs to be known regarding the effects on the wider community	45/12/1
Oppose		Do not allow the zone change on the basis that: - Medium density should be in areas of high amenity (as per the Wanaka Structure Plan) yet Northlake has no such areas; - Northlake proposes section sizes of 450 - 500m2 with no space for landscaping; and - The Wanaka Structure Plan calls for a mix of urban and landscape protection (one of 2 such areas in that Plan)	45/12/2
Oppose		Do not allow the zone change on the basis that it is out of character with the existing Rural Residential development in the area.	45/12/3
Oppose		Do not allow the zone change on the basis that the roading network will not support the increased traffic and the effects on Aubrey and Anderson roads have been understated in the traffic report.	45/12/4

Name *Duncan and Gaul, Kane and Megan*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject/ decline the Plan Change as there is no justification for the Plan Change based on 'need' but, rather, more Rural Residential/ Rural Lifestyle will be required.	45/13/1
Oppose		Reject/ decline the Plan Change on the basis that: - The Northlake Zone is 3 - 4 km from a retail node (whereas the Wanaka Structure Plan states that medium density housing will be encouraged to be within 200 m of a retail node) - The Northlake Zone has no areas of high amenity, whereas the Wanaka Structure Plan states that medium density housing should be in areas of high amenity. - The Northlake Zone includes 450-500m² sections, which will lead to squashed-up urbanism with no space for landscaping. - The Northlake Zone disregards the fact that the Wanaka Structure Plan identifies the land as "urban landscape protection"... "suitable for some urban development but which also have landscape values which will need careful consideration and protection". - The densities should be calculated on a minimum lot size so that access, public open space, reserves, roading, and building restriction areas are excluded and the minimum lots size should be 4,000m². - The proposed density of 7 dwellings/ ha is based on greed and has no regard for the environment or character of Wanaka. - No further subdivision of the existing lots in Area A should be permitted.	45/13/2
Oppose		Reject/ decline the Plan Change on the basis that there are many aspects of the Wanaka Structure Plan that the Plan Change does not acknowledge and many that it is contrary to.	45/13/3
Oppose		Reject/ decline the Plan Change on the basis that the Northlake Zone: - Disregards the fact that the Wanaka Structure Plan states that "the exact location of future development should be determined further during the Plan Change process" and that "the Outer Growth Boundary (OGB) adjacent to the Clutha River has been amended (located further south to the 2004 Structure Plan) in recognition of the need to protect this land from inappropriate development" - Ignores the recommendation that land within the OGB remain Rural General as it is not currently needed to meet the 20 year growth needs.	45/13/4
Oppose		Reject/ decline the Plan Change on the basis that the Wanaka Structure Plan recommends that a high amenity network of open space and recreation spaces should be provided yet the Plan Change provides no such amenities.	45/13/5
Oppose		Reject/ decline the Plan Change on the basis that: - The Northlake Zone is contrary to the recommendation in the Wanaka Structure Plan that development should be limited in areas of landscape sensitivity and that it should instead be encouraged in the most logical, convenient, and less sensitive areas. - Further landscape evaluation should be carried out before consideration of this Plan Change - The important view from the top of Mt Iron (of a sea of roofs in all directions) will significantly reduce the amenity value of Wanaka.	45/13/6
Oppose		Reject/ decline the Plan Change on the basis that the Zone provides no new connections to existing urban areas, with all traffic connecting onto Aubrey Rd.	45/13/7
Oppose		Reject/ decline the Plan Change on the basis that the Northlake Zone ignores the existing character of Wanaka and will generate the character of West Auckland or Northlake Queensland.	45/13/8
Oppose		Decline the Northlake Zone and retain rural residential for the entire area on the basis that the Plan Change has not been well advertised and there has been limited time for submissions to be made.	45/13/9

Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that the average house density for urban areas is 5/ ha, which would be 1095 over 219 ha yet this proposal seeks 7.3/ ha with areas of high density, 2 storey semi detached dwellings (up to 3) as of right, allowing for no reserves, parks, etc.	45/13/10
Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that more needs to be known on the effects on the wider Wanaka community.	45/13/11
Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that the roading network is not capable of supporting the traffic increases and the effects are understated in the traffic report.	45/13/12
Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that: - The land is one of the two landscape protected areas within the Wanaka area yet no land has been set aside to protect the zone. - The Wanaka Structure Plan calls for a mix of urban and protected landscape.	45/13/13
Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that the development is out of character with the existing Rural Residential character of the area between Anderson Rd and Albertown.	45/13/14

Name *Duncan, Lynette*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject/ decline the Plan Change as there is no justification for the Plan Change based on 'need' but, rather, more Rural Residential/ Rural Lifestyle will be required.	45/14/1
Oppose		Reject/ decline the Plan Change on the basis that: - The Northlake Zone is 3 - 4 km from a retail node (whereas the Wanaka Structure Plan states that medium density housing will be encouraged to be within 200 m of a retail node) - The Northlake Zone has no areas of high amenity, whereas the Wanaka Structure Plan states that medium density housing should be in areas of high amenity. - The Northlake Zone includes 450-500m2 sections, which will lead to squashed-up urbanism with no space for landscaping. - The Northlake Zone disregards the fact that the Wanaka Structure Plan identifies the land as "urban landscape protection"... "suitable for some urban development but which also have landscape values which will need careful consideration and protection". - The densities should be calculated on a minimum lot size so that access, public open space, reserves, roading, and building restriction areas are excluded and the minimum lots size should be 4,000m2. - The proposed density of 7 dwellings/ ha is based on greed and has no regard for the environment or character of Wanaka. - No further subdivision of the existing lots in Area A should be permitted.	45/14/2
Oppose		Reject/ decline the Plan Change on the basis that there are many aspects of the Wanaka Structure Plan that the Plan Change does not acknowledge and many that it is contrary to.	45/14/3
Oppose		Reject/ decline the Plan Change on the basis that the Northlake Zone: - Disregards the fact that the Wanaka Structure Plan states that "the exact location of future development should be determined further during the Plan Change process" and that "the Outer Growth Boundary (OGB) adjacent to the Clutha River has been amended (located further south to the 2004 Structure Plan) in recognition of the need to protect this land from inappropriate development" - Ignores the recommendation that land within the OGB remain Rural General as it is not currently needed to meet the 20 year growth needs.	45/14/4
Oppose		Reject/ decline the Plan Change on the basis that the Wanaka Structure Plan recommends that a high amenity network of open space and recreation spaces should be provided yet the Plan Change provides no such amenities.	45/14/5

Oppose	Reject/ decline the Plan Change on the basis that: - The Northlake Zone is contrary to the recommendation in the Wanaka Structure Plan that development should be limited in areas of landscape sensitivity and that it should instead be encouraged in the most logical, convenient, and less sensitive areas. - Further landscape evaluation should be carried out before consideration of this Plan Change - The important view from the top of Mt Iron (of a sea of roofs in all directions) will significantly reduce the amenity value of Wanaka.	45/14/6
Oppose	Reject/ decline the Plan Change on the basis that the Zone provides no new connections to existing urban areas, with all traffic connecting onto Aubrey Rd.	45/14/7
Oppose	Reject/ decline the Plan Change on the basis that the Northlake Zone ignores the existing character of Wanaka and will generate the character of West Auckland or Northlake Queensland.	45/14/8
Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that the development is out of character with the existing Rural Residential character of the area between Anderson Rd and Albertown.	45/14/9
Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that: - The land is one of the two landscape protected areas within the Wanaka area yet no land has been set aside to protect the zone. - The Wanaka Structure Plan calls for a mix of urban and protected landscape.	45/14/10
Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that the average house density for urban areas is 5/ ha, which would be 1095 over 219 ha yet this proposal seeks 7.3/ ha with areas of high density, 2 storey semi detached dwellings (up to 3) as of right, allowing for no reserves, parks, etc	45/14/11
Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that more needs to be known on the effects on the wider Wanaka community.	45/14/12
Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that the roading network is not capable of supporting the traffic increases and the effects are understated in the traffic report.	45/14/13
Oppose	Decline the Northlake Zone and retain rural residential for the entire area on the basis that the Plan Change has not been well advertised and there has been limited time for submissions to be made.	45/14/14

Name Popperwell, Christopher

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject/ decline the Plan Change as there is no justification for the Plan Change based on 'need' but, rather, more Rural Residential/ Rural Lifestyle will be required.	45/15/1

Oppose	Reject/ decline the Plan Change on the basis that: - The Northlake Zone is 3 - 4 km from a retail node (whereas the Wanaka Structure Plan states that medium density housing will be encouraged to be within 200 m of a retail node) - The Northlake Zone has no areas of high amenity, whereas the Wanaka Structure Plan states that medium density housing should be in areas of high amenity. - The Northlake Zone includes 450-500m2 sections, which will lead to squashed-up urbanism with no space for landscaping. - The Northlake Zone disregards the fact that the Wanaka Structure Plan identifies the land as "urban landscape protection"... "suitable for some urban development but which also have landscape values which will need careful consideration and protection". - The densities should be calculated on a minimum lot size so that access, public open space, reserves, roading, and building restriction areas are excluded and the minimum lots size should be 4,000m2. - The proposed density of 7 dwellings/ ha is based on greed and has no regard for the environment or character of Wanaka. - No further subdivision of the existing lots in Area A should be permitted.	45/15/2
Oppose	Reject/ decline the Plan Change on the basis that there are many aspects of the Wanaka Structure Plan that the Plan Change does not acknowledge and many that it is contrary to.	45/15/3
Oppose	Reject/ decline the Plan Change on the basis that the Northlake Zone: - Disregards the fact that the Wanaka Structure Plan states that "the exact location of future development should be determined further during the Plan Change process" and that "the Outer Growth Boundary (OGB) adjacent to the Clutha River has been amended (located further south to the 2004 Structure Plan) in recognition of the need to protect this land from inappropriate development" - Ignores the recommendation that land within the OGB remain Rural General as it is not currently needed to meet the 20 year growth needs.	45/15/4
Oppose	Reject/ decline the Plan Change on the basis that the Wanaka Structure Plan recommends that a high amenity network of open space and recreation spaces should be provided yet the Plan Change provides no such amenities.	45/15/5
Oppose	Reject/ decline the Plan Change on the basis that: - The Northlake Zone is contrary to the recommendation in the Wanaka Structure Plan that development should be limited in areas of landscape sensitivity and that it should instead be encouraged in the most logical, convenient, and less sensitive areas. - Further landscape evaluation should be carried out before consideration of this Plan Change - The important view from the top of Mt Iron (of a sea of roofs in all directions) will significantly reduce the amenity value of Wanaka.	45/15/6
Oppose	Reject/ decline the Plan Change on the basis that the Zone provides no new connections to existing urban areas, with all traffic connecting onto Aubrey Rd.	45/15/7
Oppose	Reject/ decline the Plan Change on the basis that the Northlake Zone ignores the existing character of Wanaka and will generate the character of West Auckland or Northlake Queensland.	45/15/8
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that developing it is an inappropriate use for the landscape; will affect the beautiful landscape and views from Mt Iron, when there is no need; and that the Three Parks land is much more suited to urban development as it would not require the mutilation of the landscape.	45/15/9
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that the intention of the long term growth plan for Wanaka was not to build satellite urban areas in inappropriate places.	45/15/10
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that there is no justification for this Plan Change in terms of need.	45/15/11
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that, due to its geographic extent and the extent to which it deviates from the operative zoning, it will affect the integrity of the Rural General Zone.	45/15/12

Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that there will be a huge effect on traffic flows, noise, and safety on Aubrey and Anderson roads.	45/15/13
--------	--	----------

Further Submissions - Ministry of Education

Support

45/15/13

The Ministry of Education supports the provision of safe transportation networks to and from schools.

Name Popperwell, Patricia

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject/ decline the Plan Change as there is no justification for the Plan Change based on 'need' but, rather, more Rural Residential/ Rural Lifestyle will be required.	45/16/1
Oppose		Reject/ decline the Plan Change on the basis that: - The Northlake Zone is 3 - 4 km from a retail node (whereas the Wanaka Structure Plan states that medium density housing will be encouraged to be within 200 m of a retail node) - The Northlake Zone has no areas of high amenity, whereas the Wanaka Structure Plan states that medium density housing should be in areas of high amenity. - The Northlake Zone includes 450-500m2 sections, which will lead to squashed-up urbanism with no space for landscaping. - The Northlake Zone disregards the fact that the Wanaka Structure Plan identifies the land as "urban landscape protection"... "suitable for some urban development but which also have landscape values which will need careful consideration and protection". - The densities should be calculated on a minimum lot size so that access, public open space, reserves, roading, and building restriction areas are excluded and the minimum lots size should be 4,000m2. - The proposed density of 7 dwellings/ ha is based on greed and has no regard for the environment or character of Wanaka. - No further subdivision of the existing lots in Area A should be permitted.	45/16/2
Oppose		Reject/ decline the Plan Change on the basis that there are many aspects of the Wanaka Structure Plan that the Plan Change does not acknowledge and many that it is contrary to.	45/16/3
Oppose		Reject/ decline the Plan Change on the basis that the Northlake Zone: - Disregards the fact that the Wanaka Structure Plan states that "the exact location of future development should be determined further during the Plan Change process" and that "the Outer Growth Boundary (OGB) adjacent to the Clutha River has been amended (located further south to the 2004 Structure Plan) in recognition of the need to protect this land from inappropriate development" - Ignores the recommendation that land within the OGB remain Rural General as it is not currently needed to meet the 20 year growth needs.	45/16/4
Oppose		Reject/ decline the Plan Change on the basis that the Wanaka Structure Plan recommends that a high amenity network of open space and recreation spaces should be provided yet the Plan Change provides no such amenities.	45/16/5
Oppose		Reject/ decline the Plan Change on the basis that: - The Northlake Zone is contrary to the recommendation in the Wanaka Structure Plan that development should be limited in areas of landscape sensitivity and that it should instead be encouraged in the most logical, convenient, and less sensitive areas. - Further landscape evaluation should be carried out before consideration of this Plan Change - The important view from the top of Mt Iron (of a sea of roofs in all directions) will significantly reduce the amenity value of Wanaka.	45/16/6
Oppose		Reject/ decline the Plan Change on the basis that the Zone provides no new connections to existing urban areas, with all traffic connecting onto Aubrey Rd.	45/16/7
Oppose		Reject/ decline the Plan Change on the basis that the Northlake Zone ignores the existing character of Wanaka and will generate the character of West Auckland or Northlake Queensland.	45/16/8
Oppose		To reject the Plan Change and retain the existing Rural General Zoning on the basis that the intention of the long term growth plan for Wanaka was not to build satellite urban areas in inappropriate places.	45/16/9

Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that, due to its geographic extent and the extent to which it deviates from the operative zoning, it will affect the integrity of the Rural General Zone.	45/16/10
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that there is no justification for this Plan Change in terms of need.	45/16/11
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that there will be a huge effect on traffic flows, noise, and safety on Aubrey and Anderson roads.	45/16/12

Further Submissions - Ministry of Education

Support

45/16/12

The Ministry of Education supports the provision of safe transportation networks to and from schools.

Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that developing it is an inappropriate use for the landscape; will affect the beautiful landscape and views from Mt Iron, when there is no need; and that the Three Parks land is much more suited to urban development as it would not require the mutilation of the landscape.	45/16/13
--------	--	----------

Name Popperwell, Stephen

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject/ decline the Plan Change as there is no justification for the Plan Change based on 'need' but, rather, more Rural Residential/ Rural Lifestyle will be required.	45/17/1
Oppose		Reject/ decline the Plan Change on the basis that: - The Northlake Zone is 3 - 4 km from a retail node (whereas the Wanaka Structure Plan states that medium density housing will be encouraged to be within 200 m of a retail node) - The Northlake Zone has no areas of high amenity, whereas the Wanaka Structure Plan states that medium density housing should be in areas of high amenity. - The Northlake Zone includes 450-500m2 sections, which will lead to squashed-up urbanism with no space for landscaping. - The Northlake Zone disregards the fact that the Wanaka Structure Plan identifies the land as "urban landscape protection"... "suitable for some urban development but which also have landscape values which will need careful consideration and protection". - The densities should be calculated on a minimum lot size so that access, public open space, reserves, roading, and building restriction areas are excluded and the minimum lots size should be 4,000m2. - The proposed density of 7 dwellings/ ha is based on greed and has no regard for the environment or character of Wanaka. - No further subdivision of the existing lots in Area A should be permitted.	45/17/2
Oppose		Reject/ decline the Plan Change on the basis that there are many aspects of the Wanaka Structure Plan that the Plan Change does not acknowledge and many that it is contrary to.	45/17/3
Oppose		Reject/ decline the Plan Change on the basis that the Northlake Zone: - Disregards the fact that the Wanaka Structure Plan states that "the exact location of future development should be determined further during the Plan Change process" and that "the Outer Growth Boundary (OGB) adjacent to the Clutha River has been amended (located further south to the 2004 Structure Plan) in recognition of the need to protect this land from inappropriate development" - Ignores the recommendation that land within the OGB remain Rural General as it is not currently needed to meet the 20 year growth needs.	45/17/4
Oppose		Reject/ decline the Plan Change on the basis that the Wanaka Structure Plan recommends that a high amenity network of open space and recreation spaces should be provided yet the Plan Change provides no such amenities.	45/17/5

Oppose	Reject/ decline the Plan Change on the basis that: - The Northlake Zone is contrary to the recommendation in the Wanaka Structure Plan that development should be limited in areas of landscape sensitivity and that it should instead be encouraged in the most logical, convenient, and less sensitive areas. - Further landscape evaluation should be carried out before consideration of this Plan Change - The important view from the top of Mt Iron (of a sea of roofs in all directions) will significantly reduce the amenity value of Wanaka.	45/17/6
Oppose	Reject/ decline the Plan Change on the basis that the Zone provides no new connections to existing urban areas, with all traffic connecting onto Aubrey Rd.	45/17/7
Oppose	Reject/ decline the Plan Change on the basis that the Northlake Zone ignores the existing character of Wanaka and will generate the character of West Auckland or Northlake Queensland.	45/17/8
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that the intention of the long term growth plan for Wanaka was not to build satellite urban areas in inappropriate places.	45/17/9
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that, due to its geographic extent and the extent to which it deviates from the operative zoning, it will affect the integrity of the Rural General Zone.	45/17/10
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that there is no justification for this Plan Change in terms of need.	45/17/11
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that there will be a huge effect on traffic flows, noise, and safety on Aubrey and Anderson roads.	45/17/12

Further Submissions - Ministry of Education

Support

45/17/12

The Ministry of Education supports the provision of safe transportation networks to and from schools.

Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that developing it is an inappropriate use for the landscape; will affect the beautiful landscape and views from Mt Iron, when there is no need; and that the Three Parks land is much more suited to urban development as it would not require the mutilation of the landscape.	45/17/13
--------	--	----------

Name St Clair, Toni

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject/ decline the Plan Change as there is no justification for the Plan Change based on 'need' but, rather, more Rural Residential/ Rural Lifestyle will be required.	45/18/1
Oppose		Reject/ decline the Plan Change on the basis that: - The Northlake Zone is 3 - 4 km from a retail node (whereas the Wanaka Structure Plan states that medium density housing will be encouraged to be within 200 m of a retail node) - The Northlake Zone has no areas of high amenity, whereas the Wanaka Structure Plan states that medium density housing should be in areas of high amenity. - The Northlake Zone includes 450-500m2 sections, which will lead to squashed-up urbanism with no space for landscaping. - The Northlake Zone disregards the fact that the Wanaka Structure Plan identifies the land as "urban landscape protection"... "suitable for some urban development but which also have landscape values which will need careful consideration and protection". - The densities should be calculated on a minimum lot size so that access, public open space, reserves, roading, and building restriction areas are excluded and the minimum lots size should be 4,000m2. - The proposed density of 7 dwellings/ ha is based on greed and has no regard for the environment or character of Wanaka. - No further subdivision of the existing lots in Area A should be permitted.	45/18/2
Oppose		Reject/ decline the Plan Change on the basis that there are many aspects of the Wanaka Structure Plan that the Plan Change does not acknowledge and many that it is contrary to.	45/18/3

Oppose	Reject/ decline the Plan Change on the basis that the Northlake Zone: - Disregards the fact that the Wanaka Structure Plan states that "the exact location of future development should be determined further during the Plan Change process" and that "the Outer Growth Boundary (OGB) adjacent to the Clutha River has been amended (located further south to the 2004 Structure Plan) in recognition of the need to protect this land from inappropriate development" - Ignores the recommendation that land within the OGB remain Rural General as it is not currently needed to meet the 20 year growth needs.	45/18/4
Oppose	Reject/ decline the Plan Change on the basis that the Wanaka Structure Plan recommends that a high amenity network of open space and recreation spaces should be provided yet the Plan Change provides no such amenities.	45/18/5
Oppose	Reject/ decline the Plan Change on the basis that: - The Northlake Zone is contrary to the recommendation in the Wanaka Structure Plan that development should be limited in areas of landscape sensitivity and that it should instead be encouraged in the most logical, convenient, and less sensitive areas. - Further landscape evaluation should be carried out before consideration of this Plan Change - The important view from the top of Mt Iron (of a sea of roofs in all directions) will significantly reduce the amenity value of Wanaka.	45/18/6
Oppose	Reject/ decline the Plan Change on the basis that the Zone provides no new connections to existing urban areas, with all traffic connecting onto Aubrey Rd.	45/18/7
Oppose	Reject/ decline the Plan Change on the basis that the Northlake Zone ignores the existing character of Wanaka and will generate the character of West Auckland or Northlake Queensland.	45/18/8
Oppose	To reject the Plan Change and retain the existing Rural General zoning on the basis that the intention of the long term growth plan for Wanaka was not to build satellite urban areas in inappropriate places	45/18/9
Oppose	To reject the Plan Change and retain the existing Rural General zoning on the basis that, due to its geographic extent and the extent to which it deviates from the operative zoning, it will affect the integrity of the Rural General Zone.	45/18/10
Oppose	To reject the Plan Change and retain the existing Rural General Zoning on the basis that there is no justification for this Plan Change in terms of need.	45/18/11
Oppose	To reject the Plan Change and retain the existing Rural General zoning on the basis that there will be a huge effect on traffic flows, noise, and safety on Aubrey and Anderson roads.	45/18/12

Further Submissions - Ministry of Education

Support

45/18/12

The Ministry of Education supports the provision of safe transportation networks to and from schools.

Oppose	To reject the Plan Change and retain the existing Rural General zoning on the basis that developing it is an inappropriate use for the landscape; will affect the beautiful landscape and views from Mt Iron, when there is no need; and that the Three Parks land is much more suited to urban development as it would not require the mutilation of the landscape.	45/18/13
--------	--	----------

Name Warburton, Kenneth and Lyndsey

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject/ decline the Plan Change as there is no justification for the Plan Change based on 'need' but, rather, more Rural Residential/ Rural Lifestyle will be required.	45/19/1

Oppose	Reject/ decline the Plan Change on the basis that: - The Northlake Zone is 3 - 4 km from a retail node (whereas the Wanaka Structure Plan states that medium density housing will be encouraged to be within 200 m of a retail node) - The Northlake Zone has no areas of high amenity, whereas the Wanaka Structure Plan states that medium density housing should be in areas of high amenity. - The Northlake Zone includes 450-500m2 sections, which will lead to squashed-up urbanism with no space for landscaping. - The Northlake Zone disregards the fact that the Wanaka Structure Plan identifies the land as "urban landscape protection"... "suitable for some urban development but which also have landscape values which will need careful consideration and protection". - The densities should be calculated on a minimum lot size so that access, public open space, reserves, roading, and building restriction areas are excluded and the minimum lots size should be 4,000m2. - The proposed density of 7 dwellings/ ha is based on greed and has no regard for the environment or character of Wanaka. - No further subdivision of the existing lots in Area A should be permitted.	45/19/2
Oppose	Reject/ decline the Plan Change on the basis that there are many aspects of the Wanaka Structure Plan that the Plan Change does not acknowledge and many that it is contrary to.	45/19/3
Oppose	Reject/ decline the Plan Change on the basis that the Northlake Zone: - Disregards the fact that the Wanaka Structure Plan states that "the exact location of future development should be determined further during the Plan Change process" and that "the Outer Growth Boundary (OGB) adjacent to the Clutha River has been amended (located further south to the 2004 Structure Plan) in recognition of the need to protect this land from inappropriate development" - Ignores the recommendation that land within the OGB remain Rural General as it is not currently needed to meet the 20 year growth needs.	45/19/4
Oppose	Reject/ decline the Plan Change on the basis that the Wanaka Structure Plan recommends that a high amenity network of open space and recreation spaces should be provided yet the Plan Change provides no such amenities.	45/19/5
Oppose	Reject/ decline the Plan Change on the basis that: - The Northlake Zone is contrary to the recommendation in the Wanaka Structure Plan that development should be limited in areas of landscape sensitivity and that it should instead be encouraged in the most logical, convenient, and less sensitive areas. - Further landscape evaluation should be carried out before consideration of this Plan Change - The important view from the top of Mt Iron (of a sea of roofs in all directions) will significantly reduce the amenity value of Wanaka.	45/19/6
Oppose	Reject/ decline the Plan Change on the basis that the Zone provides no new connections to existing urban areas, with all traffic connecting onto Aubrey Rd.	45/19/7
Oppose	Reject/ decline the Plan Change on the basis that the Northlake Zone ignores the existing character of Wanaka and will generate the character of West Auckland or Northlake Queensland.	45/19/8
Oppose	Reject the Plan Change on the basis that drainage swales are a necessity if any consideration is to be given to the character of any development	45/19/9
Oppose	Reject the Plan Change on the basis that garages should not (sic?) be allowed to protrude onto front yards as there is no justification that they should not protrude beyond the front façade and it will produce boring and bland frontages.	45/19/10
Oppose	Reject the Plan Change on the basis that the construction noise, dust, and traffic effects experienced with the present Northlake subdivision will not be tolerated if further subdivision is granted.	45/19/11

Name Addision, Keri

Position	Plan Provision	Decision Requested	SubNo.
Other		That, in making its decision, the council considers that the size of most sections does not allow room for trees to soften the visual impact of the proposed buildings, meaning views from Mt Iron and surrounds will mainly be of uninterrupted roofs.	45/20/1
Other		That, in making its decision, the council considers the proposal to subdivide the areas high on the hill into a density that has no sensitivity for the effect on the visual landscape	45/20/2
Other		That, in making its decision, the Council considers the fact there has been no public consultation with affected parties (i.e. the Wanaka and Alberttown communities).	45/20/3
Other		That, in making its decision, the council considers the geographic extent of the plan change request and the extent to which it deviates from the operative zoning and would very likely affect the integrity of the Rural General Zone, if granted.	45/20/4
Other		That, in making its decision, the council considers the fact that the proposed development includes commercial activity - drawing support from existing businesses in Wanaka township.	45/20/5
Oppose		Deny the Plan Change, based on impacts on the visual amenity/ visual landscape, particularly from the Mt Iron walking track	45/20/6
Oppose		Deny the Plan Change on the basis of the proximity of the high density housing to the Outlet and Clutha River and the loss of graduation from urban to rural to Outstanding Visual landscape.	45/20/7
Oppose		Deny the Plan Change on the basis of traffic increases/ effects on Aubrey and Anderson roads and the rest of Wanaka.	45/20/8
Oppose		Deny the Plan Change on the basis that the impact on the social infrastructure of Wanaka is unexplored.	45/20/9
Further Submissions - Ministry of Education		Support	45/20/9
Educational facilities are part of social/ community infrastructure. The Ministry seeks educational facilities are provided for by the Plan Change.			
Oppose		Deny the Plan Change on the basis that the Plan Change will add more sections into the marketplace than are needed.	45/20/10

Name Cruden, Mark

Position	Plan Provision	Decision Requested	SubNo.
Other		That, in making its decision, the council considers that the size of most sections does not allow room for trees to soften the visual impact of the proposed buildings, meaning views from Mt Iron and surrounds will mainly be of uninterrupted roofs.	45/21/1
Other		That, in making its decision, the council considers the proposal to subdivide the areas high on the hill into a density that has no sensitivity for the effect on the visual landscape	45/21/2
Other		That, in making its decision, the Council considers the fact there has been no public consultation with affected parties (i.e. the Wanaka and Alberttown communities).	45/21/3

Other	That, in making its decision, the council considers the geographic extent of the plan change request and the extent to which it deviates from the operative zoning and would very likely affect the integrity of the Rural General Zone, if granted.	45/21/4
Other	That, in making its decision, the council considers the fact that the proposed development includes commercial activity - drawing support from existing businesses in Wanaka township.	45/21/5
Other	Make no provision for commercial or retail development in the Plan Change as this dispersal of commercial and retail activity is not a sustainable model for Wanaka and the existing zoned areas provide ample space for long term commercial and retail development.	45/21/6
Further Submissions - Meehan, Michaela Ward		
The submitter opposes those parts of the submission that seek to disallow any commercial development within Plan Change 45 as a small scale centre is appropriate in such a mixed use residential area and will have benefits such as reducing vehicle trips for daily retail needs.		45/21/6
Other	That a minimum lot size of 1 acre be imposed and no commercial or retail use be provided for on the basis that: - The Plan Change will greatly impact on the visual landscape of the area, particularly from Mt Iron. - The proximity of the proposed density of housing to the Outlet and Clutha River and the loss of graduation from urban to rural to Outstanding Visual Landscape and that Rural residential lots would provide a more effective graduation.	45/21/7
Further Submissions - Meehan, Michaela Ward		
The submitter opposes those parts of the submission that seek to disallow any commercial development within Plan Change 45 as a small scale centre is appropriate in such a mixed use residential area and will have benefits such as reducing vehicle trips for daily retail needs.		45/21/7
Other	That a minimum lot size of 1 acre be imposed and no commercial or retail use be provided for on the basis that accepting the Plan Change will set a dangerous precedent for future Plan Changes.	45/21/8
Further Submissions - Meehan, Michaela Ward		
The submitter opposes those parts of the submission that seek to disallow any commercial development within Plan Change 45 as a small scale centre is appropriate in such a mixed use residential area and will have benefits such as reducing vehicle trips for daily retail needs.		45/21/8
Other	That a minimum lot size of 1 acre be imposed on the basis that: - The Wanaka Structure Plan states that medium density housing should be in areas of high amenity yet Northlake has no area of high amenity and states that sections of 300-450m2 should be discouraged yet Northlake enables 450-500m2 sections with no space for landscaping; - The average house density for urban areas is 5/ ha which would be 1095 over 219 ha yet this proposal seeks 7.3/ ha with areas of high density, 2 storey semi detached dwellings (up to 3) as of right allowing for no reserves, parks, etc	45/21/9
Other	That a minimum lot size of 1 acre be imposed and no commercial or retail use be provided for on the basis that the development is out of character with the existing Rural Residential character of the area between Anderson Rd and Albertown.	45/21/10
Further Submissions - Meehan, Michaela Ward		
The submitter opposes those parts of the submission that seek to disallow any commercial development within Plan Change 45 as a small scale centre is appropriate in such a mixed use residential area and will have benefits such as reducing vehicle trips for daily retail needs.		45/21/10

Name Daniel, Michael James

Position	Plan Provision	Decision Requested	SubNo.
Other		That, in making its decision, the council considers that the size of most sections does not allow room for trees to soften the visual impact of the proposed buildings, meaning views from Mt Iron and surrounds will mainly be of uninterrupted roofs.	45/22/1
Other		That, in making its decision, the council considers the proposal to subdivide the areas high on the hill into a density that has no sensitivity for the effect on the visual landscape	45/22/2

Other	That, in making its decision, the Council considers the fact there has been no public consultation with affected parties (i.e. the Wanaka and Alberttown communities).	45/22/3
Other	That, in making its decision, the council considers the geographic extent of the plan change request and the extent to which it deviates from the operative zoning and would very likely affect the integrity of the Rural General Zone, if granted.	45/22/4
Other	That, in making its decision, the council considers the fact that the proposed development includes commercial activity - drawing support from existing businesses in Wanaka township.	45/22/5
Oppose	Reject the Plan Change on the basis: - Of the proximity of high density housing to the Outlet and Clutha River and the loss of graduation from urban to rural to Outstanding Visual landscape; and - That the Wanaka Structure Plan states that medium density housing should be in areas of high amenity yet Northlake has no area of high amenity and states that sections of 300- 450m2 should be discouraged yet Northlake enables 450-500m2 sections with no space for landscaping; - That the average house density for urban areas is 5/ ha which would be 1095 over 219 ha yet this proposal seeks 7.3/ ha with areas of high density, 2 storey semi detached dwellings (up to 3) as of right allowing for no reserves, parks, etc	45/22/6
Oppose	Reject the Plan Change on the basis of traffic increases/ effects on Aubrey and Anderson roads and the rest of Wanaka. The roading network is not capable of supporting the increases and the effects are understated in the traffic report.	45/22/7
Oppose	Reject the Plan Change on the basis that the impact on the social infrastructure of Wanaka is unexplored and more needs to be known on the effects on the wider wanaka community.	45/22/8
Further Submissions - Ministry of Education Educational facilities are part of social/ community infrastructure. The Ministry seeks educational facilities are provided for by the Plan Change.		45/22/8
Oppose	Reject the Plan Change on the basis that the Plan Change will add more sections into the marketplace than are needed.	45/22/9
Oppose	Reject the Plan Change on the basis that the development is out of character with the existing Rural Residential character of the area between Anderson Rd and Alberttown.	45/22/10
Oppose	Reject the Plan Change on the basis that: - It will greatly impact the visual landscape of the area, particularly from Mt Iron. - The land is one of the two landscape protected areas within the Wanaka area yet no land has been set aside to protect the zone. - The Wanaka Structure Plan calls for a mix of urban and protected landscape.	45/22/11
Oppose	Reject the Plan Change on the basis that the infrastructure has been developed for low density development.	45/22/12

Name Hill, Martin

Position	Plan Provision	Decision Requested	SubNo.
Other		That, in making its decision, the council considers that the size of most sections does not allow room for trees to soften the visual impact of the proposed buildings, meaning views from Mt Iron and surrounds will mainly be of uninterrupted roofs.	45/23/1
Other		That, in making its decision, the council considers the proposal to subdivide the areas high on the hill into a density that has no sensitivity for the effect on the visual landscape	45/23/2

Other	That, in making its decision, the Council considers the fact there has been no public consultation with affected parties (i.e. the Wanaka and Alberttown communities).	45/23/3
Other	That, in making its decision, the council considers the geographic extent of the plan change request and the extent to which it deviates from the operative zoning and would very likely affect the integrity of the Rural General Zone, if granted.	45/23/4
Other	That, in making its decision, the council considers the fact that the proposed development includes commercial activity - drawing support from existing businesses in Wanaka township.	45/23/5
Oppose	Reject the Plan Change on the basis that the development is out of character with the existing Rural Residential character of the area between Anderson Rd and Alberttown.	45/23/6
Oppose	Reject the Plan Change on the basis that the Plan Change will add more sections into the marketplace than are needed.	45/23/7
Oppose	Reject the Plan Change on the basis that if and when housing demands necessitate development of this area, that a more environmentally sensitive, lower density housing (interspersed with trees and open areas) is more appropriate as a transition between the residential areas and the rural edges.	45/23/8
Oppose	That the proposer be asked to provide detail as to how the development will meet the strategic development and principles laid out in the 2020 community papers and enhance rather than undermine the environment.	45/23/9

Name *Simpson and Irwin, Roger and Sally*

Position	Plan Provision	Decision Requested	SubNo.
Other		That, in making its decision, the council considers that the size of most sections does not allow room for trees to soften the visual impact of the proposed buildings, meaning views from Mt Iron and surrounds will mainly be of uninterrupted roofs.	45/24/1
Other		That, in making its decision, the council considers the proposal to subdivide the areas high on the hill into a density that has no sensitivity for the effect on the visual landscape	45/24/2
Other		That, in making its decision, the Council considers the fact there has been no public consultation with affected parties (i.e. the Wanaka and Alberttown communities).	45/24/3
Other		That, in making its decision, the council considers the geographic extent of the plan change request and the extent to which it deviates from the operative zoning and would very likely affect the integrity of the Rural General Zone, if granted.	45/24/4
Other		That, in making its decision, the council considers the fact that the proposed development includes commercial activity - drawing support from existing businesses in Wanaka township.	45/24/5
Oppose		Oppose the Plan Change on the basis of the proximity of high density housing to the Outlet and Clutha River and the loss of graduation from urban to rural to Outstanding Visual landscape	45/24/6
Oppose		Oppose the Plan Change on the basis that the impact on the social infrastructure of Wanaka is unexplored.	45/24/7

Further Submissions - Ministry of Education

Support

45/24/7

Educational facilities are part of social/ community infrastructure. The Ministry seeks educational facilities are provided for by the Plan Change.

Oppose	Oppose the Plan Change on the basis of the impact on the visual amenity/ visual landscape, particularly from the Mt Iron walking track	45/24/8
Oppose	Oppose the Plan Change on the basis of traffic increases/ effects on Aubrey and Anderson roads and the rest of Wanaka.	45/24/9
Oppose	Oppose the Plan Change on the basis that the Plan Change will add more sections into the marketplace than are needed.	45/24/10

Name *Allenby Farms Ltd*

Position	Plan Provision	Decision Requested	SubNo.
Support		Confirm the Plan Change	45/25/1

Name *Ann-Louise Stokes, Russell
Ibbotson, Shaun Gilberston, & GCA
Legal Trustee 1020 Ltd.*

Position	Plan Provision	Decision Requested	SubNo.
Support		Accept the Plan Change and make any consequential relief to address the matters raised in the submission, on the basis that it is consistent with Section 5 of the Act	45/26/1
Support		Accept the Plan Change and make any consequential relief to address the matters raised in the submission, on the basis that it is consistent with the objectives and policies of the District Plan.	45/26/2
Support		Accept the Plan Change on the basis that the Section 32 evaluation is adequate	45/26/3
Support		Accept the Plan Change and make any consequential relief to address the matters raised in the submission, on the basis that it provides for the integrated management of the land, controls the effects of development, and, in particular: - The Wanaka Structure Plan identifies the land as suitable for development. - The land is in close proximity to the existing urban area of Wanaka	45/26/4
Support		Accept the Plan Change and any consequential relief to address the matters raised in the submission, on the basis that it provides for the integrated management of the land, controls the effects of development, and, in particular, that there are no natural hazards preventing the site from being rezoned for residential purposes.	45/26/5
Support		Accept the Plan Change and any consequential relief to address the matters raised in the submission, on the basis that it provides for the integrated management of the land, controls the effects of development, and, in particular, that there are no servicing constraints preventing the site from being rezoned for residential purposes.	45/26/6
Support		Accept the Plan Change and make any consequential relief to address the matters raised in the submission, on the basis that it provides for the integrated management of the land, controls the effects of development, and, in particular, the Plan Change will enable a range of housing choice/ density.	45/26/7
Support		Accept the Plan Change and make any consequential relief to address the matters raised in the submission, on the basis that it provides for the integrated management of the land, controls the effects of development, and, in particular, that the Plan Change will not result in adverse effects on transport infrastructure.	45/26/8
Support		Accept the Plan Change and make any consequential relief to address the matters raised in the submission, on the basis that it provides for the integrated management of the land, controls the effects of development, and, in particular, that the Plan Change will not result in adverse effects on landscape values	45/26/9
Support		Accept the Plan Change and make any consequential relief to address the matters raised in the submission, on the basis that it provides for the integrated management of the land, controls the effects of development, and, in particular, that the Plan Change will ensure that quality urban design is achieved.	45/26/10

Position	Plan Provision	Decision Requested	SubNo.
Other		Supports the provision of walking and cycling facilities within the development and providing links to off-road routes and mountain biking facilities and requests that: - Slower speeds on Aubrey Rd be considered in the future to ensure the operating speed matches the increased risk to cyclists and pedestrians by changes in the road environment; and - Shared path signage be installed on the Aubrey Rd path to clarify that the new facility is multi-purpose rather than a 'footpath', which would make it illegal for cyclists to use.	45/27/1
	Further Submissions - Ministry of Education	Support	45/27/1
	The Ministry of Education supports the provision of safe transportation networks to and from schools.		
Other		Consider the following improvements to counter the loss of continuity and level of safety of the Aubrey Rd Path as a result of the Northlake Development (which will result in additional roads and vehicle crossings cutting across this path): - Council require developers to mitigate loss of continuity and reduced safety by improving the surface of the Aubrey Rd path; meaning young cyclists are less distracted when riding and more focussed on crossing safety. - Introduce raised platforms where main side roads intersect with the Aubrey Rd path, to slow traffic. - A 'green carpet' (green paint with cycle symbols) could be painted over some driveways or smaller roads) to provide continuity for path users. - Use of cycle/walking signs, symbols or stencils on the road and path where users cross to alert drivers and to alert children before they cross and 'share with care' signage on the path to foster respect between walkers and cyclists.	45/27/2
	Further Submissions - Ministry of Education	Support	45/27/2
	The Ministry of Education supports the provision of safe transportation networks to and from schools.		
Other		1. Require developers to provide an on-road designated cycle lane (that can be used in both directions, with suitable width and a sealed surface) to mitigate the loss of safety on the Aubrey Rd path and the increased volumes of traffic, as: - Cyclists who ride on the road should not be negatively affected by increased residential development along it - Before development started, the path use was favoured by those who wanted to bike separate from traffic, however the gravel is harder to ride on, and is more difficult for young children. As such, many cycle commuters prefer to use the road because it is quicker and easier and the traffic volumes are relatively low. - Due to the degradation of path safety and ease of use due to increased road crossings, more people are likely to use the Aubrey Rd carriageway rather than the path. However there is currently no provision for on-road cyclists and the current carriage width is limited (and the speed limit is 70km/h). 2. Require residential developers to ensure that the design of curb and channel around side road entrances do not encroach onto the carriageway and squeeze cyclists out into the traffic.	45/27/3
	Further Submissions - Ministry of Education	Support	45/27/3
	The Ministry of Education supports the provision of safe transportation networks to and from schools.		
Other		In order to minimise disruption to access to Aubrey Rd path during construction phases, require contractors to submit traffic management plans that enable walkers and cyclists to continue their route along Aubrey Rd safely away from traffic during construction phases, which caters for children as well as adults and which provides a dedicated (2 way) lane for walkers/cyclists (coned off from the traffic lane) if a path is not available.	45/27/4

Position	Plan Provision	Decision Requested	SubNo.
Other		Allow sections of 4000m2 to be created but nothing smaller	45/28/1

Name Calhaem, Raewyn

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That the minimum lot size be at least 800m2	45/29/1
Oppose		That there be no commercial component in the zone	45/29/2
Oppose		The Plan Change is opposed on the basis that there is sufficient zoned land to meet the predicted demand	45/29/3
Oppose		The Plan Change is opposed on the basis that existing community infrastructure would not cater for the population increase	45/29/4
Further Submissions - Ministry of Education Educational facilities are part of social/ community infrastructure. The Ministry seeks educational facilities are provided for by the Plan Change.			45/29/4
Oppose		The Plan Change is opposed on the basis that it would remove rural land within easy walking distance of town	45/29/5
Oppose		That the Plan Change is opposed in the basis that there is a lack of business employment opportunities in town, which would mean this area would likely be occupied by second/holiday homes, creating a 'ghost' town for the majority of the year.	45/29/6

Name Callum Fraser Urquhart &
Checketts McKay Trustees Ltd (as
trustees for)

Position	Plan Provision	Decision Requested	SubNo.
Support			45/30/1

Name Central Land Holdings Limited

Position	Plan Provision	Decision Requested	SubNo.
Other		Unless the plan change is amended to be consistent with the Wanaka Structure Plan (or similar relief), then reject the plan change in its entirety.	45/31/1
Other		Unless the plan change uses existing zones from the District Plan rather than creating a special zone (or similar relief) then reject the plan change in its entirety.	45/31/2
Other		Unless the plan change provides only for very low density rural development, which respects the landscape values of the plan change area (or similar relief), then reject the plan change in its entirety.	45/31/3
Other		Unless the plan change provides only for the level of development that can be appropriately serviced in line with the Council's long term plan in respect of infrastructure provision (or similar relief) then reject the plan change in its entirety.	45/31/4

Name Coupland, Steve

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Oppose the Plan Change as Wanaka will lose what makes it what it is (including its small cosy town feel) if the zoning/ development is approved.	45/32/1

Name Coupland, William

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Oppose the Plan Change as this is the wrong place for high density housing	45/33/1

Name Croft and Waser, Paul and Patrick

Position	Plan Provision	Decision Requested	SubNo.
Partly Support		Decline the Plan Change unless the following concerns are addressed in order to better achieve the purpose of the Act: - The area approved through RM051067 is suitable for Rural Residential development but the provision for a further 1600 residential lots is opposed and, instead, a lower density of development that avoids sensitive locations and maintains rural character is appropriate.	45/34/1
Partly Support		Decline the Plan Change unless the following concerns are addressed in order to better achieve the purpose of the Act: - Clarification as to how development aligns with the landscape values of the site and its sensitive surrounds and how these landscape values will be managed, enhanced, and protected - A thorough peer review of the landscape assessment be undertaken, given the site provides an important rural backdrop to Wanaka and housing thereon could impact on the amenity values of Peninsula Bay and other residential areas	45/34/2
Partly Support		Decline the Plan Change unless the following concerns are addressed in order to better achieve the purpose of the Act: - The Plan Change is clearer; more precise; and better justified in order to better understand whether it accords with council's functions; the Act; implements the objectives and policies of the District Plan; is the most appropriate method for achieving these; and the degree to which it conflicts with the District Plan.	45/34/3
Partly Support		Decline the Plan Change unless more information is provided to assess the effects of the zoning on the local and wider network (including the SH) and on particular residential areas, in order to better achieve the purpose of the Act.	45/34/4
Partly Support		Decline the Plan Change unless appropriate weight is given to the Wanaka Structure Plan, which: - Places most of the site within the future development area post 2020; - Identifies most of the site within an Urban/ Landscape Protection Area (signalling that it may not be suitable for this form and density of development) - Does not support rezoning of the site for urban development but, rather, a mix of reserve, Rural General zoning, and an 'urban/ landscape protection' type of zoning.	45/34/5
Partly Support		Decline the Plan Change unless further regard be given to alternatives, including the development of existing zoned areas and of other rural/ urban fringe areas that are less sensitive from a landscape perspective.	45/34/6

Name Cubie, Richard

Position	Plan Provision	Decision Requested	SubNo.
Other		That a proper cycleway/ pathway is reinstated along Aubrey Rd with raised sections at road intersections and a 50 km speed limit, as the present plan is not safe for children cycling/ walking to school.	45/35/1
Further Submissions - Ministry of Education The Ministry of Education supports the provision of safe transportation networks to and from schools.			45/35/1

Name Cunningham, Robert John

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject the Plan Change due to the loss of visual amenity, especially from the Mt Iron track that would result from the re-zoning.	45/36/1
Oppose		Reject the Plan Change due to the fact that it does not fit with concentric development from the town (i.e. a graduation of urban to rural to outstanding visual landscapes) and due to the density would result in a sea of houses	45/36/2
Oppose		Reject the Plan Change due to the fact it does not fit with the District Plan or the Wanaka Structure Plan and there is land already zoned for residential that should be developed first	45/36/3
Oppose		Reject the Plan Change due to the fact it will increase traffic flows greatly	45/36/4
Oppose		Reject the Plan Change due to the fact there has been no consultation with the affected neighbourhood and wider community	45/36/5

Name Cuthbertson, Tim

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That a traffic flow study, proposed upgrades to cater for increased traffic, and details of impacts on existing residents of Albert Town (including from traffic noise) be provided	45/37/1

Name Cutler, Alan George

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Decline Plan Change 45 on the basis that it will potentially extend residential development over a large parcel of land which contravenes 2 key community outcomes (which relate to managing growth, and protecting the landscape and rural character)	45/38/1
Oppose		Decline Plan Change 45 on the basis that it potentially conflicts with a Key Study Finding of the Wanaka Structure Plan relating to protecting Wanaka's character and high quality urban environments.	45/38/2
Oppose		Decline Plan Change 45 on the basis that it extends beyond the planning boundaries shown on the Structure Plan map and, with regard to the "Growth and Landuse Needs to 2026" report, the potential extent of residential development will exceed growth and landuse needs.	45/38/3
Oppose		Decline Plan Change 45 on the basis that it does not align with the preferred option (3) for future development as outlined in the Wanaka Structure Plan (2007) and that the land is located outside the Outer Growth Boundary shown on the Wanaka Structure Plan	45/38/4
Oppose		Decline Plan Change 45 on the basis that: - By placing considerable emphasis in the landscape assessment on topography, other natural science factors such as ecology may be missed; - Residential development must be set well back from the ONL line; - The assessment appears to stop at the Northlake boundaries; - Ecological values of the Hikuwai conservation area (CA) are not given sufficient weight; - Refinement of the ONL must confer a higher level of understanding and appreciation of the landscape relationships/ values of the CA - The visibility assessment has not been sufficiently rigorous and the ONL line requires further refinement and realignment, as follows: - Most of the Hikuwai CA must fall within the ONL; - The boundary in the eastern sector of the Northlake site should be moved to the south; - Consider wrapping the boundary line around the clearly visible, strongly defined and ecologically relevant landscape feature of the steeply incised gully located in the eastern sector of the Northlake site.	45/38/5

Name Daultrey and Fonaton Hastings,
Robert and Leonora

Position	Plan Provision	Decision Requested	SubNo.
Other		That Peak View Ridge not become an access road to the Northlake development	45/39/1
	Further Submissions - Allenby Farms Ltd	Partly Oppose	45/39/1
	Those parts of the submission that seek to restrict the future use of Peak View Ridge are opposed (and should be rejected) for the following reasons: - Peak View Ridge is the only access to Lot 3 DP300408 and therefore may be developed to provide access to the Plan Change area. - Using Peak View Ridge as an additional access onto Aubrey Rd would reduce traffic using other entrances, provide a more connected roading network, provide a more direct access to Aubrey Rd, and provide more direct cycle and walking access, especially to schools and the Clutha river trails.		

Name Davey, Steve

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That the whole submission (Plan Change) be disallowed, due to the visual environmental effects it would have on the town	45/40/1

Name Davidson, Nadia

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Oppose changing this rural land into high density.	45/41/1

Name Davidson, Troy Robert

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Oppose changing this rural land into high density.	45/42/1

Name Direen, Joanne

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Retain this land as Rural Residential as it should have as few dwellings as possible in order to retain its beauty and keep high density in/around the township.	45/43/1

Name Dupont R&D, Gawith A, Deans P,
Andrews B&T, Daultrey R,
Hastings L and Anderson C&J

Position	Plan Provision	Decision Requested	SubNo.
Partly Support		That the Plan Change proceed as is and that a restrictive covenant is placed on the title that contains Peak View Ridge to prevent it from being used to access the Plan Change area other than in a minor way (to be defined) OR, failing that, the Plan Change be amended to include a full assessment of Peak View Ridge in order to enable us to comment further.	45/44/1

Further Submissions - Allenby Farms Ltd

Partly Oppose

45/44/1

Those parts of the submission that seek to restrict the future use of Peak View Ridge are opposed (and should be rejected) for the following reasons:

- Peak View Ridge is the only access to Lot 3 DP300408 and therefore may be developed to provide access to the Plan Change area.
- Using Peak View Ridge as an additional access onto Aubrey Rd would reduce traffic using other entrances, provide a more connected roading network, provide a more direct access to Aubrey Rd, and provide more direct cycle and walking access, especially to schools and the Clutha river trails.

Name Feeney, Dr Mark

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Oppose this submission (Plan Change) on the basis of the level of high density housing proposed	45/45/1
Oppose		Oppose this submission (Plan Change) on the basis of a lack of infrastructure in a beautiful area	45/45/2
Oppose		Oppose this submission (Plan Change) on the basis of the fact that Wanaka does not require a subdivision of this size.	45/45/3

Name Fenton, Father Brian

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Oppose the re-zoning.	45/46/1

Name Fraser, Murray

Position	Plan Provision	Decision Requested	SubNo.
Other		To undertake the Anderson Rd re-development urgently and caters for projected future traffic volumes, noting that the capacity of roading and traffic safety are not well covered in the Plan Change.	45/47/1
	Further Submissions - Ministry of Education	Support	45/47/1
	The Ministry of Education supports the provision of safe transportation networks to and from schools.		

Name Gilchrist, Matthew (on behalf of the Gilchrist Family)

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Decline the Plan Change on the basis that: - The Northlake Zone is 3 - 4 km from a retail node (whereas the Wanaka Structure Plan states that Medium Density housing will be encouraged to be within 200 m of a retail node) - The densities should be calculated on a minimum lot size so that access, public open space, reserves, roading, and building restriction areas are excluded and the minimum lot size should be 4,000m2.	45/49/1
Partly Support		Alternatively, if the council decides to accept the zone, then also include 504 Aubrey Road within the zone, in order to prevent it from being landlocked for future development.	45/49/2
	Further Submissions - Roulston, Alister and Jane	Oppose	45/49/2
	If the Northlake proposal is approved and includes 504 Aubrey Rd, we oppose the use of the existing driveway for access to any subdivisions they make to their property but, rather, access should be through the new Northlake subdivision. The reason is that the increased traffic volumes will cause more dust and noise from the gravel driveway that runs alongside our home.		
Oppose		Reject/ decline the Plan Change on the basis that there are many aspects of the Wanaka Structure Plan that the Plan Change does not acknowledge and many that it is contrary to.	45/49/3
Oppose		Decline the Plan Change on the basis that there is no justification for the Plan Change based on 'need' and that, rather, more Rural Residential/ Rural Lifestyle will be required.	45/49/4
Oppose		Decline the Plan Change on the basis that: - The Wanaka Structure Plan recommends that a high amenity network of open space and recreation spaces should be provided yet the Plan Change provides no such amenities. - Garages should not (sic?) be allowed to protrude onto front yards as there is no justification that they should not protrude beyond the front façade and it will produce boring and bland frontages.	45/49/5
Oppose		Decline the Plan Change on the basis that: - The Northlake Zone is contrary to the recommendation in the Wanaka Structure Plan that development should be limited in areas of landscape sensitivity and that it should, instead, be encouraged in the most logical, convenient, and less sensitive areas. - Further landscape evaluation should be carried out before consideration of this Plan Change - The view from the top of Mt Iron is of extreme importance and a sea of roofs is not wanted.	45/49/6
Oppose		Decline the Plan Change on the basis that drainage swales are a necessity if any consideration is to be given to the character of any development	45/49/7

Name Gould and Samuels, Steve and Nicky

Position	Plan Provision	Decision Requested	SubNo.
Partly Support		Support the development of a secondary 25 m pool with both public and private access	45/50/1

Name Gould, Mark

Position	Plan Provision	Decision Requested	SubNo.
Other		Keep the proposed Outer Growth Boundary inside the existing ONL boundary, in order to maintain the important corridor between sticky forest and the upper Hikiwai reserve.	45/51/1

Name Haines, Jo

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Decline the Plan Change as it would result in residential development across a large parcel of rural land whereas the community expects this land to be retained as rural for the foreseeable future.	45/52/1

Name Harvey, Andrena

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Disallow the Plan Change as the Aubrey Rd/ Outlet Rd area is of scenic importance to Wanaka and is well used for recreation.	45/53/1

Name Haywood, Joanna

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Decline the Plan Change due to the fact the proposed densities do not follow the progression of decreasing density away from the township.	45/54/1
Oppose		Decline the Plan Change due to the fact there is not demand for this number of sections in the foreseeable future	45/54/2
Oppose		Decline the Plan Change due to the scale of the development, the number of sections enabled, and the density/ section sizes.	45/54/3

Name *Hellebrekers, Tess and Paul*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Oppose the Plan Change on the basis that the average house density for urban areas is 5/ ha, which would be 1095 over 219 ha yet this proposal seeks 7.3/ ha with areas of high density, 2 storey semi detached dwellings (up to 3) as of right, allowing for no reserves, parks, etc	45/55/1
Oppose		Oppose the Plan Change on the basis that more needs to be known on the effects on the wider Wanaka community.	45/55/2
Oppose		Oppose the Plan Change on the basis that the roading network is not capable of supporting the traffic increases and the effects are understated in the traffic report.	45/55/3
Oppose		Oppose the Plan Change on the basis that - The land is one of the two landscape protected areas within the Wanaka area yet no land has been set aside to protect the zone and - The Wanaka Structure Plan calls for a mix of urban and protected landscape.	45/55/4
Oppose		Oppose the Plan Change on the basis that the development is out of character with the existing Rural Residential character of the area between Anderson Rd and Albertown.	45/55/5
Oppose		Oppose the Plan Change on the basis that there is an over-supply of residential sections already and therefore no justification for this extension.	45/55/6

Name *Helles and Dowrick, Margrethe and Alexander Bruce*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Decline the Plan Change due to the effect on views (of this important open pastoral landscape) from the northwest flank of Little Mount Iron and from the Mt Iron walking track and other recreational viewpoints.	45/56/1
Oppose		Decline the Plan Change due to the effects of increased traffic	45/56/2
Oppose		Decline the Plan Change due to the effects on neighbouring residents as a result of noise and lights at night	45/56/3
Oppose		Decline the Plan Change due to the lack of consistency with previous public consultation and lack of extensive public consultation	45/56/4

Name *Hiatt, Anna*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That this application be declined, as opposed to medium density subdivision in this area on the basis a) that retaining this area as rural adds character and appeal to living in Wanaka and b) that the proposed plan would significantly impact on the stunning surrounding environment.	45/57/1
Oppose		That this application be declined on the basis that Wanaka will end up with an over supply of housing.	45/57/2

Name *Horder, Anthony Colin*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject the Plan Change as the land is beyond the inner growth boundary of the Wanaka Structure Plan	45/58/1
Oppose		Reject the Plan Change as the Plan Change will compromise the ONL values within the Plan Change area.	45/58/2
Oppose		Reject the Plan Change in order to avoid risking the integrity of the District Plan	45/58/3
Oppose		Reject the Plan Change as there is no need for residential expansion beyond the urban fringe	45/58/4

Name *Howard, Andrew*

Position	Plan Provision	Decision Requested	SubNo.
Partly Support		Ensure continuity of the Aubrey Rd cycle path	45/59/1
Partly Support		Identify the issues with the Aubrey Rd wastewater line & commit to resolving these with the Northlake upgrades	45/59/2

Name *Huuskes, Richard*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To decline consent (Plan Change) on the basis that: - The traffic plan has not taken into account a number of the intersections that will be affected; - The additional traffic down Anderson Rd (which may be an arterial road but runs through a residential area) will create a bottle neck/ traffic congestion similar to Queenstown; - The traffic flow figures were not taken at the high season	45/60/1
Oppose		To decline the Plan Change on the basis that it is creating urban sprawl in the opposite direction from the proposed Three Parks area.	45/60/2

Name *Jessup, Brenda*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Decline the Plan Change and retain the current zoning on the basis that high density subdivision in this area/ badly designed urban sprawl is not wanted.	45/61/1

Name *Jones, Philippa*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That the submission (Plan Change) be disallowed on the basis that it will affect the character of my rural outlook and living environment	45/62/1
Oppose		That the submission (Plan Change) be disallowed on the basis that it is outrageous that dense housing would be proposed for this open space.	45/62/2

Name *King, Kevin*

Position	Plan Provision	Decision Requested	SubNo.
Support		Support the Plan Change on the basis that, when infrastructure is built for larger lots, it is often not cost effective to upgrade it if and when further subdivision occurs. As such, it would be disadvantageous if Northlake sections were restricted to 4,000m2.	45/63/1
	Further Submissions - King, Loris	Support	45/63/1
	This is the ideal location (along with other areas on the outer rim of the Wanaka township) for long term future growth; commercial development is not supported in this area; and no sections in this area should be smaller than 700m2.		
Support		Support the Plan Change on the basis that: - Northlake it is a natural progression of the residential town boundary; - It is consistent with the Wanaka 2020 planning (which called for development within the rivers and discouragement of 1 acre blocks within these boundaries); It is prudent to ensure the infrastructure for future developments is in place from the beginning to prevent urban sprawl	45/63/2
	Further Submissions - King, Loris	Support	45/63/2
	This is the ideal location (along with other areas on the outer rim of the Wanaka township) for long term future growth; commercial development is not supported in this area; and no sections in this area should be smaller than 700m2.		

Name *Lawton, Robbie*

Position	Plan Provision	Decision Requested	SubNo.
Other		To disallow the Plan Change either permanently or temporarily, pending the outcomes of further consultation, on the basis that the provision relating to the "special zone's relationship with the ONL area lacks transparency.	45/64/1
Other		To disallow the Plan Change either permanently or temporarily, pending the outcomes of further consultation on the basis that the proposed rules and zone boundary do not meet the operative District Plan objectives and policies (sections 4, 5, and 8)	45/64/2

Name Lee, Rosemary

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That the rezoning is inappropriate due to the effect on the natural landscape	45/65/1
Oppose		That the rezoning is inappropriate due to increased traffic and demand on services	45/65/2
Oppose		That the rezoning is inappropriate and unnecessary due to the fact there is already adequate zoned land	45/65/3

Name Lennox, Janet

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Strongly object to the rezoning to enable higher density as the surrounds of Mt Iron is a special place and should be carefully planned.	45/66/1

Name Lippe, Leungo

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To reject the Plan Change and retain the existing Rural General zoning as it will disfigure this beautiful landscape	45/67/1
Oppose		To reject the Plan Change and retain the existing Rural General zoning as it will increase traffic flows and noise, and reduce safety along Aubrey road	45/67/2
	Further Submissions - Ministry of Education <i>Support</i> The Ministry of Education supports the provision of safe transportation networks to and from schools.		45/67/2
Oppose		To reject the Plan Change and retain the existing Rural General zoning as it is out of character with all existing development	45/67/3
Oppose		To reject the Plan Change and retain the existing Rural General zoning on the basis that the intention of the long term growth plan was not to build up satellite urban areas in inappropriate places	45/67/4

Name Lynch, Tony

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Decline the Plan Change on the basis that it is a very badly designed urban development. Opposed to badly designed urban sprawl	45/68/1

Name Malherbe, Antony

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Refuse the Plan Change on the basis that the density proposed is very high	45/69/1
Oppose		Refuse the Plan Change on the basis of traffic issues and that the roading will probably not cope.	45/69/2
Oppose		Refuse the Plan Change on the basis that there is no provision for parks and reserves, which will exacerbate the problems	45/69/3

Name Marks, Geoff

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That the Plan Change be disallowed on the basis that the additional lots are not required as sufficient residential land already exists.	45/70/1

Name May, John

Position	Plan Provision	Decision Requested	SubNo.
Other		That the Plan Change be rejected in its entirety on the basis of landscape and amenity effects; inconsistency with the District Plan, the Wanaka Structure Plan, and Section 5 of the Act; the fact there is no need to expand beyond the urban fringe; and that it will affect the integrity of other Rural Residential zoned land; OR - Give meaning to the words "at a rate" in Section 5 of the Act, by adopting a method of ensuring land only becomes available for development when existing zoned land nears saturation so that it can be demonstrated that more residential land is required (e.g. deferred zoning).	45/71/1

Name Maybin, Dr Jenny

Position	Plan Provision	Decision Requested	SubNo.
Oppose		There is no need for this land to be developed and the original town growth plan was concentrically out from the Town Centre.	45/72/1

Name McArthur, Jo

Position	Plan Provision	Decision Requested	SubNo.
Other		That greater transparency and more specifics be provided in the plan, including justification of whether there is a need and more specifics in regard to the layout. The density proposed is inconsistent with the Wanaka Structure Plan recommendation for the land; there may be an effect on/ greater pressure on social infrastructure; and it is unclear what green spaces and social wellbeing projects, etc. will be provided.	45/73/1
	Further Submissions - Ministry of Education	Support	45/73/1
	Educational facilities are part of social/ community infrastructure. The Ministry seeks educational facilities are provided for by the Plan Change.		

Name McKinlay, Donald Gordon

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Oppose the Plan Change on the basis that there is no justification for the Plan Change based on 'need' and that, rather, more Rural Residential/ Rural Lifestyle will be required.	45/74/1
Oppose		Oppose the Plan Change on the basis that: - The Northlake Zone is 3 - 4 km from a retail node (whereas the Wanaka Structure Plan states that Medium Density housing will be encouraged to be within 200 m of a retail node) - The Northlake Zones has no areas of high amenity, whereas the Wanaka Structure Plan states that Medium Density housing should be in areas of high amenity. - The Northlake Zone includes 450-500m2 sections, which will lead to squashed-up urbanism with no space for landscaping. - The Northlake Zone disregards the fact that the Wanaka Structure Plan identifies the land as "urban landscape protection"... "suitable for some urban development but which also have landscape values which will need careful consideration and protection".	45/74/2
Oppose		Oppose the Plan Change on the basis that it: - Disregards the fact that the Wanaka Structure Plan states that "the exact location of future development should be determined further during the Plan Change process" and that "the OGB adjacent to the Clutha River has been amended (located further south to the 2004 Structure Plan) in recognition of the need to protect this land from inappropriate development" - Ignores the recommendation that land within the Outer Growth Boundary (OGB) remain Rural General as it is not currently needed to meet the 20 year growth needs.	45/74/3

Name McPhail and Patching, Stuart and Joanna

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To deny any zoning changes on the basis of traffic effects.	45/75/1
Oppose		To deny any zoning changes on the basis of destruction of the natural landscape and a loss of views.	45/75/2
Oppose		To retain rural residential zoning with a minimum of one acre blocks	45/75/3

Position	Plan Provision	Decision Requested	SubNo.
Partly Support	Rules 12.X.3.3(i)(a), 12.X.5.2.vii	In order to clarify that is acceptable to build more than one unit on a site in certain circumstances: 1) Replace Rule 12.X.3.3(i)(a) with the following: "Any application for approval of an Outline Development Plan in respect of all of an Activity Area (excluding Activity Area A provided that RM051067 is implemented) with the exercise of Council's discretion limited to: (a) Indicative subdivision design, lot configuration, maximum number of residential units proposed for lots if more than one, and allotment sizes" And Replace Rule 12.X.5.2.vii with the following: "There shall be no more than one residential unit on a site unless shown otherwise (including indicative building platforms) on an approved Outline Development Plan, provided that this rule does not apply to the construction of residential units intended to be subdivided to achieve an outcome of one residential unit on each site."	45/76/1
Further Submissions - Warburton, Kenneth and Lyndsey Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.			45/76/1
Partly Support	12.X.3.3.i(b) , 12.X.3.3.iii	To provide for retirement villages by: 1. Replacing Rule 12.X.3.3.i(b) with: "Location of any visitor accommodation, commercial, retirement village and community activities within Activity Areas D1, D2 and D3"; And 2. Replacing Rule 12.X.3.3.iii with "Non-Residential Activities within Activity Areas D1-D3' as follows: Visitor Accommodation, Commercial Activities, Community Activities, Retirement Villages, including the addition".	45/76/2
Further Submissions - Warburton, Kenneth and Lyndsey Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.			45/76/2
Partly Support	Rules 12.X.2.2.i, 12.X.5.1.ii(b), 12.X.5.1.iii(b)	In regard to reducing building setbacks: "1) Amend Rule 12.X.2.2.i to add a new matter of discretion (l) as follows: (l) With respect to Activity Areas D1-D3, design criteria, building parameters and implementation methods for managing outcomes on sites where there are internal setbacks but they are less than 1.5 m." 2) Replace Rule 12.X.5.1.ii(b) to read as follows: "within Activity Areas D1-D3: (b) The minimum setback from road boundaries of any building shall be 2m." 3) Replace Rule 12.X.5.1.iii(b) to read as follows: "(b) Within Activity Areas D1-D3 the minimum setback from internal boundaries for any building shall be 1.5m unless shown otherwise on an approved Outline Development Plan."	45/76/3
Further Submissions - Warburton, Kenneth and Lyndsey Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.			45/76/3
Partly Support	Rule 12.X.5.2.iii	Relax the recession plane requirement by replacing Rule 12.X.5.2.iii with the following: "Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. (a) Flat sites - no part of any building shall protrude through a recession line inclined towards the site at an angle of 40° and commencing at 2.5m above ground level at any given point on the site boundary:"	45/76/4
Further Submissions - Warburton, Kenneth and Lyndsey Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.			45/76/4
Partly Support	Rule 12.X.5.2.iv(b)	Increase allowable building coverage in Areas D1 - D3 by replacing Rule 12.X.5.2.iv(b) with the following: "The maximum building coverage for all activities on any site shall be: (a) 40% in Activity Areas A, B1 - B5, C1 - C4 (b) 65% in Activity Areas D1 - D3"	45/76/5
Further Submissions - Warburton, Kenneth and Lyndsey Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.			45/76/5

Partly Support	12.X.3.3.iii	Amend Rule 12.X.3.3.iii to add the following new assessment matter (i): "(i)In regard to design criteria i.Whether controls are proposed that will ensure that an internal setback less than 1.5 m will achieve reasonable levels of amenity and privacy; ii.Whether, in the absence of setbacks of at least 1.5m between buildings, controls are proposed to ensure an attractive streetscape; iii.Whether appropriate mechanisms, including consent conditions and/or private covenants, are proposed to ensure design criteria will be adhered to by subsequent house builders and owners."	45/76/6
Further Submissions - Warburton, Kenneth and Lyndsey		<i>Oppose</i>	45/76/6
Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.			
Partly Support	Structure Plan	Amend the Northlake Structure Plan so as to show an amended boundary between Activity Areas D1 and B4, as shown on attached (replacement) Figure.	45/76/7
Further Submissions - Warburton, Kenneth and Lyndsey		<i>Oppose</i>	45/76/7
Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.			
Partly Support	Policy 5.4, Rule 12.X.5.1(ix), (new) Zone Standard 15.2.16.3 (community facilities)	To require the landowner to provide community facilities at a certain stage in the development through: 1) Adding a new Policy 5.4: "5.4To require provision of specified community facilities at an early stage in the development of the zone." 2) Amending the final paragraph of Rule 12.X.5.1.ix Density, as follows: "Density shall be calculated for each Activity Area on an individual basis on the gross area of land available for development and includes land vested or held as reserve, open space, access or roading but excludes the Building Restriction Areas and any land developed or intended to be developed for non-residential activities." 3) Adding the following Zone Standard "15.2.16 - Open Space and Recreation - 15.2.16.3 Zone Subdivision Standard - Northlake Special Zone - Community Facilities (i)This rule applies to subdivision of land situated north of Aubrey Road, Wanaka, which is zoned Northlake Special Zone (excluding Activity Area A) as shown on Planning Map 18 ("Northlake") in addition to any other applicable subdivision rules. (ii)There shall be no restriction under this rule on the first stage(s) of subdivision which create a total of up to 50 individual residential lots within Northlake (excluding Activity Area A). This rule only applies to the any subsequent subdivisions which create a total of more than 50 residential lots within Northlake. (iii)No resource consent shall be granted for any subdivision which will result in the cumulative total creation of more than 50 lots within Northlake unless the community facilities detailed in subclause (iv) below have been constructed and are operational and available to the public, or any such resource consent includes a condition requiring that the community facilities detailed in subclause (iv) below must be completed, operational and available to the public prior to the issuing of an s224c Certificate in respect of such subdivision (excluding Activity Area A). (iv)For the purposes of this rule: (a)'Community facilities' means an indoor 20m - 25m lap pool, a fitness/gym facility, a children's play area and at least one tennis court. (b)'Operational' includes operation on a commercial basis requiring payment of commercial user charges as determined by the commercial operator. (c)'Available to the public' means open and available for use by any member of the public willing to pay the relevant user charges for such facilities (excluding the play area which is likely to be free). (d)The Council shall impose a condition on any resource consent enabling the construction and operation of the community facilities requiring them to be available to the public as detailed in this rule." NB: If less than 90% of the residential lots provided for under Rule 12.X.5.1(ix) are not enabled by the decision on Plan Change 45 then the submitter may review or withdraw this submission point.	45/76/8
Further Submissions - Warburton, Kenneth and Lyndsey		<i>Oppose</i>	45/76/8
Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.			

Partly Support	Rule 12.X.3.4.iv and Rule 15.2.8.2A	To enable financial contributions to be levied on landowners for the upgrading of the Aubrey/ Anderson Rd intersection by: 1) Replacing Rule 15.2.5.1 Purpose [Financial Contributions] as follows: "(a)In relation to a development within the Hydro Generation Zones. (b)In relation to subdivision within the Northlake Special Zone." 2.) Amending the title for Rule 15.2.5.2 with: "Financial Contributions for Open Space and Recreation and Specific Intersection Upgrade - Developments 3) Adding a new Rule 15.2.5.2.iii as follows: "iiiSubdivision within the Northlake Special Zone A condition shall be imposed on any subdivision within the Northlake Special Zone which creates a serviced lot intended or capable of being used for residential purposes requiring a financial contribution to be paid to the Council, to be applied by Council towards the Aubrey Road/Anderson Road intersection upgrade required under Rules 12.X.3.4.iv and 15.2.8.2A, in accordance with the following formula: (a)The anticipated cost (calculated on a reasonable and objective basis) of the Aubrey Road/Anderson Road intersection upgrade shall be estimated annually by Council. (b)The intersection upgrade shall be assumed to be a roundabout unless otherwise provided for in the current Long Term Council Community Plan, in which case it shall be as specified in the LTCCP. (c)The estimate arrived at under a. above shall be divided by the total anticipated number of residential lots within the Northlake Special Zone assuming development in accordance with the density shown in Table 1 under Rule 12.X.5.1.ix (excluding the allowable plus or minus 15% variance). (d)The amount calculated under (c) above shall be the financial contribution payable to the Council in respect of each residential lot." (e)If any serviced lot is intended or capable of containing more than one residential unit, that lot shall be deemed to be such number of residential lots as equals the number of intended or potential residential units. (f)The Council shall apply the funds collected under this rule to the Aubrey Road/Anderson Road intersection upgrade. Following completion of such upgrade, any excess funds (taking into account future contributions in respect of lots not yet developed) shall be refunded on a pro rata basis to the persons or entities who originally paid the financial contributions collected under this rule. 4) Replacing Rule 15.2.5.3 General Provisions with: "15.2.5.3 General Provisions – Financial Contributions for Open Space and Recreation and Specific Intersection Upgrade (Hydro Generation Zone and Northlake Special Zone only) (i)These provisions shall apply to all financial contributions made for the purposes of open space and recreation on subdivision or development within the Hydro Generation Zone and Northlake Special Zone."	45/76/9
Further Submissions - Queenstown Lakes District Council <i>Oppose</i> 45/76/9 Accepting this submission by Michaela Ward Meehan would be against the policy and funding direction of the Queenstown Lakes District Council. The council does not use the RMA to collect financial contributions and instead utilises the development contributions provisions of the LGA.			
<i>Warburton, Kenneth and Lyndsey</i> <i>Oppose</i> 45/76/9 Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.			
Partly Support	Objective 6, Policy 6.5, Rule 12.X.3.5(vii), the Structure Plan	1) Replace Objective 6 - Infrastructure with: "Provision of servicing infrastructure to cater for demands of development within the zone in an environmentally sustainable manner and to enhance wider utility network systems where appropriate." 2) Add new Policy 6.5 as follows: "6.5 - To provide for water storage facilities for the benefit of the wider Council network as well as for the zone." 3) Replace Rule 12.X.3.5.vii with: "viiBuildings (including buildings ancillary to residential use) within Building Restriction Areas provided that this rule does not apply to water storage reservoirs and ancillary structures." 4) Amend the Northlake Structure Plan to identify an indicative water reservoir site in the higher northwest corner of the zone, as shown on attached amended Figure K.	45/76/10
Further Submissions - Warburton, Kenneth and Lyndsey <i>Oppose</i> 45/76/10 Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.			

Partly Support	Policy 2.5 and various rules	1) Undertake minor wording amendments to Policy 2.5, and Rules 12.X.3.3(i), 12.X.3.4(iv), 12.X.4, 12.X.5.2(ii), 12.X.6.2.i, 12.X.6.2(b)(iv), 12.X.6.2(vi)(a), 15.2.3.3(xv), 15.2.8.2A(iii)(b) in order to (variously) improve the wording, delete unnecessary words, achieve consistency, and correct errors. 2) Such alternative, additional or consequential amendments to the PC45 Plan Provisions as may be considered necessary or appropriate in order to address the issues raised in all points raised in this submission/ in all points raised by this submitter	45/76/11
----------------	------------------------------	--	----------

Further Submissions - Warburton, Kenneth and Lyndsey

Oppose

45/76/11

Seek that the whole submission be disallowed as the submitter wishes to further increase the density of the development.

Name Meldrum, Hugh

Position	Plan Provision	Decision Requested	SubNo.
-----------------	-----------------------	---------------------------	---------------

Other		Ensure that access to the proposed zone is not given via Peak View Ridge	45/77/1
-------	--	--	---------

Further Submissions - Allenby Farms Ltd

Partly Oppose

45/77/1

Those parts of the submission that seek to restrict the future use of Peak View Ridge are opposed (and should be rejected) for the following reasons:

- Peak View Ridge is the only access to Lot 3 DP300408 and therefore may be developed to provide access to the Plan Change area.
- Using Peak View Ridge as an additional access onto Aubrey Rd would reduce traffic using other entrances, provide a more connected roading network, provide a more direct access to Aubrey Rd, and provide more direct cycle and walking access, especially to schools and the Clutha river trails.

Name Meldrum, Nicole

Position	Plan Provision	Decision Requested	SubNo.
-----------------	-----------------------	---------------------------	---------------

Oppose		That the Plan Change not be approved, on the basis that the extent and intensity (housing numbers and density) is too extensive and does not fit in with the surrounding areas.	45/78/1
--------	--	---	---------

Name Millis, Jo

Position	Plan Provision	Decision Requested	SubNo.
-----------------	-----------------------	---------------------------	---------------

Oppose		That the zoning not be granted on the basis that this is an area that borders the lake and the Clutha, which is of high natural beauty and used widely for recreation and that high density will spoil the area.	45/79/1
--------	--	--	---------

Name Millis, Paul

Position	Plan Provision	Decision Requested	SubNo.
-----------------	-----------------------	---------------------------	---------------

Oppose		Retain the present zoning and protect the area from development permanently on the basis that the zoning will have negative visual effects.	45/80/1
--------	--	---	---------

Oppose		Retain the present zoning and protect the area from development permanently on the basis that it should only be developed when all other areas are exhausted.	45/80/2
--------	--	---	---------

Name Ministry of Education

Position	Plan Provision	Decision Requested	SubNo.
Partly Support		That objective 3 and policies 3.1-3.3. objective 6 and policies 6.1-6.3 be retained	45/81/1
	Further Submissions - McArthur, Jo	Support	45/81/1
	The planning for future education and community facilities have not been taken into account. Early childhood, primary. Land has not been identified for educational facilities if 1600 new dwellings are expected		
Partly Support		That two further policies be added in order to better provide for community activities and better enable educational facilities within the zone. Policy 1.7 To provide for community activities including educational facilities to serve the needs of the Wanaka community. Policy 2.6 To enable education facilities within the Northlake Specail Zone to serve the needs of the Wanaka community, subject to compatibility with residential amenity, landscape, visual amenity and conservation values of the zone.	45/81/2
	Further Submissions - McArthur, Jo	Support	45/81/2
	The planning for future education and community facilities have not been taken into account. Early childhood, primary. Land has not been identified for educational facilities if 1600 new dwellings are expected.		
	Meehan, Michaela Ward	Partly Support	45/81/2
	The submitter supports enabling educational facilities within Plan Change 45 and the addition of the policies proposed, subject to re-wording the Ministry's proposed Policy 2.6 as stated below and as included in the attachment to the further submission, as there is no need to refer to the Northlake Zone within the policy and no need to refer separately to landscape, visual amenity, and conservation values as those are dealt with in a broader context when determining development areas within the proposed zone. Policy 2,6 should be re-worded as follows: "To enable educational facilities to service the needs of the Wanaka community, while maintaining compatibility within residential amenity."		

Name Moore, Estelle

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject the application on the basis that the density is too high.	45/82/1
Oppose		Reject the application on the basis that it includes highly valuable landscapes and is of little merit.	45/82/2

Name Muir, Elisabeth Edith

Position	Plan Provision	Decision Requested	SubNo.
Other		Clarification of the density of housing planned on Lot 3 DP300408 Allenby and the effect on Anderson Rd Assoc. water easement across lots 65-66 and 3.	45/83/1

Name N & L Webster, R Gilchrist, M Hill,
P Jones, L & R Duncan, D
McKinley, J & J Thompson, J
Maybin & M Feeney, P & S
Pendlebury, A & F Macdonald, J &
A Roulston, K Burke, T & S
Popperwell & T St Clair, L & J
Rogers, K & B South, S & L
Worley, K Addison, G & S Shore, T
O'Donnell, I & P Shore, P Smalley
& Dr J Davies, RJ Cunningham, N
& B Pullar, E Nepia & R Ryan, and
A Dowrick & M Helles

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Decline the request for Plan Change 45 on the basis that the zoning is out of character with existing development and will seriously affect lifestyles, attitudes and values of many ratepayers	45/84/1
Oppose		Decline the request for Plan Change 45 on the basis that: - The Wanaka Structure Plan identifies almost the entire area as an "Urban/Landscape Protection Zones", with a housing density of 5 sections/ ha whereas the Plan Change proposes 7.3 sections/ ha; - It is more logical that Wanaka focusses on concentric growth around the existing town centre. - The land should remain zoned Rural General until most of the existing supply of residentially zoned land in Wanaka is developed and urban growth reaches this area and even at that time, it should be lower density housing interspersed with trees and open areas; a more appropriate as a transition between residential areas and the rural edges of Wanaka; - The Wanaka Structure Plan states that more rural residential/lifestyle development is required, not higher density urban development	45/84/2
Oppose		Decline the request for Plan Change 45 on the basis that: - Consideration should be given to extending the area of protected natural landscape to include all of the elevated hill, its ridges, and all areas of indigenous vegetation - The Mt Iron Walkway will be detrimentally affected and the sweeping north views will be irreversibly changed and spoiled, - Wanaka's position in the world tourism market is dependent on its environmental character and beauty and the Plan Change will affect one of Wanaka's last remaining iconic rural landscapes enjoyed by locals and visitors.	45/84/3
Oppose		Decline the request for Plan Change 45 on the basis that more needs to be known on the effects of the development on the wider Wanaka community	45/84/4
Oppose		Decline the request for Plan Change 45 on the basis that the infrastructure (sewerage, stormwater, water supply) has been developed for low density development and it is unknown whether it, and in particular, Wanaka's existing Wastewater treatment plant can cope with increased effluent from this urban extension.	45/84/5
Oppose		Decline the request for Plan Change 45 on the basis that the roading network is unlikely to support this zone change, especially at peak commuting times; that traffic effects along Aubrey and Anderson Roads are understated in the traffic report; and that pedestrian safety is a major concern of existing residents.	45/84/6
Further Submissions - Ministry of Education The Ministry of Education supports the provision of safe transportation networks to and from schools.			Support 45/84/6
Oppose		Decline the request for Plan Change 45 on the basis that it is unnecessary because of the large number of consented or zoned sections already available in Wanaka.	45/84/7
Oppose		Decline the request for Plan Change 45 on the basis that the public notification process does not allow sufficient time for public involvement/ input.	45/84/8

Name *Nepia, Edward*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That the Plan Change be declined on the basis that it is out of character with the area's landscape and surrounds; will reduce the enjoyment of recreational users of the outlet and river; will impact on the visual impact of local residents and visitors using the Mt Iron track/ summit; the Plan Change does not address the need for sensitive landscaping to mitigate the visual impacts of development.	45/85/1
Oppose		That the Plan Change be declined on the basis that there has been inadequate consultation and no examination of the effects of a development of this scale on the Wanaka community.	45/85/2
Oppose		That the Plan Change be declined on the basis that there will be a significant impact on roads and traffic management issues are not adequately addressed.	45/85/3
Oppose		That the Plan Change be declined on the basis that it does not examine the impact of the development on service delivery (of infrastructure) to current residents.	45/85/4
Oppose		That the Plan Change be declined on the basis that it is not needed and it ignores the community wish for carefully managed development in accordance with the LTCP.	45/85/5
Oppose		That the Plan Change be declined on the basis that it does not examine why it should be a new special zone rather than using existing zones.	45/85/6

Name *Nicholson, Aaron Roger and
Danielle Marie*

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To disallow the Plan Change and restrict this and future development in the area to Rural General or lower density as is presently the case on the basis that it will have a negative effect on the visual landscape.	45/86/1
Oppose		To disallow the Plan Change and restrict this and future development in the area to Rural General or lower density as is presently the case on the basis that the loss of transition from medium and high density housing to Rural General.	45/86/2
Oppose		To disallow the Plan Change and restrict this and future development in the area to Rural General or lower density as is presently the case on the basis that traffic flows and noise will affect residents and the wider community	45/86/3
Oppose		To disallow the Plan Change and restrict this and future development in the area to Rural General or lower density on the basis that it would undermine the current zoning by setting an unacceptable precedent and affect the integrity of the area.	45/86/4
Oppose		To disallow the Plan Change and restrict this and future development in the area to Rural General or lower density as is presently the case on the basis that the inclusion of commercial activity would add to the negative visual and amenity effects of the proposal and could have a negative impact on existing business.	45/86/5

Further Submissions - *Meehan, Michaela Ward*

Partly Support

45/86/5

The submitter supports those parts of the submission that seek to limit the extent of commercial activity as the intention of Plan Change 45 is to enable only a limited extent of neighbourhood commercial activity in order to avoid the need for local residents to travel to the Wanaka Town Centre for 'corner dairy' type purchases.
The submitter opposes those parts of the submission that seek to disallow any commercial development within Plan Change 45 as a small scale centre is appropriate in such a mixed use residential area and will have benefits such as reducing vehicle trips for daily retail needs.

Name Norman, Chris

Position	Plan Provision	Decision Requested	SubNo.
Partly Support		Generally supportive of the comprehensive combined Plan Change, however the proposed densities need further consideration. In particular: - The idea of a mixture of densities and the sleeve of higher density zoning D1- D3 are supported however a specific design approach and guidelines need to be proposed for the high density area; - The 10 dwellings per ha proposed for Area B needs to be reconsidered in respect of a) the level of amenity it will result in and b) more up-to-date growth projections/ demographic and market demand. It is considered that 5 dwellings/ ha, consistent with the Wanaka Structure Plan, is more appropriate. - A more appropriate minimum lot size for the surrounding zones C1 - C4 would be 1500m2	45/87/1
Partly Support		Generally supportive of the comprehensive combined Plan Change but more thorough analysis is needed in regard to fairness of the notification process in reaching the wider community,	45/87/2
Partly Support		Generally supportive of the comprehensive combined Plan Change however more thorough analysis and design solutions are required in regard to: - The bulk and height of properties on the fringe of the lake and river. - A strategy to provide high amenity green spaces and linkages within the Plan Change area.	45/87/3
Partly Support		Generally supportive of the comprehensive combined Plan Change, however a Strategy to provide safe alternative travel and leisure routes for pedestrians and cyclists both through and adjoining the Plan Change area is needed before the Plan Change is consented.	45/87/4
Further Submissions - Ministry of Education			45/87/4
Support			
The Ministry of Education supports the provision of safe transportation networks to and from schools.			

Name O'Brien, Jilly

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Safe walking and cycling route are important in Wanaka. The safe route to school past Northlake is now unusable and I am not confident that the Plan Change has any provision or guarantee that the issue of providing for such a safe route will be considered.	45/88/1
Further Submissions - Ministry of Education			45/88/1
Support			
The Ministry of Education supports the provision of safe transportation networks to and from schools.			

Name O'Donnell, Tom

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Disallow the Plan Change on the basis that it is inconsistent with the District Plan Rural General/ Rural Residential zoning	45/89/1
Oppose		Disallow the Plan Change on the basis that: - There is no council-generated roading study of the effects on Aubrey Rd and the necessary works to cope with the increased traffic; and - The present DOC fishermans track to the outlet would need to be upgraded to cope with increases in traffic.	45/89/2
Oppose		Disallow the Plan Change on the basis that the necessary sewage and water services have not been planned for this area.	45/89/3
Oppose		Disallow the Plan Change on the basis that the departure from the 1 - 1 1/2 acre density of the surrounding areas (Aubrey Rd and Kanuka Rise) would affect the character of the area.	45/89/4
Oppose		Disallow the Plan Change on the basis that there are already enough sections available within the District Plan.	45/89/5

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Other		Decline the Plan Change unless the council is satisfied that: - The applicant has an effective pest management plan to ensure the site is cleared of rabbits prior to development; and - A suitable rabbit proof structure will be installed prior to issuing section 224 certificates to restrict the introduction of rabbits to no more than the MAL 3 level. All lot owners bordering the structure shall maintain it in perpetuity.	45/90/1
	Further Submissions - Meehan, Michaela Ward	Oppose	45/90/1
	Plan Change 45 will, broadly speaking, result in a residential development, where rabbits are unlikely to proliferate; there is little point rabbit fencing those boundaries of the Plan Change 45 land which adjoin Sticky Forest and the Cultha River corridor if rabbit control measures are not in place in those areas; and the ORC has adequate means of requiring landowners to control rabbits under the Pest Management Strategy 2009 and additional regulation is not needed.		
Partly Support		ORC support the plan change proposals to incorporate stormwater management options that minimise the impact of stormwater generation and contaminant loading through the use of low impact design or sustainable urban drainage design techniques, as detailed in any stormwater management plan as part of the ODP stage. However the district plan must specify what is to be addressed and achieved in the stormwater management plan, and assessment criteria for considering the stormwater management plan. Specifically, any stormwater management options must ensure that: - The rate of stormwater discharge remains equal to, or less than that, of pre-development up to the 1 in 100 year average recurrence interval event; and - The quality of water in any discharge remains equal to or better than that of pre-development; and - Stormwater management systems are designed to cater for the 1 in 100 year average recurrence interval event	45/90/2
	Further Submissions - Meehan, Michaela Ward	Partly Support	45/90/2
	- With the exception of the proposed requirement that stormwater discharge remain equal to or less than pre-development and possibly the proposed requirement regarding water quality, the objectives proposed by ORC are appropriate provided they are reasonably practical to achieve. The proviso of 'reasonable practicality' applies to the extent that unreasonable measures should not be required given that discharge point(s) to the Clutha River for appropriately managed stormwater are easily available, which may not meet the objectives outlined in the ORC's submission. - It is not practically possible to develop farmland into low density residential land without increasing the level of stormwater discharge. - The quality of stormwater may not be equal to or better than pre-development but may still meet appropriate discharge standards.		
Partly Support		Take care to set all development well back from the margin of the river.	45/90/3
Partly Support		ORC promotes the provision of clean heating in new residential areas (Air Plan Policy 9.1.4) to reduce adverse effects on air quality.	45/90/4
Partly Support		ORC encourages the following to be considered at the time of detailed planning (to ensure consistency with the following RLTS): - Footpaths on both sides of the roads within the development, with adequate lighting to facilitate both walking and use of public transport; - Roading space for bus stops, so all residents would be within walking distance of a stop (suggest a maximum walking distance of 300-400m); - Space provided for bus shelters on all embarkation stops (to be installed when public transport becomes viable); - Adequate turning area for a bus.	45/90/5
	Further Submissions - Meehan, Michaela Ward	Partly Support	45/90/5
	The proposals relating to transport are appropriate provided provision for bus stops and turning circles are not required for bus services that are unlikely to ever occur. Specifically, a practical view is needed regarding the extent to which bus services are likely to enter the zone and, if they do, the extent to which this will occur (rather than buses simply travelling along Aubrey Rd).		

<i>Position</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
Oppose		That there be further study into the merits of the Plan Change. It is opposed as: - It is not in the best interests of Wanaka to create a large satellite community off a single feeder street (Aubrey Road), the traffic issue of which will be profound; and - Wanaka should expand from the centre using many routes into the CBD	45/91/1
Oppose		That there be further study into the merits of the Plan Change. It is opposed as the development will compromise the natural beauty and recreational values of the Clutha River.	45/91/2

Name Pendlebury, Philip and Sharon

Position	Plan Provision	Decision Requested	SubNo.
Other		Keep the land as Rural General and Rural Residential on the basis that the proposed development is out of character with the surrounds	45/92/1
Other		Keep the land as Rural General and Rural Residential on the basis that the roading network and the Town Centre parking facilities will not cope	45/92/2
Other		Keep the land as Rural General and Rural Residential on the basis that the increased traffic would make it more dangerous for children cycling to school	45/92/3
Further Submissions - Ministry of Education		Support	45/92/3
The Ministry of Education supports the provision of safe transportation networks to and from schools.			
Other		Keep the land as Rural General and Rural Residential on the basis that views from the Mt Iron summit would be decimated.	45/92/4
Other		Keep the land as Rural General and Rural Residential on the basis that the Wanaka Structure Plan identifies it as a mix of urban and 'protected landscape' yet no land has been set aside to protect the zone.	45/92/5
Other		Keep the land as Rural General and Rural Residential on the basis that Wanaka needs a fixed Town Centre and with this rapid expansion and no proposed large commercial expansion the existing infrastructure would not cope.	45/92/6

Name Pullar, Danielle

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To reject the Northlake Plan with regard to rural designation on the basis that it will seriously affect the lifestyles, attitudes, and values of many ratepayers.	45/93/1

Name Pullar, Jonathan Karl

Position	Plan Provision	Decision Requested	SubNo.
Other		To abide by Pg. 3 of the Wanaka Structure Plan Review and specifically the reference to the natural context of Mt Iron and surrounds.	45/94/1

Name Pullar, Noelene Anne

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To refuse the proposal in Plan Change 45 (Northlake) on the basis that the geographic extent and the extent to which it deviates from the operative zoning will affect the integrity of the Rural General Zone.	45/95/1
Oppose		To refuse the proposal in Plan Change 45 (Northlake) on the basis that a Resource Consent must be given effect to within 5 years and that this is unrealistic.	45/95/2
Oppose		To refuse the proposal in Plan Change 45 (Northlake) on the basis that more research is required on what seems like an ill-advised application,	45/95/3

Name Pullar, Shanani

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To reject the Northlake plan relating to all land designated 'rural' in order to ensure this major aspect of the integrity of the landscape is not compromised.	45/96/1
Oppose		To reject the Northlake plan relating to all land designated 'rural' on the basis that demand for residential sections as outlined in the Wanaka Structure Plan is easily catered for within existing subdivisions within the Wanaka Structure Plan guidelines.	45/96/2

Name Pullar, William David

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To reject totally Plan Change 45 with regards to rural change on the basis that changing this classic roche montaine landscape by huge development will result in the lose of this unique area forever.	45/97/1
Oppose		To reject totally Plan Change 45 with regards to rural change on the basis that much more information is needed.	45/97/2
Oppose		To reject totally Plan Change 45 with regards to rural change on the basis that it is fundamentally flawed in sustainable management terms (Part 5 of the Act).	45/97/3

Name Queenstown Lakes Community
Housing Trust

Position	Plan Provision	Decision Requested	SubNo.
Partly Support		That, if the Plan Change is to be approved, the rules should provide a contribution of land and/ or housing units to the Queenstown Lakes Community Housing Trust.	45/98/1
Further Submissions - Meehan, Michaela Ward			45/98/1
Partly Support			
- The submitter supports consideration of the objectives and policies inserted into the District Plan through Plan Change 24 as the provision of affordable homes is an appropriate and desirable outcome of Plan Change 45. - The submitter opposes the inclusion of specific rules requiring a contribution to the Queenstown Lakes District Council or QLCHT (the Trust) pursuant to any formula different from what is already provided in Plan Change 45 as the Plan Change will already provide for housing at the lower end of the market and for medium density housing (i.e. Area D).			

Position	Plan Provision	Decision Requested	SubNo.
Other		That existing zones from the District Plan should be used rather than creating a new special zone, unless a new zone is determined to be the most appropriate	45/99/1
	Further Submissions - Meehan, Michaela Ward	Oppose	45/99/1
	The type of development anticipated by Plan Change 45 can not be better implemented through the existing zones for the following reasons: - The residential section is deficient in that it does not cater for mixed use/ density, (which is why other special zones such as Jacks Point have been created) - The residential section could be re-written to accommodate mixed use/ density and special zones absorbed into it but this should not/ can not be achieved through Plan Change 45. Having made the above points, if the outcomes of Plan Change 45 can be achieved through a mix of zones within the jurisdiction of the Plan Change then the submitter is not fixed on creating the Northlake Special Zone.		
Oppose		To decline the Plan Change in its entirety or that part that seeks to zone land beyond the Wanaka Structure Plan's outer growth boundary (OGB) or defer the area in the OGB until well into the future and/ or consider staging any/ all residential development.	45/99/2
	Further Submissions - Meehan, Michaela Ward	Other	45/99/2
	There are ambiguities in the original submission. If it is referring to proposed development between the IGB and the OGB then it is incorrect in alleging that the Plan Change contains no analysis in support of that matter. .		
Other		Consider the effect of Plan Change 24 as part of this Plan Change; require an analysis of the level of community housing required; and ensure this will be provided through rules or other (means).	45/99/3
	Further Submissions - Meehan, Michaela Ward	Partly Support	45/99/3
	- The statement that Plan Change 24 has not been considered is incorrect as it is addressed in section 8.8.10 of the Request. The submitter supports consideration of the objectives and policies inserted into the District Plan through Plan Change 24 as the provision of affordable homes is an appropriate and desirable outcome of Plan Change 45. - The submitter opposes the inclusion of specific rules requiring a contribution to the QLDC or QLCHT (the Trust) pursuant to any formula different from what is already provided in Plan Change 45 as the Plan Change will already provide for housing at the lower end of the market and for medium density housing (i.e. Area D).		
Other		If the zone is accepted then strengthen the policies and objectives and ensure these can achieve the development aspirations and quality urban design of the proposed zone OR, if the land is rezoned using existing zones, then consider if any stronger site-specific objectives and policies should be included.	45/99/4
	Further Submissions - Meehan, Michaela Ward	Partly Support	45/99/4
	Some matters raised in the submission (with regard to improving the objectives and policies) are agreed with and the submitter has submitted an amended version of the objectives and policies, which includes amendments aimed at addressing the Council's concerns, where the submitter agrees with the council.		
Oppose		Decline the Plan Change or amend to enable a density consistent with the Wanaka Structure Plan; and strengthen the policies to clarify the density sought and make it a non-complying activity if it is not achieved.	45/99/5
	Further Submissions - Meehan, Michaela Ward	Oppose	45/99/5
	The overall density proposed of approx. 7 units/ ha more appropriately achieves the objectives and policies of the District Plan and the purpose of the RMA, than does the 5/ha signalled in the Wanaka Structure Plan, noting that: - It is difficult to ascertain the RMA analysis that underpinned the density recommended in the Wanaka Structure Plan - 5 units/ ha is approximately half that which is enabled in the standard LDR density zone of the District Plan, which is relatively inefficient - Plan Change 24 (implemented since the Wanaka Structure Plan) must be taken into account. -The submitter does not agree that it is necessary to impose non complying activity status to reinforce/ implement policy on density but, rather, the District Plan should respond to market demand/ be flexible to change. - There is no planning rationale for a non complying status provided the policy support for the anticipated density is robust.		
Other		If the Northlake Zone is accepted (rather than being replaced with existing zones):	45/99/6
	- Strengthen the policies and objectives to clarify the purpose/ function of the area. - Include objectives and policies to avoid commercial of a scale greater than a corner shopping centre in Area D and to avoid retail in A, B, and C and, achieve this through additional rules which control the scale and distribution/location of commercial use . - Add rules making retail non-complying in A, B, and C (as per the LDR Zone) and any one retail tenancy over 200m2 or any Outline Development Plan that identifies a commercial space within Area D with a site area of over a certain size, (perhaps based on the Fernhill shopping centre) be non-complying OR show a commercial space/ node on the Structure Plan.		
	Further Submissions - Meehan, Michaela Ward	Partly Support	45/99/6
	- The submitter supports those parts of the submission that seek to limit the extent of commercial activity as the intention of Plan Change 45 is to enable only a limited extent of neighbourhood commercial activity in order to avoid the need for local residents to travel to the Wanaka Town Centre for 'corner dairy' type purchases. - The submitter opposes those parts of the submission that seek to disallow any commercial development within Plan Change 45 as a small scale centre is appropriate in such a mixed use residential area and will have benefits such as reducing vehicle trips for daily retail needs. - The submitter agrees that some amendments are appropriate and suggested changes are attached to the further submission.		

Other	Maintain discretion over earthworks at Outline Development Plan stage; and Include 'Northlake Zone' within Part 16 of the Plan if it is to remain a special zone; and Include the signage provisions applicable to Northlake within Part 18 of the Plan, if it is to remain a special zone:	45/99/7
	Further Submissions - Meehan, Michaela Ward	Partly Support
	- Whilst the submitter does not agreed that discretion should be retained in respect of earthworks at the Outline Development Plan stage as that would require a level of detail and (is) unnecessary at this stage, it acknowledges that natural ground levels are relevant and that the provisions should be amended to provide discretion for council to consider natural topography at the Outline Development Plan stage. - Appropriate Part 16 controls should apply to the Northlake Zone. - The amendment to Part 18 (signage) proposed through Plan Change 45 applies to the whole of the proposed Northlake Zone.	45/99/7
Other	Include the 'Northlake Zone' within Part 14 of the Plan; and Consider if the off street loading requirements need to be applied to Area D or to all non-residential activities	45/99/8
	Further Submissions - Meehan, Michaela Ward	Support
	Appropriate Part 14 controls should apply to the Northlake Zone.	45/99/8
Other	Include an urban design assessment of the Plan Change to determine whether it will result in good urban design including whether: - Activity Area D will result in quality urban design outcomes - Any fence within the front setback is desirable - Colour or reflectivity controls should be used within Activity Area C - The +/- 50m (in Rule 12.x.5.2((i))is sufficient to ensure a good urban design outcome;	45/99/9
	Further Submissions - Meehan, Michaela Ward	Oppose
	The Structure Plan provides adequate scope to achieve good urban design.	45/99/9
Other	Consider whether retaining larger lots along Aubrey Road will result in the best edge condition and street character for Aubrey Road as opposed to enabling urban density in this location.	45/99/10
Other	That a rigorous regime to control against inappropriate subdivision and development in the Building restriction Area be imposed.	45/99/11
	Further Submissions - Meehan, Michaela Ward	Partly Support
	- The submitter supports that the objective/ policy/ rule regime should be sufficiently rigorous to discourage subdivision and development in the Building Restriction Area and some amendment to the provisions is appropriate to ensure this (as attached to the further submission) - The submitter opposes the suggestion that urban development/ densities rather than larger lots may be preferable in Area A, on the basis that the proposed minimum density of 1800m2 will allow each lot owner to subdivide once if they wish; and will be more appropriate in this location given the nature of the existing RR zoning that Plan Change 45 will amend; - The density of Area C (4.5 units/ ha) is appropriate as it will be consistent with Area A and will result in development alongside Aubrey Rd that is more consistent with existing adjacent development (than urban densities would).	45/99/11
Other	Remove /amend the provisions as they relate to Area A unless it can be demonstrated that an overlay or an indicative subdivision/ street layout, can be provided as part of the Plan change to ensure such re-subdivision would achieve the desired outcome/ urban design objectives.	45/99/12
	Further Submissions - Meehan, Michaela Ward	Oppose
	As all the lots in Area A have been subdivided and almost all are sold, future 'greenfield' subdivision of the Area is not possible and, as such, there is no need for any rule requiring an overlay or indicative layout. The submitter does not agree there is a valid concern requiring control over rear lots as amenity issues associated with rear lots usually arise in low or medium density subdivision; not large lot subdivision.	45/99/12
Other	That the applicant demonstrates the ability to provide a secondary access to the development site and this is included within the plan change and protected through all stages of the development. This secondary access should be constructed to Austroads standards, including associated visibility requirements. The form of this secondary access must be sufficient to accommodate the expected traffic flows and must adequately mitigate the anticipated impacts of traffic at Outlet Road/Aubrey Road. This secondary access should be provided once traffic generation from the development reaches 1,170 vehicles in the peak hour (0.9 trips per dwelling) or 1,300 titles are constructed, whichever comes sooner. OR: The applicant demonstrates the ability to upgrade the existing intersection to accommodate the anticipated development flows such that a secondary access is not required. This upgrade may require the provision of a roundabout facility and land take requirements (including that required to provide suitable visibility splays) should be identified. The form of this facility must be sufficient to accommodate the expected traffic flows of the development. This facility should be provided once traffic generation from the development reaches 1,170 vehicles in the peak hour (0.9 trips per dwelling) or 1,300 titles are constructed whichever comes sooner.	45/99/13
	Further Submissions - Meehan, Michaela Ward	Oppose
	The submission is opposed for the following reasons: - As the Structure Plan shows 3 secondary routes onto Aubrey Rd, (two of which are currently under construction and will be completed prior to the Plan Change 45 hearing), a rule relating to the 1300 titles 'trigger point' is unnecessary. - As the council has control over intersection design through its engineering standards it is unnecessary to provide additional controls within Plan Change 45. - As two of the secondary roads are currently under construction, there is no need to demonstrate the ability to upgrade the Outlet/ Aubrey Rd intersection in order to cater for all the traffic.	45/99/13

Other	Include provisions in the Plan Change addressing travel demand management, OR Acknowledge (and justify the deviation from) the statements made in the Section 32 that the Proposed Plan Change is consistent with the Otago Regional Policy Statement, Otago Regional Land Transport and parking Strategy and the Upper Clutha Walking and Cycling Strategy as it is considered they are contrary to those documents in the context of transport.	45/99/14
Further Submissions - Meehan, Michaela Ward		
	<i>Oppose</i>	45/99/14
	The submitter does not agree that Plan Change 45 is contrary to the various transport-related policy documents identified in the council's submission; The development of this land is virtually inevitable (as signalled in the Wanaka Structure Plan); and The greater the density provided for within Plan Change 45, the more likely it will be to achieve the relevant transport-related objectives and policies regarding reduced private vehicular travel.	
Other	To ensure adequate operation of the Aubrey/ Anderson Rd intersection is maintained in the future, evidence should be presented to satisfy the following: - The ability to provide a left turn bay from Aubrey Road (east) to Anderson Road (south) which satisfies Austroads standards and maintains suitable safety at the intersection. This facility should be constructed to Austroads standards, including associated visibility requirements. This facility should be completed on site prior to completion of any stages of the proposed development works. - The ability to provide an intersection upgrade adequate to accommodate traffic levels associated with the final development. This provision should be included within the plan change and protected through all stages of the development. This facility should be constructed to Austroads standards, including associated visibility requirements and should be provided once traffic generation from the development reaches 1,035 vehicles in the peak hour (0.9 trips per dwelling) or 1,150 titles are constructed; whichever comes sooner.	45/99/15
Further Submissions - Meehan, Michaela Ward		
	<i>Oppose</i>	45/99/15
	- There is no need to establish the ability to provide a left turn bay from Aubrey Rd to Anderson Rd as both roads are the standard 20 m wide, which can absorb the turning bay if required; - If it were required it would be a minor works and would be undertaken through council's normal roading programme and funded by DC's; - The Plan Change contains specific provisions to address a future upgrade of the Aubrey/ Anderson Rd intersection.	
	<i>Ministry of Education</i>	<i>Support</i>
	The Ministry of Education supports the provision of safe transportation networks to and from schools.	
Other	In order for Council to provision (sic) the works a development implementation plan including a programme of staged works and identification of trigger points shall be provided and updated whenever changed.	45/99/16
Further Submissions - Meehan, Michaela Ward		
	<i>Oppose</i>	45/99/16
	- It is not possible at this early stage of Plan Change 45 to provide a 'programme of staged works' as this will be dictated by market demand; - The council has all the necessary information (including information relating to 224c processes and building permits) to enable it to plan for future 3 waters upgrades. - Council's existing CCP/ Annual Plan process (used to schedule such works) will be more than adequate to cope with infrastructure upgrades required by Northlake as a component in the overall upgrades required by growth in Wanaka.	
	<i>Ministry of Education</i>	<i>Support</i>
	The Ministry of Education supports the provision of safe transportation networks to and from schools.	
Other	Any consequential changes to fulfil the intent of this submission	45/99/17

Name Rainsford, Ross and Gaylene

Position	Plan Provision	Decision Requested	SubNo.
Oppose	The Plan Change ignores the recommendation that land within the Outer Growth Boundary (OGB) remain Rural General as it is not currently needed to meet the 20 year growth needs.		45/100/1
Oppose	- The Northlake Zone has no areas of high amenity, whereas the Wanaka Structure Plan states that Medium Density housing should be in areas of high amenity. - 450-500m2 sections should be closer to town - The proposed density of 7 dwellings/ ha is based on greed and has no regard for the environment or character of Wanaka - No further subdivision of the existing lots in Area A should be permitted. - The densities should be calculated on a minimum lot size to that access, public open space, reserves, roading, and building restriction areas are excluded and the minimum lot size should be 4,000m2		45/100/2
Oppose	- The Wanaka Structure Plan recommends that a high amenity network of open space and recreation spaces should be provided yet the Plan Change provides no such amenities; and - Garages should not (sic?) be allowed to protrude onto front yards as there is no justification that they should not protrude beyond the front façade and it will produce boring and bland frontages.		45/100/3
Oppose	The Northlake Zone ignores the existing character of Wanaka and will generate the character of West Auckland or Northlake Queensland.		45/100/4
Oppose	- Further landscape evaluation should be carried out before consideration of this Plan Change; and a sea of roofs is not wanted, given the importance of the view from the top of Mt Iron.		45/100/5

Name Raymont, Paul

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That the zoning of the land subject to the Plan Change remain Rural General or Rural Residential, as specified in the District Plan, on the basis that the environmental impacts are significant and it will adversely effect the natural beauty of the area.	45/101/1
Oppose		That the zoning of the land subject to the Plan Change remain Rural General or Rural Residential, as specified in the District Plan, on the basis that the development will undermine the integrity of the rural zone and the District Plan.	45/101/2

Name Reveley, Jim and Madeleine

Position	Plan Provision	Decision Requested	SubNo.
Other		Northlake should remain Rural Residential as in the District Plan, on the basis that the zone will impact on the environment and landscape.	45/102/1

Name Rogers, John Henry

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To dismiss the proposed Plan Change and maintain the existing zoning as Rural General and Rural Residential, on the basis that it is contrary to the Wanaka Structure Plan, which proposed the whole area as 'Urban landscape protection' and identifies it as having 'landscape values which will need careful consideration and protection'.	45/103/1
Oppose		To dismiss the proposed Plan Change and maintain the existing zoning as Rural General and Rural Residential, on the basis that it will destroy the character of northwest Wanaka, including the views from Mt Iron, degradation of the walking and cycle tracks, and the fact that, like the south side of Aubrey Rd, development should be integrated into the landscape.	45/103/2
Oppose		To dismiss the proposed Plan Change and maintain the existing zoning as Rural General and Rural Residential, on the basis that it will have an adverse effect on our residence.	45/103/3

Name Rogers, Liz

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To adhere to the current zoning as Rural Residential, on the basis that the Plan Change would significantly impact on the stunning landscape, natural beauty, the vistas from Mt Iron, and on outdoor pursuit opportunities	45/104/1
Oppose		To adhere to the current zoning as Rural Residential, on the basis that - It is contrary to the Wanaka Structure Plan, which identified the land as an area requiring 'Urban Landscape Protection' with 'landscape values which need careful consideration and protection'. - The Wanaka Structure Plan involved extensive consultation and it is concerning that an investor can propose intensive development and the Council can ignore the majority decision of ratepayers. People should be able to rely on the stability of council plans.	45/104/2
Oppose		To adhere to the current zoning as Rural Residential, on the basis that it will impact on roads, traffic, and landowners' peace and quiet.	45/104/3

Name Rotoiti Trust (trustees)

Position	Plan Provision	Decision Requested	SubNo.
Other		Whilst the Plan Change is not opposed at this time, we request: - An assurance from the local authority that Peak View Ridge will not become an access road into the proposed Zone as this would impact on the quiet rural character of our area; and - That, instead, a proper intersection as a continuation of Anderson Rd to the north would be acceptable, with a park-like strip to the west of it.	45/105/1

Further Submissions - Allenby Farms Ltd

Partly Oppose

45/105/1

Those parts of the submission that seek to restrict the future use of Peak View Ridge are opposed (and should be rejected) for the following reasons:

- Peak View Ridge is the only access to Lot 3 DP300408 and therefore may be developed to provide access to the Plan Change area.
- Using Peak View Ridge as an additional access onto Aubrey Rd would reduce traffic using other entrances, provide a more connected roading network, provide a more direct access to Aubrey Rd, and provide more direct cycle and walking access, especially to schools and the Clutha river trails.

Name Ryan, Rachel

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That the entire Plan Change 45 be declined on the basis that the development is out of character with the existing Rural Residential area between Anderson Rd and Albertown.	45/106/1
Oppose		The entire Plan Change be declined on the basis that traffic increases will have a significant impact on roads in the local area, with flows increasing significantly on Aubrey and Outlet roads. Traffic management issues are not adequately addressed in the report.	45/106/2
Oppose		The entire Plan Change be declined on the basis that: - It will affect the enjoyment of recreational amenities around the outlet and river as users would need to pass through the zone to access those amenities; - The proximity of high density housing to the outlet and river will impact on the visual landscape, including from Mt Iron. - The Plan Change does not adequately address the need for sensitive landscaping to mitigate visual impacts of development	45/106/3
Oppose		The entire Plan Change be declined on the basis that there has been inadequate consultation with affected parties and no consideration of effects on the wider community	45/106/4
Oppose		The entire Plan Change be declined on the basis that service infrastructure within the area is suitable for low density development and the Plan Change does not examine the effect of development on the service delivery to existing residents.	45/106/5
Oppose		The entire Plan Change be declined on the basis that there is no shortage of sections now or into the future and therefore no need for the Plan Change.	45/106/6
Oppose		The entire Plan Change be declined on the basis that the Plan Change does not explain why the area should be rezoned by way of a special zone rather than using existing zones in the District Plan.	45/106/7

Name Schrader, Lisa marie

Position	Plan Provision	Decision Requested	SubNo.
Oppose		To reject the application for a Plan Change and to retain the existing Rural General zoning on the basis that the development: - Will disfigure the beautiful landscape when there is no need; - Will destroy the special paradise upon which tourism is totally reliant; and - Is out of character with the existing development and, like the south side of Aubrey Rd, development should be integrated into the landscape.	45/107/1
Oppose		To reject the application for a Plan Change and to retain the existing Rural General zoning on the basis that the intention of the long term growth plan for Wanaka was not to build up satellite urban areas in inappropriate places.	45/107/2
Oppose		To reject the application for a Plan Change and to retain the existing Rural General zoning on the basis that traffic, noise, and safety on Aubrey Rd would be altered and affect us hugely,	45/107/3

Name Schrader, Mary-Louise

Position	Plan Provision	Decision Requested	SubNo.
Oppose		The Plan Change will desecrate the beauty of Wanaka and impinge on resident's lifestyles	45/108/1
Oppose		The high density housing will not be attractive as it seriously limits landscaping and tree planting. The residents across the road would rather look down on pockets of lower density housing surrounded by useable natural green spaces, parks, and trees than on nearly 1700 roofs.	45/108/2
Oppose		The density will put pressure on water, electricity, sewage, roads and other amenities and will affect the Clutha river water quality and no doubt increase crime rates.	45/108/3

Name Shore, Ian and Pieternella

Position	Plan Provision	Decision Requested	SubNo.
Other		To retain the present zoning of Rural Residential and Rural General on the basis that it will affect the roading structure (as a result of increased traffic) and the character of the area; OR If the land is to be re-zoned then that it be rezoned to Rural residential, in keeping with existing development in the area. Between Anderson Rd and Albertown.	45/109/1

Name Shore, Sarah

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That no further subdivision of the 1 acre lots be allowed and that no subdivision below 1 acre be allowed, on the basis of: - Traffic effects, - The effect on the character of existing development in the area between Anderson Rd and Albertown - The fact the proposed density is too high (which may raise concerns relating to water, waste, power, and chimney smoke) and is contrary to the Wanaka Structure Plan, and - The fact it will ruin the existing recreational experiences in the area.	45/110/1
Oppose		That no retail or commercial development be allowed, on the basis of: - Traffic effects; - The effect on the character of existing development in the area between Anderson Rd and Albertown; - The fact it will ruin the existing recreational experiences in the area.	45/110/2
Further Submissions - Meehan, Michaela Ward			45/110/2
The submitter opposes those parts of the submission that seek to disallow any commercial development within Plan Change 45 as a small scale centre is appropriate in such a mixed use residential area and will have benefits such as reducing vehicle trips for daily retail needs.			

Name South, Kit and Barry

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Dismiss the Plan Change and maintain the existing zoning as Rural Residential and Rural General on the basis that: 1) The Plan Change ignores the statements/ recommendations made in the Wanaka Structure Plan, which: - Signal that the land outside the inner growth boundary is not needed in the short - medium term whereas the Plan Change ignores this recommendation; - Identify the zone 'as being suitable to accommodate some urban development but which also have landscape values which will need careful consideration and protection'; and - notes the importance of providing a high amenity network of open spaces and connection to the adjacent landscape. 2) The Wanaka Structure Plan involved extensive consultation and it is concerning that an investor can propose intensive development and the Council can ignore the majority decision of ratepayers. People should be able to rely on the stability of council plans.	45/111/1
Oppose		Dismiss the Plan Change and maintain the existing zoning as Rural Residential and Rural General on the basis that the additional traffic will make Aubrey Road into an arterial route, which will not be peaceful for residents	45/111/2
Oppose		Dismiss the Plan Change and maintain the existing zoning as Rural Residential and Rural General on the basis that views from Mt Iron will be spoilt.	45/111/3

Name Stalker, Jane

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Drastically reduce the number of sections, OR retain the land as rural, OR keep with the surrounding zone.	45/112/1

Name Tate, Gary

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Oppose the Plan Change seeking a special Northlake Zone and request that the area be maintained as a mix of Rural General and Rural Residential.	45/113/1

Name Thomson, James and Julie

Position	Plan Provision	Decision Requested	SubNo.
Other		Decline Plan Change 45 - Northlake Zone. The area should only be developed on the flat land at a low density that allows for the planting of trees, on the basis that the proposed development is too dense and existing infrastructure/ roading are inadequate for the proposal.	45/114/1
Other		Decline Plan Change 45 - Northlake Zone. The hill top should be protected and the landscape protection area increased as per Pg 10 (and key recommendations 5, 11, and 14) of the Wanaka Structure Plan.	45/114/2

Name Turnbull, I M

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject the Plan Change on the basis that the housing density is too great and it would allow urban expansion into a rural landscape of a scale that is undesirable, unnecessary, and unsustainable.	45/115/1
Oppose		Reject the proposed Plan Change on the basis that it will adversely affect the landscape; and Further consider the issue of light pollution of the night sky and mitigate its cumulative effects.	45/115/2
Oppose		Reject the Plan Change on the basis that there is inadequate consideration of the effects on neighbouring suburbs and properties from ongoing construction lasting many years.	45/115/3
Other		Require the developer to upgrade the geological map and derivative seismic hazard assessment, and build modern PGA estimates into all construction and design.	45/115/4

Name Upper Clutha Environmental Society (Inc)

Position	Plan Provision	Decision Requested	SubNo.
Other		That all development outside the OGB be deleted from the Plan Change, except that the Inner Growth Boundary (IGB) should be slightly realigned to include additional land where it currently illogically proposes a public road as a boundary (map attached).	45/116/1
Other		There is some scope for further intensification of residential development within the Inner Growth Boundary.	45/116/2

Name Upper Clutha Tracks Trust

Position	Plan Provision	Decision Requested	SubNo.
Other		Support the creation of the proposed walking and cycling tracks and impose this as a condition of consent if granted. It is noted that the Trust: - Generally supports the tracks shown on the application subject to further clarification on alignment and standard; supports the proposal to create a 10 km loop track adjacent to and within the site, sees merit in the possible additional north-south link mentioned in the application (although notes subdivisions may complicate this); and supports ensuring pedestrian/ cycle access through the development - Has a preference that the applicant will form and maintain the tracks as opposed to simply providing easements.	45/117/1

Name Vollebregt, Coote, K & A

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject the entire proposal on the basis that it is contrary to council's strategic planning (namely the Wanaka Structure Plan, Plan Change 20, and the Growth Management Strategy) insofar as: 1) It will effectively create a satellite town in an inappropriate area 2) The Plan Change ignores the statements/ recommendations made in the Wanaka Structure Plan relating to the inner and outer growth boundaries, density, and the need for medium density areas to be in areas of high amenity (e.g. within 200 m of a park)	45/118/1
Oppose		Reject the entire proposal on the basis that we fail to see where and how there will be a natural extension of the urban form connecting Wanaka and Albertown;	45/118/2
Oppose		Reject the entire proposal on the basis that: - The proposed development will not be better connected and integrated with the existing zone along Aubrey Rd and will increase traffic flows. - The current roading network is not able to cope with the increase in traffic volumes and the effects would be major.	45/118/3
Oppose		Reject the entire proposal on the basis that: - There will be a loss of gradation from urban to rural in this visually outstanding landscape. - There are less landscape-sensitive areas on the south side of Wanaka - Any evaluation of the landscape should be done before the Plan Change is considered - Mt Iron and views from it do not need de-basing with a sea of roofs in the foreground.	45/118/4
Oppose		Reject the entire proposal on the basis that the applicant has not provided for any open spaces and does not provide a network of open space and recreational spaces to ensure the settlement has a strong connection to the adjacent landscape.	45/118/5
Oppose		Reject the entire proposal on the basis that the 1600 units proposed is totally excessive and unnecessary.	45/118/6

Name Webster, Neil and Liz

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Decline the request for Plan Change 45 on the basis that the Wanaka Structure Plan identifies almost the entire area as an "Urban/Landscape Protection Zones", with a housing density of 5 sections/ ha whereas the Plan Change proposes 7.3 sections/ ha.	45/119/1
Oppose		Decline the request for Plan Change 45 on the basis that the effects of traffic movements along Aubrey Road and Anderson Road are understated in the traffic report, which does not reflect the changing use of Anderson and Aubrey roads as Peninsula Bay, Koromiko and Albertown are further developed; and only deals with traffic flows at intersections and not the capability and safety of the roads, noting that traffic safety and traffic noise are of major concern.	45/119/2
Further Submissions - Ministry of Education		Support	45/119/2
The Ministry of Education supports the provision of safe transportation networks to and from schools.			
Oppose		Decline the request for Plan Change 45 on the basis that the existing (4000m2 lot) development has sold out while there is a large number of standard sections available, which is clear indication that people choose to live in this unique area because of the rural environment and natural landscape.	45/119/3

Name Weedon, Brian

Position	Plan Provision	Decision Requested	SubNo.
Oppose		That the Plan Change is declined on the basis that the extent of urbanisation is too great and will dominate the landscape, and that residential growth should be directed away from the remaining undeveloped lake and river margins.	45/120/1
Oppose		That the Plan Change is declined on the basis that the Wanaka Structure Plan identifies this area for possible urban activity/ landscape protection but this was pushed for by the Northlake owners and does not necessarily reflect the wishes of the wider community and, as such, it is misleading to place weight on it in the Plan Change.	45/120/2
Oppose		That the Plan Change is declined on the basis that it is important that reticulated services and the roading network is extended in an economic and cohesive manner, with council focussing on upgrading infrastructure in existing zoned areas to enable them to develop rather than place further demands on upgrading infrastructure to service Northlake. Wanaka should expand toward the Cardrona utilising the existing LDR and Three Parks zoned land.	45/120/3
Oppose		That the Plan Change is declined on the basis that it is doubtful that the existing roading network will accommodate the traffic volumes generated by Northlake and, as it is not possible to connect to the east or west, the area is reliant on a small part of Aubrey Rd for access, likened to a giant cul de sac.	45/120/4
Oppose		That the Plan Change is declined on the basis that there is currently a good mix of residential and commercial zoned land to accommodate foreseeable growth.	45/120/5

Name Weir, Iain

Position	Plan Provision	Decision Requested	SubNo.
Other		Decline Plan Change 45 in its current form and, if granted any approval should be for a significantly lower density and delayed for a considerable period. This is on the basis that the Plan Change will have a negative environmental impact and result in the Wanaka township growing in an inappropriate location.	45/121/1

Name Winder, John

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject entirely the Plan Change and retain in its pristine state on the basis that the proposal is a massive departure from the Lakes District Development Plan and, if accepted, makes a joke of the planning process.	45/122/1

Name Young, B.A, Young A.L, & Brown
W.A.N

Position	Plan Provision	Decision Requested	SubNo.
Oppose		Reject the Plan Change in its entirety, on the basis that it creates more than minor adverse effects on the environment, particularly in relation to traffic and amenity values	45/123/1

Position	Plan Provision	Decision Requested	SubNo.
Oppose	Decline the Plan Change/ retain the existing Rural Residential and Rural General zoning in order to retain the stunning landscape and on the basis that: - It would be a shame to lose the only natural view from Mt Iron. - The land is one of two landscape protected areas within the Wanaka area yet no land has been set aside to protect the zone. - The Wanaka Structure Plan calls for a mix of urban and protected landscape.		45/124/1
	Further Submissions - Cutler, Alan George	Support	45/124/1
	Allow the whole of the submission to be allowed (ie. decline the Plan Change) for the reasons given in the submission, in order to protect landscape values.		
Oppose	Decline the Plan Change/ retain the existing Rural Residential and Rural General zoning on the basis that the infrastructure was developed for low density development; and the roading is not capable of supporting the increased traffic, especially in relation to congestion on Anderson Rd and traffic increases on Aubrey Rd (past the Catholic school). The effects are under-stated in the traffic report.		45/124/2
	Further Submissions - Cutler, Alan George	Support	45/124/2
	Allow the whole of the submission to be allowed (ie. decline the Plan Change) for the reasons given in the submission, in order to protect landscape values.		
Oppose	Decline the Plan Change/ retain the existing Rural Residential (RR) and Rural General zoning on the basis that: - The work underway on the consented development is inconsistent with the council's high standards in other developments. Concerns include the excavation causing scars and changing the natural landscape, wilding pines being only partially removed (leaving an eyesore), no concrete verges, part gravel/ part concrete footpaths, and no greenbelts/ reserves, or trails. - The Plan Change is in contrast to Northlake's own advertising brochure (describing it as one of "NZ's most exciting RR developments" with open space and rural landscapes.		45/124/3
	Further Submissions - Cutler, Alan George	Support	45/124/3
	Allow the whole of the submission to be allowed (ie. decline the Plan Change) for the reasons given in the submission, in order to protect landscape values.		
Oppose	Decline the Plan Change/ retain the existing Rural Residential and Rural General zoning on the basis that the average house density for urban areas is 5/ ha, which would be 1095 over 219 ha yet this proposal seeks 7.3/ ha with areas of high density, 2 storey semi detached dwellings (up to 3) as of right, allowing for no reserves, parks, etc.		45/124/4
	Further Submissions - Cutler, Alan George	Support	45/124/4
	Allow the whole of the submission to be allowed (ie. decline the Plan Change) for the reasons given in the submission, in order to protect landscape values.		
Oppose	Decline the Plan Change/ retain the existing Rural Residential and Rural General zoning on the basis that more needs to be known on the effects on the wider Wanaka community.		45/124/5
	Further Submissions - Cutler, Alan George	Support	45/124/5
	Allow the whole of the submission to be allowed (ie. decline the Plan Change) for the reasons given in the submission, in order to protect landscape values.		
Oppose	Decline the Plan Change/ retain the existing Rural Residential and Rural General zoning on the basis that the development is out of character with the existing Rural Residential area between Anderson Rd and Albertown.		45/124/6
	Further Submissions - Cutler, Alan George	Support	45/124/6
	Allow the whole of the submission to be allowed (i.e. decline the Plan Change) for the reasons given in the submission, in order to protect landscape values.		

APPENDIX 3 - List of Submitters to Plan Change 45

Those original submitters with an 'asterisk' alongside them also made a further submission.

Original submitters
Addision, Keri
Allenby Farms Ltd*
Brosnhan, Rebecca
Barr, Kirsty
Buzzell, Mary and Alan
Calhaem, Raewyn
Callum Fraser Urquhart & Checketts McKay Trustees Ltd (as trustees for)
Central Land Holdings Limited
Colbourne, Chris
Coupland, Steve
Coupland, William
Croft and Waser, Paul and Patrick
Cruden, Mark
Cubie, Richard
Cunningham, Robert John
Cuthbertson, Tim
Cutler, Alan George*
Daniel, Michael James
Daultrey and Fonaton Hastings, Robert and Leonora
Davey, Steve
Davidson, Nadia
Davidson, Troy Robert
Direen, Joanne
Duncan and Gaul, Kane and Megan
Duncan, Lynette
Dupont R&D, Gawith A, Deans P, Andrews B&T, Daultrey R, Hastings L and Anderson C&J
Feeney, Dr Mark
Fenton, Father BrMr
Fraser, Murray
Gilchrist Family
Gillespie, Jan
Gould and Samuels, Steve and Nicky
Gould, Mark
Haines, Jo

Original submitters
Harvey, Andrena
Haywood, Joanna
Hellebrekers, Tess and Paul
Helles and Dowrick, Margrethe and Alexander
Hiatt, Anna
Hill, Martin
Horder, Anthony Colin
Howard, Andrew
Hudson, A. A.
Huuskens, Richard
Jessup, Brenda
Jones, Philippa
Jones, Victoria
King, Kevin
Lawton, Robbie
Lee, Rosemary
Lennox, Janet
Lippe, Leungo
Lynch, Tony
Malherbe, Antony
Marks, Geoff
May, John
Maybin, Dr Jenny
McArthur, Jo*
McKinlay, Donald Gordon
McNeill, Maureen
McPhail and Patching, Stuart and Joanna
Meehan, Michaela Ward*
Meldrum, Hugh
Meldrum, Nicole
Millis, Jo
Millis, Paul
Ministry of Education*
Moore, Estelle
Muir, Elisabeth Edith
N & L Webster, representing himself and the following landowners: R Gilchrist, M Hill, P Jones, L & R Duncan, D McKinley, J & J Thompson, J Maybin & M Feeney, P & S Pendlebury, A & F Macdonald, J & A Roulston, K Burke, T & S Popperwell & T St Clair, L & J Rogers, K & B South, S & L Worley, K Addison, G & S Shore, T O'Donnell, I & P Shore, P Smalley & Dr J Davies, RJ Cunningham, N & B Pullar, E Nepia & R Ryan, and A Dowrick & M Helles
Nelson, Ros
Nepia, Edward

Original submitters
Nicholson, Aaron Roger and Danielle Marie
Norman, Chris
O'Brien, Jilly
O'Donnell, Tom
Otago Regional Council
Paulson, Bruce A.
Pendlebury, Philip and Sharon
Petit, Dr Julian
Pihama, Lorraine
Popperwell, Christopher
Popperwell, Patricia
Popperwell, Stephen
Puller, Danielle
Puller, Jonathan Karl
Puller, Noelene Anne
Puller, Shanan
Puller, William David
Queenstown Lakes Community Housing Trust
Queenstown Lakes District Council*
Rainsford, Ross and Gaylene
Raymont, Paul
Reveley, Jim and Madeleine
Rogers, John Henry
Rogers, Liz
Rotoiti Trust (trustees)
Roulston, Alister and Jane*
Ryan, Rachel
Schrader, Lisa marie
Schrader, Mary-Louise
Shore, Mr and Pieternella
Shore, Sarah
Simpson and Irwin, Roger and Sally
Simson, Hazen
Simson, Jess
South, Kit and Barry
St Clair, Toni
Stalker, Jane
Ann-Louise Stokes, Russell Ibbotson, Shaun Gilberston, & GCA Legal Trustee 1020 Ltd.*
Tate, Gary
Thayer, Lloyd and Anita

Original submitters
Thomson, James and Julie
Tomlinson, Reuben
Turnbull, I M
Upper Clutha Environmental Society (Inc)
Upper Clutha Tracks Trust
Vollebregt, Coote, K & A
Warburton, Kenneth and Lyndsey*
Webster, Neil and Liz
Weedon, Brian
Weir, Iain
Winder, John
Young, B.A, Young A.L, & Brown W.A.N
Further submitters, where no original submission lodged
King, Loris