

**QLDC Council  
23 October 2015**

**Report for Agenda Item: 1**

**Department: Planning & Development**

**Corporate Submission on Proposed Queenstown Lakes District Plan**

**Purpose**

The purpose of this report is to present Council's Corporate Submission on the Proposed Queenstown Lakes District Plan for Council's approval, and to recommend that Council resolves to withdraw specified visitor accommodation provisions from the Proposed District Plan.

**Recommendation**

That Council:

- a. **Approve** Council's Corporate Submission on the Proposed Queenstown Lakes District Plan;
- b. **Authorises**, pursuant to Clause 8D of the First Schedule to the RMA, the withdrawal of the following provisions of the Proposed District Plan relating to visitor accommodation;
  - Fourth paragraph of Section 7.1 Zone Purpose Low Density Residential Zone
  - Policy 7.2.1.3
  - Objective 7.2.8 and policies 7.2.8.1 and 7.2.8.2
  - Rules 7.4.18, 7.4.21, 7.4.22, 7.5.12
  - Sixth paragraph of Section 8.1 Zone Purpose Medium Density Residential Zone
  - Objective 8.2.9 and Policies 8.2.9.1, 8.2.9.2, 8.2.9.3
  - Rules 8.4.17, 8.4.22, 8.4.23, 8.4.28
  - Rules 9.4.8, 9.4.9, 9.4.10, 9.4.11, 9.4.12, 9.4.13, 9.6.2.2
  - Policy 10.2.5.1
  - Rules 10.4.7, 10.4.8, 10.4.9, 10.4.10, 10.4.20
  - Policy 11.2.2.3, Rules 11.4.5, 11.4.6 and 11.4.7

- c. **Authorises**, pursuant to Clause 8D of the First Schedule to the RMA, the withdrawal (in part) of the following provisions of the Proposed District Plan to remove reference to visitor accommodation;
- Rule 7.5.12
  - Policy 8.2.1.1
  - Rule 8.5.11
  - Objective 9.2.1 and 9.2.2
  - Policy 9.2.1.1
  - Rule 9.4.6 and 9.5.10
  - Policy 10.2.5.2
  - Fifth paragraph of Section 11.1 Zone Purpose Large Lot Residential Zone
  - Rule 11.2.2.4
- d. **Authorises** any minor consequential amendments to the Proposed District Plan resulting from the withdrawal of visitor accommodation pursuant to Clause 8D of the First Schedule to the RMA;
- e. **Agrees** the following reasons for the withdrawal:
- Provides greater public certainty as to Council's position.
  - Removes the potential perceptions of inconsistency and uncertainty in Council's approach.
  - Allows for a more in-depth and robust study and analysis of issues and policy options, and for potential non-statutory consultation with key stakeholders.
- f. **Directs** that the withdrawal and amendments described in (b) and (c) and the reasons described in (e) be publicly notified.

Prepared by:



Matthew Paetz  
District Plan Manager

19/10/2015

Reviewed and Authorised by:



Meaghan Miller  
General Manager, Corporate  
Services  
19/10/2015

## Background

- 1 Stage 1 of The Proposed Queenstown Lakes District Plan was notified on 26 August 2015. The statutory period for submissions closes on 23 October 2015.
- 2 Clause 6(2) of Schedule 1 of the Resource Management Act 1991 specifies that Council may make a submission on the Proposed District Plan.
- 3 The submission seeks a number of amendments to the Proposed District Plan. While many of these requested amendments relate to errors, omissions or non-substantive amendments, some of the requested amendments relate to substantive changes of varying significance.
- 4 The submission commences with a reinforcement of Council's approach to the Proposed District Plan, in terms of structure, issues and overall philosophy.
- 5 The report also recommends that particular provisions in the Proposed District Plan relating to visitor accommodation be formally withdrawn, and addressed at a later stage.

## Comment

### ***Non-substantive Amendments***

- 6 The Proposed District Plan that was notified on 26 August contained a number of mapping and text errors. The Corporate Submission identifies these and seeks corrective amendments.

### ***Substantive Amendments***

- 7 Further consideration of some matters has been made by Council staff and Elected Members since public notification. Some of this reconsideration has been prompted by valid comments made by the community since notification, whilst other matters have arisen from further analysis of issues internally.
- 8 The significance of these substantive amendments vary, however are summarised in some broad categories below:

#### Urban Design and related provisions

- 9 Good design is an important aspect of increasing the density of development. Whilst the Proposed District Plan contains a number of provisions promoting good design, it is considered that a Residential Design Guide, which is ultimately incorporated by reference in to the Proposed District Plan, would help reinforce design expectations. A workstream will be pursued to develop a Design Guide, with community and design professional involvement.
- 10 Some rules relating to design and amenity (privacy, sunlight access) are sought to be amended.

### Environmental matters

- 11 Some reinforcement and augmentation of provisions relating to environmental management and outcomes are requested. In addition, the definition of 'ecosystem services' is requested to be amended to provide greater clarity.

### Visitor Accommodation- Withdrawal of Particular Provisions in the Proposed District Plan

- 12 Regulating the commercial letting of dwellings in the District is a complex matter for a number of reasons. Whilst this form of visitor accommodation is growing in popularity, and is an important part of the District's tourism offering, its increasing popularity means it is becoming an increasingly lucrative business. Evolving analysis suggests the growing use of residential dwellings for commercial letting may be having a significant impact on both the availability and cost of both permanent rental accommodation and seasonal rental accommodation, with resulting socio-economic impacts. Questions still remain, too, as to potential impacts on the cohesion and amenity values of residential neighbourhoods resulting from this land use activity.
- 13 Consideration was given to submitting, as part of the Corporate Submission, to seek an amendment to the provisions relating to the commercial letting of dwellings as visitor accommodation, with a reversion to the generally more restrictive status quo (with slight variation). This would have recognised the complexities and issues raised above, and indicated that Council was reconsidering the proposed approach. However, it is considered that a cleaner, less ambiguous and more transparent approach is to formally withdraw particular visitor accommodation provisions from the Proposed District Plan.
- 14 This will allow further analysis and investigations to proceed in Stage 2 of the District Plan Review. The final proposed provisions will be notified as part of Stage 2 in 2017. In the meantime, the status quo (Operative District Plan provisions) applies.

### ***Options***

- 15 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:

#### *Corporate Submission*

- 16 Option 1: Make a Corporate Submission on the Proposed District Plan, addressing both substantive, and non-substantive (errors, omissions) matters.

#### Advantages:

- Ensures errors and omissions, and necessary remedial actions, are identified in a pro-active manner.

- Allows Council to request changes to provisions where it has identified improvements can be made, or where further information has become available that suggest a different approach is justified.
- Allows Council to reinforce its overall structural and strategic approach to the Proposed District Plan.

Disadvantages:

- Submissions on substantive matters may suggest uncertainty in Council's position on policy matters. However, this is not considered a significant issue, as all Plans require refinement and critical review, especially as new information and perspectives arise.

17 Option 2: Make a Corporate Submission on the Proposed District Plan, addressing only non-substantive (errors, omissions) matters.

Advantages:

- Ensures errors and omissions, and necessary remedial actions, are identified in a pro-active manner.
- Avoiding substantive submissions on provisions would result in a simpler submission, and is arguably 'cleaner' in terms of Council's roles.

Disadvantages:

- Would not allow opportunity for substantive changes to be made, where necessary changes or refinements have been identified by Council. If submissions on similar matters are not made by other parties, then it may be difficult for the changes to be made at a later date.
- Would not allow Council the opportunity to submit reinforcing its overall structural and strategic approach to the Proposed District Plan.

18 Option 3: Do not make a Corporate Submission on the Proposed District Plan

Advantages:

- None.

Disadvantages:

- Would not ensure errors and omissions, and necessary remedial actions, are identified in a pro-active manner.
- Would not allow Council to request changes to provisions where it has identified improvements can be made, or where further

information has become available that suggests a different approach is justified.

- Would not allow Council to reinforce its overall structural and strategic approach to the Proposed District Plan.

19 This report recommends Option 1 for addressing the matter.

*Approach to Visitor Accommodation*

20 Option 1: Address as part of a Corporate Submission on the Proposed District Plan, seeking the decision that the provisions revert to a variation on the status quo (Operative District Plan approach)

Advantages:

- Timing: allows the issue to continue to be addressed in Stage 1, as opposed to a later date.

Disadvantages:

- Is substantively contrary to the proposed approach notified in the Proposed District Plan, raising questions of consistency and credibility.
- A corporate submission of this nature (which supports a policy position significantly different to that notified in the Proposed District Plan) could create public confusion and uncertainty around Council's position.

21 Option 2: Formally resolve to withdraw particular provisions pertaining to visitor accommodation in Stage 1 of the District Plan Review, and instead address in Stage 2.

Advantages:

- Provides greater public certainty as to Council's position.
- Removes the potential perceptions of inconsistency and uncertainty in Council's approach.
- Allows for a more in depth and robust study and analysis of issues and policy options, and for potential non-statutory consultation with key stakeholders.

Disadvantages:

- Timing: defers consideration of the issue and delays timing of notification of proposed provisions.

22 Option 3: Do nothing – Status Quo (ie. retain proposed provisions in Proposed District Plan and not submit on the provisions)

Advantages:

- Avoids or minimises uncertainty.

Disadvantages:

- Given evolving analysis and understanding of issues, may not represent the best regulatory approach to addressing the relevant resource management issues and these issues may be exacerbated.

23 This report recommends Option 2 for addressing the matter.

### ***Significance and Engagement***

24 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy. Whilst submissions made on errors and omissions are generally of lower significance, submissions on more substantive matters may have significant impact on development rights and environmental outcomes.

### ***Risk***

25 This matter relates to the strategic risk SR1 'Current and future development needs of the community (including environmental protection)', as documented in the Council's risk register. The risk is classed as high. This matter relates to this risk because the District Plan, along with the 10 Year Plan and Asset Management Plans, is central to the current and future development needs of the community.

26 The recommended option mitigates the risk by ensuring errors and omissions in the Proposed District Plan are addressed proactively, that Council's structural and strategic approach to the Proposed District Plan is reinforced, and that potential substantive refinements are addressed.

### **Financial Implications**

27 There are no cost implications resulting from the decision.

### **Council Policies, Strategies and Bylaws**

28 No particular Council policies, strategies and bylaws are considered relevant to the submission. The parameters for the preparation of the submissions are provided by the Resource Management Act 1991.

### **Local Government Act 2002 Purpose Provisions**

29 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses;

- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

### **Consultation: Community Views and Preferences**

30 The persons who are affected by or interested in this matter are residents and ratepayers of the District, iwi, the Otago Regional Council and other statutory bodies.

31 The submission is being made within a formal statutory process, and other parties will have the opportunity of making a further submission on Council's submission.

### **Legal Considerations and Statutory Responsibilities**

32 The submission is being made in accordance with the requirements and parameters of the Resource Management Act 1991.

### **Attachments**

A Corporate Submission on Proposed Queenstown Lakes District Plan



**Form 5****Submission on the Proposed Queenstown Lakes District Plan****Submission by – Queenstown Lakes District Council**

Submitter details:

Queenstown Lakes District Council  
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QUEENSTOWN 9348

Attention: Adam Feeley (CEO)

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QLDC could not gain an advantage in trade competition through this submission.

QLDC is not directly affected by an effect of the subject matter of the submission that–

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

The specific provisions of the proposal that my submission relates to are:

- The whole of the Proposed Queenstown Lakes District Plan; and more specifically the matters set out in the table attached as Attachment 1: Submission on Specific Provisions of the Proposed District Plan.

At a broad level, the Council submits the following in terms of the overall approach and philosophy of the Proposed District Plan:

Queenstown Lake District Council's District Plan Review formally commenced in April 2014 with a resolution by Council. Whilst several years of analysis and consultation had already occurred, the review was not formally commenced until April 2014.

The review is broken into two stages. The larger part of the Review is occurring in Stage 1, which was publicly notified on 26 August 2015. Stage 1 comprises strategic chapters, commercial and town centre chapters, residential chapters, rural chapters, a range of District wide chapters, and designations.

Some of the key matters that are being addressed in Stage 2 are: transport, townships, and industrial zones.

Hearings on Stage 1 will occur between February and July 2016, and the Commissioners' recommended decisions will be considered by Council at its final meeting (August 2016) before local body elections. Analysis, consultation and policy development for Stage 2 will commence in late 2016.

At the same time that the Proposed District Plan is proceeding, Council is addressing a number of existing Plan Changes that sit outside of the District Plan Review. These Plan Changes are at varying stages, from recently lodged, to being at the decision making stage, to moving through Environment Court proceedings. Ultimately, these plan changes will need to be incorporated into the Proposed District Plan.

As part of its resolution from April 2014, Council sought to discourage private plan change applications during the review for both substantive resource management and resourcing reasons.

However, Council cannot stop private plan change applications being made, nor decline to process them, unless certain grounds exist (ie. a private plan change application is contrary to sound Resource Management practice). Since the Proposed District Plan was notified, one private plan change (Plan Change 51 Peninsula Bay North) has already been lodged with Council.

Council intends to notify a variation to the Proposed District Plan in late November / early December 2015. This relates to the review of, and revision to, the Arrowtown Design Guidelines 2006. The guidelines are being updated, and a particular notable change will be inclusion of design guidance for development in the Proposed Medium Density Zone in Arrowtown.

### **Key factors and issues underpinning the District Plan review:**

#### **Growth**

The District continues to experience high growth in population and visitor numbers, and such high growth is projected to continue over the next 20 years. Whilst this growth generates a number of benefits, if not managed well it can detract from a number of the highly valued attributes of the district, such as the character and quality of the landscape.

Council's analysis shows there is limited capacity to accommodate such growth in existing urban areas, especially in areas closer to town centres. The capacity that does exist tends to be centred in greenfield locations, and in some of these locations there has been limited housing development in the last 10 years despite a generally buoyant economy associated with a growing population (except for the period 2008-2011). For various likely reasons, some of the major landowners / developers have withheld development. Importantly, much of the potential greenfield capacity is held in a relatively small number of ownerships, and as the New Zealand Productivity Commission and the Council's own analysis has found, this incentivises 'land banking' which can have negative consequences for housing supply and affordability.

A key approach inherent in the Proposed District Plan is to increase competition amongst landowners, to reduce scarcity, so as to reduce the incentive for land banking. This is achieved via "upzonings", and general liberalisation of rules in areas that are not being upzoned.

Development controls in the Operative District Plan are generally restrictive, and this is a constraint in locations close to town centres in terms of realising the 3-4 storey visitor accommodation and residential development that is considered necessary to provide for future growth.

The proposed approach builds on years of awareness and analysis of growth pressures, and critical documents such as the Growth Management Strategy 2007 and the Urban Design Strategy 2009 advocate for compact urban form and increased density of development. This is in contrast to an urban form dominated by sprawling low density development that generates impacts on the landscape, and is less efficient in terms of infrastructure and transport.

### **The Operative District Plan is no longer fit for purpose**

The Operative District Plan was developed over a number of years, and has been subject to numerous Environment Court appeals and plan changes. Like many 'First Generation' District Plans across New Zealand, it has a number of problems including:

- There is a lot of unfocussed and lengthy preamble and background discussion and explanation of issues
- The very wordy nature of the document makes it quite inaccessible, and it is not an easy document for planning professionals to navigate and interpret, let alone laypeople
- Sometimes, objectives and policies are worded in a rather generic or vague manner, and do not necessarily contribute to the promotion of sound decision making or planning outcomes
- The structure of chapters is quite complex, and circular
- There are many site-specific provisions, which adds complexity and detracts from conciseness and simplicity
- Some of the rules are very restrictive and have their historic origins in planning schemes from the 1970s and 1980s when growth pressures were much lower. Some of the rules are unnecessary or of arguable benefit, and this generates unnecessary consents that slow development, consume professional resource and increase costs, and reduce certainty.
- Many of the provisions provide significant weight on maintenance or protection of amenity values and existing character, without sufficient consideration of important social, economic and environmental benefits of development, especially in urban areas closer to centres, but also in rural locations.

### **The Need for a strong, decisive and unambiguous strategic direction**

The strong growth challenges the District faces demand a strategic approach to planning to ensure the Purpose and Principles of the RMA are satisfied. A strategic approach to planning is also supported by Section 31(1)(a) of the RMA, 'to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the district.'

The Strategic Directions chapter of the Proposed District Plan was the first chapter to be advanced in the District Plan review, and has provided the foundation and touchstone for all subsequent policy development.

This chapter is intended to be far more than just symbolic or aspirational. The chapter will provide another layer of guidance for the assessment of resource consent applications or plan change applications, by clearly setting out the goals our community has for this district.

Some of the key matters the chapter seeks to reinforce or promote include:

- Economic development and diversification, and enabling the potential of town centres and commercial areas to be fulfilled.
- Better acknowledgement of the importance of the rural economy, and providing more explicit acknowledgement of the need for economic diversification subject to retention of landscape, amenity and environmental values.
- The promotion of a more compact and sustainable urban form, realised through the promotion of well executed intensification in existing urban areas especially near centres – and the introduction of mapped Urban Growth Boundaries. To help minimise urban sprawl and its resulting impacts on landscape values, and infrastructure.
- Recognition of landscape values, the importance of the landscape as an intrinsic and economic resource to the District, and the mapping of Outstanding Natural Features and Landscapes to provide more certainty and to future proof this resource with respect to potential government regulations and standards that require landscapes of national significance to be identified.
- Good quality urban design outcomes realised in subdivision and development
- The promotion of greater housing diversity and more affordable housing options
- The protection of the natural environment, including Significant Natural Areas
- The importance of tangata whenua values and their culture and associations

These matters are then reinforced in subsequent chapters, and addressed both in a further layer of objectives and policies, but also in terms of rules.

### **The Proposed District Plan Structure:**

The structure seeks to achieve the following:

- Accessible to a wider audience: District Plans cannot avoid technical elements, but as public community documents they could be as accessible as possible
- Activity-based to provide greater simplicity, clarity and certainty
- Reduction of matters of control and assessment matters, reliance on the policy to help guide decision making
- Chapters generally set out in two main types of tables, the first sets out the activities that are permitted or could be contemplated in some way, the second are standards for identified activities.
- A shift to a more activity-based structure and framework, rather than an effects-based plan that has an assumption that activities are permitted, with screeds of rules and performance standards to control all possible eventualities. This is to provide more certainty as to what is permitted and what isn't.
- Avoidance of repeating RMA phrases and providing specificity in the policy to help guide whether applications for resource consent are appropriate.

- Encouraging growth where it is anticipated, and being clearer about where it is not anticipated, acknowledging that there will be change.
- Removal of long lists of provisions and assessments matters. Generally, the matters of control and discretion are embedded in the rule. Both higher order and finer grained policies are included to assist with an assessment of applications, in lieu of multiple assessment matters
- Note that the purpose section is neither a compulsory or discretionary requirement of district plans under sections 75 (1) and (2) RMA.
- The environmental results anticipated are not included (a discretionary option under section 75(2)(d)), but the purpose, objectives and strategic direction goals provide a more than adequate surrogate in lieu of these.

### **Key Substantive Changes Requested in Submission**

#### **Urban Design and related provisions**

Good design is an important aspect of increasing the density of development. Whilst the Proposed District Plan contains a number of provisions promoting good design, it is considered that a Residential Design Guide, which is ultimately incorporated by reference in to the Proposed District Plan, would help reinforce design expectations. A workstream will be pursued to develop a Design Guide, with community and design professional involvement. Again, a variation to the Proposed District Plan may be required.

Some rules relating to design and amenity (privacy, sunlight access) are sought to be amended.

#### **Environmental matters**

Some reinforcement and augmentation of provisions relating to environmental management and outcomes are requested. In addition, the definition of 'ecosystem services' is requested to be amended to provide greater clarity.

### **Less Substantive Matters or Non Substantive Matters**

The Proposed District Plan that was notified on 26 August contained a number of mapping and text errors. The Corporate Submission identifies these and seeks corrective amendments.

#### **Table outlining amendments sought**

The table forming **Attachment 1** outlines specific provisions that Council seeks to be amended to better give effect to Council's expressed strategic direction, or to ensure better consistency or to correct errors / discrepancies.

At this time, QLDC does wish to be heard in support of this submission.

Signed:

Date:

Adam Feeley (CEO)

On behalf of Queenstown Lakes District Council (in its corporate capacity).

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
	<b>2. Definitions</b>			
1.	2. Definitions Energy Activities	Amend	Add new definition clarifying activities which are considered as “energy activities”, to support implementation of the Rules applying to Energy Activities under Chapter 30.	Add new definition of Energy Activities: <u>Energy Activities</u> <ul style="list-style-type: none"> <li>• <u>Small and Community-Scale Distributed Electricity Generation and Solar Water Heating</u></li> <li>• <u>Renewable Electricity Generation</u></li> <li>• <u>Non-renewable Electricity Generation</u></li> <li>• <u>Wind Electricity Generation</u></li> <li>• <u>Solar Electricity Generation</u></li> <li>• <u>Solar Water Heating</u></li> <li>• <u>Stand-Alone Power Systems (SAPS)</u></li> <li>• <u>Biomass Electricity Generation</u></li> <li>• <u>Hydro Generation Activity</u></li> </ul> <u>Mini and Micro Hydro Electricity Generation</u>

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
2.	2. Definitions Aircraft	Amend	<p>The definition of aircraft in both the operative and proposed District Plan is:</p> <p><i>'Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth.'</i></p> <p>A key rationale for managing the use of land for aerodromes and informal airports in the District Plan is to manage the effects of noise from helicopters and fixed wing aircraft.</p> <p>The definition of aircraft, and its association with aerodromes and informal airports as defined in the Proposed District Plan, and airports as defined in the operative District Plan has the potential to include a variety of activities that are not intended to be managed by the District Plan provisions.</p> <p>These activities include relatively small remotely piloted aircraft such as model aircraft and drones.</p> <p>The Civil Aviation Authority controls the use of all aircraft in flight, including situations where a drone would fly over neighbouring properties, and the District Plan should not duplicate these functions.</p> <p>The District Plan definition of 'Aircraft' should be amended to exclude remotely piloted aircraft that are of a small scale and unlikely to have noise effects comparable to helicopters and fixed wing aircraft.</p> <p>Retaining the potential for small scale remotely piloted aircraft to be subject to the District Plan provisions could create a large number of resource consents.</p> <p>consider exempting drones and similar small items, this matter was not an issue before the rise in increase of drones and private property rights/security issues and recent CAA changes. The DP would want to stay well away from this. Suggest making a corporate submission with</p>	<p>Amend the definition of Airport as follows (underlined shows new text):</p> <p>Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth. <u>Excludes remotely piloted aircraft that weigh less than 15 kilograms.</u></p> <p>Add a new definition as follows:</p> <p><u>Remotely Piloted Aircraft:</u></p> <p><u>Means an unmanned aircraft that is piloted from a remote station.</u></p>



## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
			<p>The Civil Aviation Authority rules are tailored to specify remotely piloted aircraft that weigh less than 15 kilograms, and have provided a definition for remotely piloted aircraft. It is logical to adopt these parameters definitions for a District Plan definition of remotely piloted aircraft.</p> <p>It is not considered efficient to incorporate by reference the respective Civil Aviation Authority documents because they are subject to change, are more detailed than necessary for the purposes of these District Plan issues, and would require persons to consult these documents.</p> <p>The following information and documents have been consulted:</p> <p><a href="http://www.caa.govt.nz/rules/Rule_Consolidations/Part_101_Consolidation.pdf">http://www.caa.govt.nz/rules/Rule_Consolidations/Part_101_Consolidation.pdf</a></p> <p><a href="http://www.caa.govt.nz/rpas/index.html">http://www.caa.govt.nz/rpas/index.html</a></p>	
3.	2. Definitions Utility	Amend	Add flood protection works to the definition of "Utility" - to be consistent with provisions of Chapter 30 (Proposed District Plan) and Section 17 of the Operative District Plan.	Add the following to the definition of "Utility" <u>flood protection works</u>
4.	2. Definitions Ecosystem Services	Amend	<p>The definition provided by Landcare Research is considered more effective and tangible than the definition originally proposed that was adapted from the Proposed Otago Regional policy Statement.</p> <p>Documents consulted include:</p> <p><a href="https://www.landcareresearch.co.nz/_data/assets/pdf_file/0008/77039/1_11_Dominati.pdf">https://www.landcareresearch.co.nz/_data/assets/pdf_file/0008/77039/1_11_Dominati.pdf</a></p> <p>Refer to the diagram below for explanatory purposes.</p>	<p>Change the definition of Ecosystem Services as follows:</p> <p><u>Ecosystem services are categorised as 'provisioning', such as food, timber and freshwater; 'regulating', such as air quality, climate and pest regulation; 'cultural' such as recreation and sense of belonging; and 'supporting', such as soil quality and natural habitat resistance to weeds.</u></p>

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
			<p><b>ECOSYSTEM SERVICES</b></p> <p><b>Supporting</b></p> <ul style="list-style-type: none"> <li>NUTRIENT CYCLING</li> <li>SOIL FORMATION</li> <li>PRIMARY PRODUCTION</li> <li>...</li> </ul> <p><b>Provisioning</b></p> <ul style="list-style-type: none"> <li>FOOD</li> <li>FRESH WATER</li> <li>WOOD AND FIBER</li> <li>FUEL</li> <li>...</li> </ul> <p><b>Regulating</b></p> <ul style="list-style-type: none"> <li>CLIMATE REGULATION</li> <li>FLOOD REGULATION</li> <li>DISEASE REGULATION</li> <li>WATER PURIFICATION</li> <li>...</li> </ul> <p><b>Cultural</b></p> <ul style="list-style-type: none"> <li>AESTHETIC</li> <li>SPIRITUAL</li> <li>EDUCATIONAL</li> <li>RECREATIONAL</li> <li>...</li> </ul> <p><b>LIFE ON EARTH - BIODIVERSITY</b></p> <p><b>CONSTITUENTS OF WELL-BEING</b></p> <p><b>Security</b></p> <ul style="list-style-type: none"> <li>PERSONAL SAFETY</li> <li>SECURE RESOURCE ACCESS</li> <li>SECURITY FROM DISASTERS</li> </ul> <p><b>Basic material for good life</b></p> <ul style="list-style-type: none"> <li>ADEQUATE LIVELIHOODS</li> <li>SUFFICIENT NUTRITIOUS FOOD</li> <li>SHELTER</li> <li>ACCESS TO GOODS</li> </ul> <p><b>Health</b></p> <ul style="list-style-type: none"> <li>STRENGTH</li> <li>FEELING WELL</li> <li>ACCESS TO CLEAN AIR AND WATER</li> </ul> <p><b>Good social relations</b></p> <ul style="list-style-type: none"> <li>SOCIAL COHESION</li> <li>MUTUAL RESPECT</li> <li>ABILITY TO HELP OTHERS</li> </ul> <p><b>Freedom of choice and action</b></p> <p>OPPORTUNITY TO BE ABLE TO ACHIEVE WHAT AN INDIVIDUAL VALUES DOING AND BEING</p> <p><b>ARROW'S COLOR</b> Potential for mediation by socioeconomic factors</p> <ul style="list-style-type: none"> <li>Low</li> <li>Medium</li> <li>High</li> </ul> <p><b>ARROW'S WIDTH</b> Intensity of linkages between ecosystem services and human well-being</p> <ul style="list-style-type: none"> <li>Weak</li> <li>Medium</li> <li>Strong</li> </ul> <p>Source: Millennium Ecosystem Assessment</p>	

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
5.	2. Definitions ‘Sensitive Activities-Transmission Corridor’ and “National Grid Sensitive Activities”	Amend	Clarify whether separate definitions are necessary and combine into a single definition if possible.	Clarify whether separate definitions are necessary and combine into a single definition if possible.
6.	2. Definitions Signage	Amend	Definitions related to signage contain minor differences with recent Council changes to the operative plan. This may lead to discrepancies in interpretation and these inconsistencies should be removed.	Delete all definitions relating to signage and replace with those recently made operative under QLDC Plan Change 48.
7.	2. Definitions Maori words	Amend	Definitions of Maori words carried over from the operative plan should be replaced by the more recent versions as included in the glossary within the proposed Tangata Whenua Chapter.	Delete all reference to Maori words in Chapter 2 and rely on those in the proposed Chapter 5.
	<b>3. Strategic Direction</b>			
8.	3. Strategic Direction 3.2.2.1	Amend	Phrase “in a logical manner” is ambiguous.	Delete the words “in a logical manner”.
9.	3. Strategic Direction 3.2.4.6	Amend	Double full stop after ‘wetlands’ (..)	Remove additional full stop.
10.	3. Strategic Direction 3.2.6.1.1	Amend	“Enable” is considered a more appropriate word than “provide”, which suggests a more active role.	Replace the word “provide” with “enable”.

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
11.	4. Urban Development 4.2 Objectives and Policies	Amend	The natural environment and its importance in the urban environment need greater emphasis.	Add a new Policy 4.2.1.8: “Development, as far as practicable, seeks to protect vegetation, soil, water to ensure ecosystem services are optimised in the urban environment”.
	<b>7. Low Density residential</b>			
12.	7. Low Density Residential Policy 7.2.8.1	Amend	The note is not considered to sit appropriately within the policy.	Delete the note.
13.	7. Low Density residential Policy 7.2.3.1	Amend	Policy should more specifically address potential privacy/overlooking effects of new buildings on adjoining properties.	Amend to address privacy/overlooking effects to adjoining properties. Suggested wording is: <i>"achieves an acceptable level of privacy for the subject site and neighbouring dwellings through the application of setbacks, offsetting of habitable windows or other appropriate screening methods"</i>
14.	7. Low Density residential Table 7.5 Non-compliance column heading	Amend	“Non-compliance Status” should read “Non-compliance Status”	Amend to correct spelling mistake in word “compliance”.

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
15.	7. Low Density residential Rule 7.4.11	Oppose	<p>Delete this rule as it is inconsistent with the outcomes of PC35 which retained development rights for properties located within the Air Noise Boundary and Outer Control Boundary for the Queenstown Airport, subject to requirements for sound insulation and mechanical ventilation. Namely, the Operative District Plan provides for development of 1 unit per 450m<sup>2</sup> net site area (ODP Rule 7.5.5.3(iii)) as a permitted activity, provided other site and zone standards are met.</p> <p>The format of proposed District Plan rule 7.4.11 conflicts with the Operative District Plan and PC35, and should be deleted (subject to the amendment of proposed rule 7.5.6 outlined below) to maintain existing development rights and the outcomes of PC35.</p>	Delete Rule 7.4.11
16.	7. Low Density residential Rule 7.5.6 Density	Amend	Amend to reflect the outcomes of PC35 in terms of retaining existing development rights (and not further intensifying density) within the Air Noise Boundary and Outer Control Boundary for the Queenstown Airport.	Amend to add a second bullet point under "except for" which says: " <i>Within the Air Noise Boundary or Outer Control Boundary of the Queenstown Airport, the maximums density shall be 1 unit per 450m2 net site area</i> "
17.	7. Low Density residential Rule 7.4.9	Amend	Delete "residential flat" as this is encompassed within the definition of a "Residential Unit"	Amend to delete the reference to "residential flat"
18.	7. Low Density residential Rule 7.4.10	Amend	Delete "residential flat" as this is encompassed within the definition of a "Residential Unit"	Amend to delete the reference to "residential flat"
19.	7. Low Density residential Rule 7.4.10	Amend	Amend to add privacy, screening and overlooking impacts as a matter of discretion.	Amend to add privacy, screening and overlooking impacts as a matter of discretion.

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
20.	7. Low Density residential Rule 7.5.8	Amend	Amend to ensure rule also applies to sloping sites for amenity and sunlight access purposes; and also to address potential for accessory buildings to be located within boundary setbacks without a recession plane control. Also ensures consistency in approach with Medium Density Residential Zone Rule 8.5.6.	Amend heading to delete “ <i>applicable to flat sites only</i> ” and instead state “ <i>Recession plane (including accessory buildings)</i> ”
	<b>8. Medium Density Residential</b>			
21.	8. Medium Density Residential Rule 8.5.10 (Window Sill Heights)	Oppose	Delete this rule due to potential risk of unintended design outcomes and potential conflict with modern housing design solutions; and instead add privacy, screening and overlooking effects on neighbouring properties as a matter of discretion under Rule 8.4.11.	Delete Rule 8.5.10
22.	8. Medium Density Residential Rule 8.4.11	Amend	Amend to add privacy, screening and overlooking impacts as a matter of discretion.	Amend to add privacy, screening and overlooking impacts as a matter of discretion.
23.	8. Medium Density Residential Rule 8.4.10	Amend	Delete “residential flat” as this is encompassed within the definition of a “Residential Unit”	Amend to delete “residential flat”
24.	8. Medium Density Residential Rule 8.4.11	Amend	Delete “residential flat” as this is encompassed within the definition of a “Residential Unit”	Amend to delete “residential flat”

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
25.	8. Medium Density Residential Policy 8.2.4	Amend	Policy should more specifically address potential privacy/overlooking effects of new buildings on adjoining properties.	Amend to add new policy to address privacy/overlooking effects, such as through the following suggested wording: <i>"Built form achieves an acceptable level of privacy for the subject site and neighbouring dwellings through the application of setbacks, offsetting of habitable windows, screening or other means"</i>
26.	8. Medium Density Residential  Rule 8.4.25 (Buildings in the Wanaka Town Centre Transition Overlay)	Amend	Amend to add privacy, screening and overlooking impacts as a matter of discretion.	Amend to add privacy, screening and overlooking impacts as a matter of discretion.
	<b>9. High Density Residential</b>			
27.	9. High Density Residential Rule 9.5.6.4	Amend	Amend to delete reference to no recession planes applying adjoining the Business Mixed Use Zone. Rule 9.5.6.4 conflicts with Rule 16.5.1 of the Business Mixed Use Zone.	Amend to ensure recession planes apply adjoining the Business Mixed Use Zone, by stating: <i>"Recession planes do not apply to site boundaries adjoining a Town Centre, or fronting the road, or adjoining a park or reserve"</i> .
28.	9. High Density Residential Rule 9.4.3	Amend	Delete "residential flat" as this is encompassed within the definition of a "Residential Unit"	Amend to delete "residential flat"

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
29.	9. High Density Residential Rule 9.4.4	Amend	Delete “residential flat” as this is encompassed within the definition of a “Residential Unit”	Amend to delete “residential flat”
30.	9. High Density Residential Rule 9.4.4	Amend	Amend the matters of discretion to add ‘privacy, screening and overlooking impacts’.	Amend to add privacy, screening and overlooking impacts as a matter of discretion.
31.	9. High Density Residential Policy 9.2.3	Amend	Policy should more specifically address potential privacy/overlooking effects of new buildings on adjoining properties.	Amend to add new policy to address privacy/overlooking effects.
32.	9. High Density Residential Rule 9.4.3 (Permitted status for Dwelling, Residential Unit, Residential Flat)	Amend	Consider potential for a design review process to confirm permitted status and review design and yield of buildings progressing without resource consent.	Consider amendment to include the potential for a design review process to confirm permitted status and review the design and yield of buildings progressing without resource consent.
33.	9. High Density Residential Rule 9.5.2	Amend	Amend to add privacy, screening and overlooking impacts as a matter of discretion.	Amend to add privacy, screening and overlooking impacts as a matter of discretion.



## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
34.	9. High Density Residential Rule 9.5.5 (Floor Area Ratio)	Amend	Amend to ensure that voids are not used as a means to increase building floor area coverage under a FAR control.	Amend to ensure that voids are not used as a means to increase building floor area coverage under a FAR control. Suggested wording as below (additions in bold):  <i>"Gross floor area on a site shall not exceed a Floor Area Ratio of 2.0. <u>For the avoidance of doubt, the creation of voids or open areas cannot be used to increase the achievable overall building footprint within a site</u>"</i>
	<b>10. ARHMZ</b>			
35.	10.4.2	Amend	Delete "residential flat" as this is encompassed within the definition of a "Residential Unit"	Amend to delete "residential flat"
	<b>11. Large Lot Residential</b>			
36.	11. Large Lot Residential 11.1 Zone purpose	Amend	Add a sentence to emphasise that in the future the zone may be rezoned to accommodate a higher density of development, recognising the land is within the Urban Growth Boundary. This acts as a signal anticipating potential change, and allows landowners to future proof for that possibility, if they desire.	Add the following sentence to the end of the third paragraph:  "Given that the zone is located within the Urban Growth Boundary, the possibility exists that the zoning may be changed in the future to accommodate a higher density of development than currently contemplated."
37.	11. Large Lot Residential 11.4.2	Amend	Delete "residential flat" as this is encompassed within the definition of a "Residential Unit"	Amend to delete "residential flat"
	<b>12. Queenstown Town Centre</b>			

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
38.	12.5.2.1	Amend	Reason: The notified wording requires buildings anywhere on Beach St (including lower Beach Street) to be setback whereas the intention is to retain the approach in the operative District Plan, which applies the setback only to the Rees/ Camp Street block (i.e. the narrower upper Beach Street).	Buildings on the north side of Beach Street and <u>located between Rees Street and Camp Street</u> shall be set back a minimum of 0.8m; and
39.	12.5.2.2	Amend	Reason: The notified wording requires buildings anywhere on Beach St (including lower Beach Street) to be setback whereas the intention is to retain the approach in the operative District Plan, which applies the setback only to the Rees/ Camp Street block (i.e. the narrower upper Beach Street).	Buildings on the south side of Beach Street <u>and located between Rees Street and Camp Street</u> shall be set back a minimum of 1m.  *Discretion is restricted to consideration of the effects on the overall streetscape as a result of a building not being set back the stipulated distance. Such effects might include: <ul style="list-style-type: none"> <li>• sunlight access;</li> <li>• the creation of a consistent building setback; and</li> <li>• widening of the street over time.</li> </ul>
40.	12.4.3 and maps 35 and 36. Queenstown Waterfront Subzone	Amend	The intention was to retain this as per the operative District Plan and to make no change other than to potentially make it clearer on the planning maps.	Reinstate the Queenstown Waterfront Subzone on proposed planning maps 35 and 36 as shown in the operative District Plan and make sure the boundary is clear.

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
41.	12.5.9 Discretionary Building Height in Precinct 1 and Precinct 1(A)	Amend	<p>The notified rules made it a restricted discretionary activity for buildings over 15.5 m in Precinct 1A (Brecon St East) yet then imposed a 14 m maximum height limit (making heights over 14 m non-complying); this was an error.</p> <p>The recommended amendments rectify this by imposing a 12 m discretionary height limit in Precinct 1A and a 15.5 m absolute height limit, over which building would be non-complying.</p> <p>This 15.5 m height is relatively consistent with the Plan Change 50 decision for Isle Street East, although that decision dispensed with making it restricted discretionary between 12 m and 15.5 m, preferring instead to enable building up to 15.5 m as a controlled activity.</p> <p>However, the cascading approach recommended above (i.e. controlled height, restricted discretionary height, and non-complying height) is consistent with the approach proposed for Precinct 1 in the Town Centre review.</p> <p>The amended wording sought also clarifies that Height Precinct P2 is subject to standard 12.5.10.1 and that, as such, buildings can extend to 14 m in P2. This reflects the rationale outlined in the S 32 report that the greater height is enabled in order to offset the relatively low heights enabled on the Beach Street side of that block.</p>	Refer to the text below:



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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
42.			<p><b>12.5.9 Discretionary Building Height in Precinct 1 and Precinct 1(A)</b></p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2) at the end of Chapter 12, which takes precedence over the general descriptions below.</p> <p>12.5.9.1 The maximum height shall be 12m and the building shall contain no more than 4 storeys (excluding basements), <del>except that: provided that</del></p> <p><del>12.5.9.2 In that part of the precinct and</del> on the eastern side of Brecon Street annotated as P1(A) on the Height Precinct Map, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary. <del>where the maximum height shall be 15.5m above ground level and shall be limited to no more than 4 storeys in height (excluding basements), provided</del></p> <p><b>12.5.10 Maximum building and façade height</b></p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2) at the end of Chapter 12, which takes precedence over the general descriptions below.</p> <p><del>12.5.10.1 In Height Precinct 1 (Stanley and Shotover streets and the north side of Camp Street west of Ballarat, and the eastern side of Brecon Street), unless otherwise allowed by Standard 12.15.10(b) the maximum absolute height shall be 15m on Secs 4-5 Blk Xv Queenstown Tn and 14m elsewhere; and,</del></p> <p><u>12.5.10.1 In Precinct 1, Precinct 1(A), and Precinct 2, subject to sub-clauses (a) - (e) below, the maximum absolute height limits shall be as follows:</u></p> <ul style="list-style-type: none"> <li>i. 15m on Secs 4-5 Blk Xv Queenstown Tn (<u>adjacent to Earnslaw Park</u>)</li> <li>ii. <u>15.5m</u> on the eastern side of Brecon Street <u>north of Man Street</u></li> <li>iii. <u>14m</u> elsewhere within the Precincts</li> </ul> <p>AND;</p>	


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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
			<p>a. Throughout the precincts, the building shall contain no more than 4 storeys (excluding basements);</p> <p>b. In addition, buildings within the block bound by Ballarat, Beetham, and Stanley streets (as shown on the height overlay) shall not protrude through a horizontal plane drawn at 7m above any point along the north-eastern zone boundary of this block, as illustrated in the below diagram: xx</p> <p>c. In addition, on Secs 4-5 Blk Xv Queenstown Tn, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 12m above any boundary.</p> <p>d. In addition, in Height Precinct 2 (central Shotover/ upper Beach Street block) the street front parapet of buildings on the north side of Beach Street shall be between 6.5m and 7m in height and no part of any building, except a street front parapet, shall protrude through a recession line inclined towards the site at an angle of 30 degrees commencing from a line 6.5m above any street boundary: Xx</p> <p><u>e. In addition, in Precinct 1A, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary.</u></p>	
	Map		This amendment reflects the heights in the operative District Plan; the cadastral boundaries and/ or the existing buildings on these sites (as shown in the following maps); and aligns with the boundary of the Mall Heritage Precinct.	Amend the Height Precinct Map (Figure 2; Chapter 12) such that Precinct 3 includes all the area within the red line below), including those areas to the north, which are currently either included in P5 or not included within any precinct (i.e. the rear portions of the Marine Parade Site at the corner of Marine Parade and Church Street have no precinct assigned to them).

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
			 <p>Proposed Height Precinct map (figure 2 within Chapter 12 PDP)</p>	 <p>GIS showing existing buildings (Eichardts, Country Road, etc.)</p>

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
 <p>Planning map from operative District Plan showing height restriction area (green hatching)</p>				
43.	12.5.10.4		Reason: Typographical error	<b>12.5.10.4</b> In Height Precinct 7 (Man Street), the maximum height shall be 11m above 327.1 masl, except that within the viewshafts identified on the Height Precinct map, the maximum height shall be 4m above <del>321.7</del> <u>327.1</u> masl.
	<b>16. Business Mixed Use</b>			

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
	<b>17. Airport Mixed Use Zone</b>			
44.	17. Airport Mixed Use Zone 17.5.8	Amend	Amend to remove reference to Appendix 13 and instead reference Table 4 and 5 of the Noise Chapter.	Amend to remove reference to Appendix 13 and instead reference Table 4 and 5 of the Noise Chapter.
45.	17. Airport Mixed Use Zone 17.3.2.2	Amend	Errors in text and number references	Amend to make consistent with standard wording of other chapters, and correct numbering references.
46.	17. Airport Mixed Use Zone 17.5.5	Amend	An additional rule is sought to limit airport lighting when it is not operationally required, so as to mitigate impacts through the landscape and on the night sky.	Add a new Rule 17.5.5.3: <i>Lighting shall be in use only when necessary in an operational sense, so as to minimise adverse impacts on the night sky.</i>
47.	17. Airport Mixed Use Zone 17.5.9 (Transportation)	Delete	Provisions relating to parking, loading and access refer to the Operative District Plan.  The Transport Chapter of the Operative District Plan continues to apply for all parts of the Proposed District Plan, until reviewed as part of Stage 2. Therefore this rule provides no added clarity or value and can be removed.	Delete provisions relating to parking, loading and access which refer to the Operative District Plan.



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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
48.	17. Airport Mixed Use Zone 17.6.1	Amend	Amend to wording it is consistent with other chapters.	Amend to reflect standard wording. <del>"Except as provided for by the Act, All applications for controlled, restricted discretionary or discretionary activities will be considered without shall not require public notification or the need to obtain the written approval of or serve notice on affected persons the written consent of other persons and shall not be notified or limited-notified".</del>
49.	17. Airport Mixed Use Zone 17.3.2	Amend	Amend the 'District Wide' text to correct heading title to state "clarification"	Amend 'District Wide' to correct heading title to state "clarification"
50.	17. Airport Mixed Use Zone 17.3.2	Amend	Add standard wording relating to permitted activities.	Amend to add point under 17.3.2 (Clarification) which states: "A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules."
	<b>22. Rural Residential and Rural Lifestyle.</b>			
51.	22. Rural Residential & Rural Lifestyle 22.1 Zone Purpose	Amend	Last sentence, second paragraph: it is not clear what Makarora has been identified for.	Amend, adding words as underlined below: <i>Some areas such as Makarora have been identified <u>as areas that are subject to specific natural hazards</u> and provisions are provided to manage natural hazards at these locations.</i>

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
52.	22. Rural Residential & Rural Lifestyle 22.1 Zone Purpose (Rural Residential Zone)	Amend	For clarity and to ensure consistency, the reference “0.4 hectares” should be added after “every 4000m <sup>2</sup> ”.	Add (0.4 hectares) after “every 4000m <sup>2</sup> ”.
53.	22. Rural Residential and Rural Lifestyle. 22.5.38	Amend	Wyuna is spelt Wynuna	Amend spelling to Wyuna.
	26. Historic Heritage			
54.	26. Historic Heritage Rules 26.6.2 and 26.6.21	Amend	Rules 26.6.2 and 26.6.21 relating to subdivision would be more appropriate within Chapter 27 Subdivision and Development. This would ensure a more efficient alignment of provisions.	Delete the rules from chapter 26 and include within chapter 27. Include reference to chapter 27 as a new rule – 26.4.1.5.
55.	26. Historic Heritage Heritage item 532 McPherson House	Amend	Heritage item 532 McPherson House currently has no identification of its location and is not shown in the relevant map sheet.	Amend the table to include: Pt Section 2 Blk V\ Lower Wanaka SD (2908202400) Amend the district plan map to include the appropriate symbol.
	<b>27. Subdivision and Development.</b>			

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
56.	27. Subdivision and Development. 27.1 Zone Purpose	Amend	In the second paragraph, last sentence the words “logic and” are considered unnecessary / ambiguous.	Delete the words “logic and”.
57.	27. Subdivision and Development. 27.5.1 Minimum Allotment size.	Amend	The minimum allotment size for Township Zone at Albert Town is identified at 600m <sup>2</sup> . The Operative District Plan is 800m <sup>2</sup> . Typographical error. This zone is reserved for Stage 2 of the District Plan Review.	Amend the minimum allotment size in the Township Zone at Albert Town to 800m <sup>2</sup> .
58.	27.2.8 Objective	Amend	The following words are considered unnecessary and potentially undermine Objective 27.2.7: “ , and where appropriate, provide exemptions from the requirement of esplanade reserves”	Delete the words: “ , and where appropriate, provide exemptions from the requirement of esplanade reserves”
59.	27.7.6.1 Policy	Amend	First bullet point: Tautology – the words “the subdivision design has had regard to” are unnecessary.	Delete the words” “the subdivision design has had regard to”
	<b>30. Natural Hazards</b>			
60.	28.2	Amend	Recognition should be given to the likelihood that climatic extremes will increase with climate change.	Add the following sentence at the end of the second paragraph: “This is likely to increase with climate change”.
	<b>30. Energy and Utilities</b>			

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
61.	30. Energy and Utilities 30.2.6.2	Amend	Typographical error: the word “option” should be “operational”	Delete the word “options” and replace with “operational”
62.	30. Energy and Utilities 30.5.10	Amend	Add rule specifying minimum setbacks of habitable buildings from a National Grid Corridor.	Add rule specifying minimum setbacks of habitable buildings from a National Grid Corridor.
63.	30. Energy and Utilities 30.4.4	Amend	Amend matters of Discretion relating to natural hazards for Renewable Electricity Generation Activities to remove reference to “increase in gross floor area” and otherwise refer to the effects of natural hazards on the resilience and operation of the facility.	Amend matters of Discretion relating to natural hazards for Renewable Electricity Generation Activities.
64.	30. Energy and Utilities 30.4.13	Amend	Amend matters of Control relating to natural hazards to remove reference to “increase in gross floor area” and otherwise refer to the effects of natural hazards on the resilience and operation of the facility	Amend matters of Control relating to natural hazards.
65.	30. Energy and Utilities 30.4.15	Amend	Amend matters of Control relating to natural hazards to remove reference to “increase in gross floor area” and otherwise refer to the effects of natural hazards on the resilience and operation of the facility and associated buildings	Amend matters of Control relating to natural hazards.
66.	30. Energy and Utilities 30.5.3.5	amend	Amend to specify a maximum reflectance value	Amend to specify a maximum reflectance value
67.	30. Energy and Utilities 30.5.9	Oppose	Rule not necessary for the implementation of the proposed District Plan; and compliance with NZ Standards will be achieved through requirements of other legislation applying to the development and operation of utilities.	Delete rule 30.5.9

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
68.	30. Energy and Utilities 30.6.1.2 (non-notification)	Amend	Amend to specify that non-notification would only apply to Small and Community Scale Distributed Electricity Generation proposals having a rated capacity of less than 3.5kW.	Amend rule 30.6.1.2 as follows: <i>“30.6.1.2 Small and Community Scale Distributed Electricity Generation <u>with a rated capacity of less than 3.5kW</u>”</i>
	<b>32.8. Protected Trees</b>			
69.	32.4 Rules	Amend	The third columns in Tables 1, 2 and 3 should be titled ‘Activity Status’	Replace the titles ‘Non-compliance status’ with the titles ‘Activity Status’
70.	32.8. Schedule of Protected Trees	Amend	A number of trees surveyed by the Council’s arborist at the request of landowners, or as part of a group of scheduled trees identified in the Operative District Plan were not considered appropriate for scheduling, but have been included in the Proposed District Plan maps.	Amend to ensure schedule 32.8 and the planning maps are consistent.
71.	32.8. Schedule of Protected Trees	Amend	latitude: -45.04068232 longitude: 168.7529954 Tree Number: 210 Botanical name: Ulmus Lois van Houtte Tree is not identified in ODP maps. Tree is not identified in Proposed maps or schedule. STEM score is 126 and qualifies. Add to schedule 32.8 and map 13	Add to schedule 32.8 and map 13

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
72.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03389546 longitude: 168.7522531 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
73.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03361706 longitude: 168.7522138 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
74.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03334292 longitude: 168.7522044 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
75.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03305812 longitude: 168.7521803 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
76.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03266078 longitude: 168.7522759 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
77.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03280389 longitude: 168.7521538 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
78.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03290103 longitude: 168.7523121 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
79.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03319152 longitude: 168.7523422 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
80.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03347348 longitude: 168.7523613 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
81.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03375283 longitude: 168.7523955 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
82.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03401772 longitude: 168.7524036 Tree Number: 7 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
83.	32.8. Schedule of Protected Trees	Amend	latitude: -44.60972011 longitude: 169.2796806 Tree Number: 2 Botanical name: Eucalyptus cinerea STEM score less than 120. Does not qualify. Remove from map 17	Remove from map 17



## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
84.	32.8. Schedule of Protected Trees	Amend	latitude: -44.60967452 longitude: 169.279807 Tree Number: 2 Botanical name: Eucalyptus cinerea STEM score less than 120. Does not qualify. Remove from map 17	Remove from map 17
85.	32.8. Schedule of Protected Trees	Amend	latitude: -44.61039988 longitude: 169.2631666 Tree Number: 8 Botanical name: Liriodendron tulipifera STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
86.	32.8. Schedule of Protected Trees	Amend	latitude: -44.69254781 longitude: 169.1351723 Tree Number: 618 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21	Remove from map 21
87.	32.8. Schedule of Protected Trees	Amend	latitude: -44.69236762 longitude: 169.1349718 Tree Number: 618 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.	Remove from map 22

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
88.	32.8. Schedule of Protected Trees	Amend	latitude: -44.69500366 longitude: 169.1364446 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.	Remove from map 22
89.	32.8. Schedule of Protected Trees	Amend	latitude: -44.69502487 longitude: 169.1364835 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.	Remove from map 22
90.	32.8. Schedule of Protected Trees	Amend	latitude: -44.6944145 longitude: 169.1363199 Tree Number: 617 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 22.	Remove from map 22
91.	32.8. Schedule of Protected Trees	Amend	latitude: -45.01318282 longitude: 168.7377319 Tree Number: 206 Botanical name: Cupressus macrocarpa STEM score less than 120. Does not qualify. Remove from map 33.	Remove from map 33

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
92.	32.8. Schedule of Protected Trees	Amend	latitude: -45.01728575 longitude: 168.7197001 Tree Number: 161 Botanical name: Quercus robur STEM score less than 120. Does not qualify. Remove from map 33	Remove from map 33
93.	32.8. Schedule of Protected Trees	Amend	latitude: -45.01728575 longitude: 168.7197001 Tree Number: 161 Botanical name: Quercus robur Removed by RM130848. Remove from map 33	Remove from map 33
94.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03246103 longitude: 168.6629449 Tree Number: 148 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 36	Remove from map 36
95.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03243402 longitude: 168.6632738 Tree Number: 148 Botanical name: Chamaecyparis lawsoniana STEM score less than 120. Does not qualify. Remove from map 36.	Remove from map 36

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
96.	32.8. Schedule of Protected Trees	Amend	latitude: -45.03224779 longitude: 168.6550863 Tree Number: 198 Botanical name: Cedrus deodara Tree removed. Remove from map 35.	Remove from map 35
97.	32.8. Schedule of Protected Trees	Amend	latitude: -44.84959488 longitude: 169.0422525 Tree Number: 587 Botanical name: Picea sitchensis Tree removed. Remove from map 10.	Remove from map 10
98.	32.8. Schedule of Protected Trees	Amend	latitude: -44.99199535 longitude: 168.9365849 Tree Number: 579 Botanical name: Larix decidua STEM score less than 120. Does not qualify. Remove from map 13	Remove from map 13
99.	32.8. Schedule of Protected Trees	Amend	latitude: -44.70262439 longitude: 169.1338503 Tree Number: 605 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 21.	Remove from map 21

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
100	32.8. Schedule of Protected Trees	Amend	latitude: -44.70570962 longitude: 169.1336132 Tree Number: 614 Botanical name: Sequoia sempervirens STEM score less than 120. Does not qualify. Remove from map 21.	Remove from map 21
101	32.8. Schedule of Protected Trees	Amend	latitude: -44.69962383 longitude: 169.1230892 Tree Number: 619 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.	Remove from map 21
102	32.8. Schedule of Protected Trees	Amend	latitude: -44.69947235 longitude: 169.1230677 Tree Number: 619 Botanical name: Taxodium distichum STEM score less than 120. Does not qualify. Remove from map 21.	Remove from map 21
103	32.8. Schedule of Protected Trees	Amend	latitude: -44.96700239 longitude: 168.7681405 Tree Number: 213 Botanical name: Robinia pseudoacacia STEM score less than 120. Does not qualify. Remove from map 21.	Remove from map 21

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
104	32.8. Schedule of Protected Trees	Amend	latitude: -44.99316736 longitude: 168.7563485 Tree Number: 12 Botanical name: Sequoiadendron giganteum STEM score less than 120. Does not qualify. Remove from map 31.	Remove from map 31
105	32.8. Schedule of Protected Trees	Amend	latitude: -44.9003409 longitude: 168.2866866 Tree Number: 167 Botanical name: Acer pseudoplatanus STEM score less than 120. Does not qualify. Remove from map 9.	Remove from map 9
106	32.8. Schedule of Protected Trees	Amend	latitude: -45.03229423 longitude: 168.6639044 Tree Number: 150 Botanical name: Sorbus acuparia STEM score less than 120. Does not qualify. Remove from map 12.	Remove from map 12
107	32.8. Schedule of Protected Trees	Amend	latitude: -45.03212742 longitude: 168.6638528 Tree Number: 150 Botanical name: Sorbus acuparia STEM score less than 120. Does not qualify. Remove from map 36.	Remove from map 36

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
108	32.8. Schedule of Protected Trees	Amend	latitude: -45.03739608 longitude: 168.6492204 Tree Number: 158 Botanical name: Quercus rubra STEM score less than 120. Does not qualify. Remove from map 35.	Remove from map 35
109	32.8. Schedule of Protected Trees	Amend	latitude: -45.0326231 longitude: 168.662216 Tree Number: 11 Botanical name: Aesculus hippocastanum STEM score less than 120. Does not qualify. Remove from map 35.	Remove from map 35
110	32.8. Schedule of Protected Trees	Amend	latitude: -45.02666918 longitude: 168.9620893 Tree Number: 215 Botanical name: Tilia x europaea One of the 6 on the listing has been removed. Retain remaining. Remove from map 13.	Remove from map 13
111	32.8. Schedule of Protected Trees	Amend	latitude: -45.02569713 longitude: 168.9622948 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Remove from map 13

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
112	32.8. Schedule of Protected Trees	Amend	latitude: -45.02570803 longitude: 168.9622838 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Remove from map 13
113	32.8. Schedule of Protected Trees	Amend	latitude: -45.02568031 longitude: 168.9623143 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Remove from map 13
114	32.8. Schedule of Protected Trees	Amend	latitude: -45.0257533 longitude: 168.9622298 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Remove from map 13
115	32.8. Schedule of Protected Trees	Amend	latitude: -45.02577225 longitude: 168.9622003 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Remove from map 13



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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
116	32.8. Schedule of Protected Trees	Amend	latitude: -45.02579192 longitude: 168.9621627 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Remove from map 13
117	32.8. Schedule of Protected Trees	Amend	latitude: -45.0258078 longitude: 168.9621476 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Remove from map 13
118	32.8. Schedule of Protected Trees	Amend	latitude: -45.02584903 longitude: 168.962092 Tree Number: 215 Botanical name: Acer psuedoplatanus STEM score less than 120. Does not qualify. Remove from map 13.	Remove from map 13
119	32.8. Schedule of Protected Trees	Amend	latitude: -44.97115678 longitude: 168.7510585 Tree Number: 181 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 29.	Remove from map 29

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
120	32.8. Schedule of Protected Trees	Amend	latitude: -44.97161762 longitude: 168.7493604 Tree Number: 188 Botanical name: Ulmus glabra STEM score less than 120. Does not qualify. Remove from map 29.	Remove from map 29
121	32.8. Schedule of Protected Trees	Amend	latitude: -44.96919822 longitude: 168.7628505 Tree Number: 208 Botanical name: Crataegus monogyna Not in schedule 32.8. Add item 208 to schedule 32.8	Add item 208 to schedule 32.8
122	32.8. Schedule of Protected Trees	Amend	latitude: -44.99208687 longitude: 168.6726521 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Remove from map 39
123	32.8. Schedule of Protected Trees	Amend	latitude: -44.99235385 longitude: 168.6726665 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Remove from map 39

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
124	32.8. Schedule of Protected Trees	Amend	latitude: -44.99202285 longitude: 168.6726575 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Remove from map 39
125	32.8. Schedule of Protected Trees	Amend	latitude: -44.99151923 longitude: 168.6728308 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Remove from map 39
126	32.8. Schedule of Protected Trees	Amend	latitude: -44.99167454 longitude: 168.6728154 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Remove from map 39
127	32.8. Schedule of Protected Trees	Amend	latitude: -44.99234105 longitude: 168.67269 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Remove from map 39

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
128	32.8. Schedule of Protected Trees	Amend	latitude: -44.99238586 longitude: 168.6727266 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Remove from map 39
129	32.8. Schedule of Protected Trees	Amend	latitude: -44.99238586 longitude: 168.6727266 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Remove from map 39
130	32.8. Schedule of Protected Trees	Amend	latitude: -44.99243162 longitude: 168.6727772 Tree Number: 163 Botanical name: Populus nigra 'italica' Part of group of 10 larger trees, with several smaller trees not worthy of individual listing. Remove from map 39	Remove from map 39
131	32.8. Schedule of Protected Trees	Amend	latitude: -44.69995914 longitude: 169.1163033 Tree Number: 624 Botanical name: Magnolia soulangiana STEM score less than 120. Does not qualify. Remove from map 24	Remove from map 24

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
132	32.8. Schedule of Protected Trees	Amend	latitude: -44.69877662 longitude: 169.1174714 Tree Number: 571 Botanical name: Corylus avellana STEM score: 108. 3 listed, but only found 1 hazel. Not really in park either, near lake edge. Remove from map 22	Remove from map 22
133	32.8. Schedule of Protected Trees	Amend	latitude: -44.69894439 longitude: 169.1156773 Tree Number: 623 Botanical name: Picea breweriana STEM score less than 120. Does not qualify. Remove from map 22	Remove from map 22
134	32.8. Schedule of Protected Trees	Amend	latitude: -44.69919486 longitude: 169.1150513 Tree Number: 627 Botanical name: Larix kaemferi STEM score less than 120. Does not qualify. Remove from map 22	Remove from map 22
135	32.8. Schedule of Protected Trees	Amend	latitude: -44.69912623 longitude: 169.1150108 Tree Number: 628 Botanical name: Cedrus atlantica 'Glauca' STEM score less than 120. Does not qualify. Remove from map 22	Remove from map 22

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
136	32.8. Schedule of Protected Trees	Amend	<p>latitude: -44.69880712</p> <p>longitude: 169.1154171</p> <p>Tree Number: 608</p> <p>Botanical name: Sequoiadendron giganteum</p> <p>STEM score less than 120. Possible replacement for removed tree. Only 5 Wellingtonia within park worthy of listing. Remove from map 22</p>	Remove from map 22
137	32.8. Schedule of Protected Trees	Amend	<p>latitude: -44.69894082</p> <p>longitude: 169.11493</p> <p>Tree Number: 608</p> <p>Botanical name: Sequoiadendron giganteum</p> <p>STEM score less than 120. Possible replacement for removed tree. Only 5 Wellingtonia within park worthy of listing. Remove from map 22</p>	Remove from map 22
138	32.8. Schedule of Protected Trees	Amend	<p>latitude: -44.69879735</p> <p>longitude: 169.1150218</p> <p>Tree Number: 590</p> <p>Botanical name: Populus nigra Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8</p>	Add to schedule 32.8

## Attachment 1. Submission on specific provisions of the Proposed District Plan

Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
139	32.8. Schedule of Protected Trees	Amend	latitude: -44.99600093 longitude: 168.7933264 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8	Add to schedule 32.8
140	32.8. Schedule of Protected Trees	Amend	latitude: -44.99594568 longitude: 168.7927279 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Remove from map 30	Remove from map 30
141	32.8. Schedule of Protected Trees	Amend	latitude: -44.99566188 longitude: 168.792857 Tree Number: 204 Botanical name: Juglans regia Existing item in Operative District Plan. Mapped but not in schedule. Remove from map 30	Remove from map 30
142	32.8. Schedule of Protected Trees	Amend	latitude: -45.00602575 longitude: 168.7469805 Tree Number: 203 Botanical name: Quercus robur Tree removed. Remove from map 30	Remove from map 30

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
143	32.8. Schedule of Protected Trees	Amend	latitude: -44.99464545 longitude: 168.7953632 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30	Remove from map 30
144	32.8. Schedule of Protected Trees	Amend	latitude: -44.99467059 longitude: 168.7966671 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30	Remove from map 30
145	32.8. Schedule of Protected Trees	Amend	latitude: -44.99476045 longitude: 168.7965387 Tree Number: 204 Botanical name: Juglans regia STEM score less than 120. Does not qualify. Remove from map 30	Remove from map 30
146	32.8. Schedule of Protected Trees	Amend	latitude: -44.9391839 longitude: 168.8350482 Tree Number: 255 Botanical name: Crataegus monogyna Existing item in Operative District Plan. Mapped but not in schedule. Add to schedule 32.8	Add to schedule 32.8



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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
147	32.8. Schedule of Protected Trees	Amend	<p>latitude: -44.7000957</p> <p>longitude: 169.1166147</p> <p>Tree Number: 620</p> <p>Botanical name: Tilia x europaea</p> <p>One of avenue of limes. Tree is replacement for decayed tree removed in 2014. STEM score is less than 120.</p> <p>Remove from map 22</p>	Remove from map 22
148	32.8. Schedule of Protected Trees	Amend	<p>latitude: -44.70493303</p> <p>longitude: 169.1289549</p> <p>Tree Number: 3</p> <p>Botanical name: Nothofagus menziesii</p> <p>STEM score less than 120. Does not qualify. Remove from map 21</p>	Remove from map 21
149	32.8. Schedule of Protected Trees	Amend	<p>latitude: -44.70492754</p> <p>longitude: 169.1288872</p> <p>Tree Number: 3</p> <p>Botanical name: Nothofagus truncata</p> <p>STEM score less than 120. Does not qualify. Remove from map 21</p>	Remove from map 21

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
150	32.8. Schedule of Protected Trees	Amend	latitude: -44.93996304 longitude: 168.8299791 Tree Number: 265 Botanical name: Fraxinus sp. STEM score less than 120. Does not qualify. Remove from map 28	Remove from map 28
151	32.8. Schedule of Protected Trees	Amend	latitude: -44.9397027 longitude: 168.8304009 Tree Number: 265 Botanical name: Fraxinus sp. STEM score less than 120. Does not qualify. Remove from map 28	Remove from map 28
152	32.8. Schedule of Protected Trees	Amend	latitude: -44.97946371 longitude: 168.8211664 Tree Number: 176 Botanical name: Pinus jeffreyi Does not exist/could not be found. Remove from map 30	Remove from map 30
153	32.8. Schedule of Protected Trees	Amend	latitude: -44.97951683 longitude: 168.8212083 Tree Number: 178 Botanical name: Pinus radiata STEM score less than 120. Does not qualify. Remove from map 30	Remove from map 30

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
154	32.8. Schedule of Protected Trees	Amend	<p>latitude: -44.98787092</p> <p>longitude: 168.8148877</p> <p>Tree Number: 177</p> <p>Botanical name: Maclura pomifera</p> <p>Tree looks to have been removed in past and stump re growth is left. No longer worthy of listing. Remove from map 30</p>	Remove from map 30
155	32.8. Schedule of Protected Trees	Amend	<p>latitude: -45.11212359</p> <p>longitude: 168.54417</p> <p>Tree Number: 191</p> <p>Botanical name: Populus nigra 'italica'</p> <p>Tree removed. Remove from map 12</p>	Remove from map 12
156	32.8. Schedule of Protected Trees	Amend	<p>latitude: -45.02435886</p> <p>longitude: 168.6584097</p> <p>Tree Number: 6</p> <p>Botanical name: Nothofagus solandrii var. cliffortoides</p> <p>STEM score less than 120. Does not qualify. Remove from map 32</p>	Remove from map 32
	<b>33. Indigenous Vegetation and Biodiversity</b>			

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Point No.	Provision	Support, Oppose, Amend	Submission	Decision sought (retain, delete, amend)
157	33. Indigenous Vegetation and Biodiversity Schedule 33.8.1	Amend	SNA F21 A, b and C. Hillend Station. Wanaka.  Portions of the areas identified as a SNA are able to be cleared by resource consent RM 090630. The consent will expire in 2029 and it is reasonable to expect it to be implemented. In addition, subdivision consent RM120131 has been completed and involves a vegetation management plan that includes 'passive revegetation areas' within areas also identified as an SNA.	Modify SNA F21A, F21B_1 and F21B_3 to the areas identified as 'exclusion areas' on the approved plans of RM090630.  Remove SNA F21C_1 and 2.
158	33. Indigenous Vegetation and Biodiversity Schedule 33.8.2	Amend	The SNA schedule is split to distinguish between the proposed and existing SNA's, identified as significant indigenous vegetation in the ODP. These schedules can be merged.	The schedules were separated for notification purposes to distinguish between the proposed and existing SNAs. Merge schedule 33.8.2 with 33.8.1.
	<b>35. Temporary Activities and Relocated Buildings</b>			
159	35. Temporary Activities and Relocated Buildings 35.4.8	Amend	Amend to reduce the number of times the temporary event can occur in a calendar year as a permitted activity from 12, to 7 times in any 12 month period. This is consistent with the temporary nature of events provided for under this chapter.	Amend bullet point 4 to state: " <i>No site shall be used for any temporary event more than 42 7 times in any calendar 12 month period</i> ".
160	35. Temporary Activities and Relocated Buildings Clarification 35.3.2.4	Amend	The note clarifying that the respective provisions in the zone apply is superfluous because there is an provision in Rule 35.4.2.	Delete provision 35.3.2.4. <del>For a Relocated Building, the provisions in this Chapter apply in addition to any relevant provision of any other Chapter.</del>

## Attachment 1. Submission on specific provisions of the Proposed District Plan

161	<p>35. Temporary Activities and Relocated Buildings</p> <p>Relocated buildings. 35.4.2, 35.4.3 and 35.4.4</p>	Amend	<p>The Proposed District Plan Rules set out permitted and controlled parameters for residential zones, and a separate rule for relocated buildings and containers in the rural zones.</p> <p>It is considered that a specific rule for rural zones is not necessary, and the rule can be restructured and amendments made to phrasing to provide certainty with the definitions of relocated building and relocation. Including, removing the qualifier that prefabricated buildings are exempt because this addressed in the definition.</p> <p>The rules in the applicable zones would address the bulk, location and any visual appearance or design aspects that may be applicable to a specific area.</p> <p>The amendments remove the qualification that the building to be relocated would need to be associated with residential purposes.</p> <p>The Proposed District Plan provisions still apply where the type of resource consent would be a controlled activity, prefabricated buildings, one shipping container, one accessory building less than 36m<sup>2</sup> in area (a recommended increase of 6m<sup>2</sup> to allow for a typical double garage with 6m x 6m dimensions), and the repositioning of a building on the same site are exempt.</p> <p>An additional matter of control has been added to allow the council discretion to apply a condition to set a bond to ensure the works are completed within an appropriate timeframe.</p>	<p>Amend Rule 35.4.2 as shown below.</p> <p>Delete Rule 35.4.3.</p> <p>Delete Rule 35.4.4.</p> <p>The deletion of rules 35.4.3 and 35.4.4 will require changes to the numbering of proceeding rules.</p>
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## Attachment 1. Submission on specific provisions of the Proposed District Plan

	Temporary Activities and Relocated Buildings	Activity Status
35.4.2	<p><b>Relocated Building</b> (Refer to Chapter 2: Definitions), in a <b>Residential Zone</b> that is any of the following, and a maximum of one per site except the following shall be permitted activities:</p> <ul style="list-style-type: none"> <li><del>a new build-relocated residential unit that has been purpose built for relocation</del></li> <li>a shipping container, <u>limited to a maximum of one per site;</u></li> <li>an accessory building under <del>30m<sup>2</sup></del> <u>36m<sup>2</sup></u> in gross floor area that is not a shipping container, <u>limited to a maximum of one per site;</u></li> <li><del>the repositioning of an existing lawfully established residential unit, residential flat or accessory building within its own site.</del></li> </ul> <p><u>Control is reserved to all of the following:</u></p> <ul style="list-style-type: none"> <li><u>the reinstatement works and time frame that the works associated with the relocation are to be completed to the exterior of the building.</u></li> <li><u>the timeframe for placing the building on permanent foundations and the closing in of those foundations.</u></li> <li><u>the nature of other works to be undertaken to ensure the building is compatible with the amenity values of the area.</u></li> <li><u>Any requirement to impose a bond or other conditions to ensure completion of restoration work to an acceptable standard within a time frame.</u></li> <li><u>Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated<sup>1</sup>.</u></li> </ul> <p>This rule does not apply to buildings for Temporary Construction-Related Activities, as addressed by Rules below.</p> <p>For the purpose of this rule Relocated Buildings shall also be subject to the rules of the Zone they are located in and any applicable District Wide rule. In particular, rules relating to Buildings or Structures apply.</p>	PC

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	<b>36. Noise</b>			
162	36. Noise 36.6 (including 36.6.2 (Table 4))	Amend	Implementation and assessment of the construction materials identified in Table 4 is problematic due to these no longer being consistent with modern building materials which may differ in technical properties from the criteria listed, but yet still provide the same benefits for sound insulation. Potential to instead require an acoustic assessment for new or altered buildings within the Air Noise Boundary.	Amend to ensure format addresses modern building solutions and is not unnecessarily restrictive to building and resource consent processing – or requires outdated building materials to be used which are less appropriate. Further investigation needed to determine an appropriate response to improve the application of this rule in consent processing.
	<b>37. Designations</b>			
163	37. Designations	Amend	Consider the use of explanatory and procedural text to provide clarification.	Consider the use of explanatory and procedural text to provide clarification.
164	37. Designations Schedule 37.1	Amend	Minor typographical errors in the Schedule of Designations: 56, 58, 117, 176, 215.	Amend Schedule
165	37. Designations Schedule 37.1 Planning map 39a	Oppose	KiwiRail Holdings Limited has advised that Designation 5 over the Kingston Railway Line is to be uplifted.	Remove Designation 5 from Schedule 37.21 and Planning map 39a.
166	37. Designations Schedule 37.1	Amend	Designation 171. Recreation Reserve status has been uplifted. QLDC seek the designation is removed.	Remove from Schedule 37.1 and maps 32, 37.
167	37. Designations Schedule 37.1 Condition H	Amend	Designation 282 and associated Condition H. The legal descriptions referenced might not longer be valid. The conditions may no longer be relevant in the context of the limitations imposed by the National Environmental Standard Electricity Transmission 2009.	Remove reference to condition H in Designation 282 in Schedule 37.1 if they are no longer relevant. If the conditions are relevant, ensure the references are accurate.

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168	<p>37. Designations Conditions A to H Amend</p>	<p>Typographical errors and outdated references identified for the following conditions to designations:</p> <p>A.1 Stopped Roads: park should be Park.</p> <p>A.3 Limited Access Roads: Transit New Zealand should be New Zealand Transport Agency. Reference to SH 89 (Crown Range) needs to be deleted.</p> <p>A5.(2) Eastern Access Road and Road 2: Reference to operative District Plan (ODP).</p> <p>B(4) Recreation Reserves: Recession plane condition refers to ODP parameters, Consideration of whether these should reflect the proposed District Plan (PDP) provisions for the respective underlying zone.</p> <p>C.5 Conditions for Specific Designations. Frankton Primary School: Condition refers to ODP parameters, Consideration of whether these should reflect the proposed District Plan (PDP) provisions for the respective underlying zone.</p> <p>C.7 Conditions for Specific Designations. Mt Aspiring College:</p>	<p>Amend to correct typographical errors and remove outdated references to other agencies and the Operative District Plan. Update conditions to reflect the provisions of the proposed District Plan.</p>
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		<p>Condition refers to ODP parameters, Consideration of whether these should reflect the proposed District Plan (PDP) provisions for the respective underlying zone.</p> <p>C.12 Conditions for Specific Designations; D.# 18 Arrowtown Exchange, D.# 19 Glenorchy Microwave Station, D.# 20 Queenstown Telephone Exchange, C.15 D.# 21 Wanaka Exchange:</p> <p>References the Utilities Chapters of ODP.</p> <p>C.33 D. 46 QLDC Sewage Treatment Works:</p> <p>References page A1/40 of the ODP.</p> <p>C.53 D.# 76 Victoria Bridge Terrace Site:</p> <p>A reference to the District Planner, this role is no longer established. Also references the Historic Places Trust, this agency has been renamed to Heritage New Zealand.</p> <p>C.59 D. 232 Gorge Road Carpark:</p> <p>References outdated NZ Standards.</p>	
		<p>C.61 D. 243 Educational Facilities Wanaka (RM050409):</p> <p>References ODP recession plane requirements.</p> <p>C.62 D.# 330 Works Depot Wanaka (RM080414):</p> <p>References ODP Transport Rules..</p> <p>C. 64, 65, 66, 67 for various sewage pump stations reference Lakes Environmental. This organisation is no longer established.</p>	

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		C.68 References a role at the QLDC that is no longer established.	
		C.70 D.#338: 2m2 should be 2m <sup>2</sup> . Reference to Transit New Zealand should be the New Zealand Transport Agency.	
		C.73 #377 Education purposes RM130104: Reference to a provision in the ODP (12.25.9.2) that may not exist, and could become outdated.	
		C.74 D# 575: Refers to Lakes Environmental, this company is no longer established.	
		C.75 D# 570: Refers to ODP provisions.	
		C.80 D.#566: Refers to 'consent holder' and ODP provisions.	
		Condition D.1 D. # 2 Queenstown Airport: Refers to ODP provisions. (condition 16)	
		Condition E.1 D.#64 Wanaka Airport. Referencing used for the conditions is not ideal. Condition (a) of permitted activities is 1.0m, suggest the intention is 10m.	
		Condition F Motor Parks and Golf Clubs. Condition 4 refers to recession planes in the ODP.	

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			<p>Condition G Recreation reserves.</p> <p>Consider whether a separate suite of conditions are necessary in addition to conditions B or C, for specific activities.</p> <p>Condition 6 references 'general' Transport Rules. Recommend this is updated to provide certainty and is applicable to PDP provisions.</p>	
169	37. Designations Condition C Recreation Reserves	Amend	Condition 8 Glare, add the words "and the night sky" to the first sentence, to limit impacts.	Condition 8 Glare, add the words "and the night sky" to the first sentence.
170	37. Designations Designation #574 and Map 29	Amend	The entire site is designated for the purposes of a substation. Only the area of the existing substation needs to be mapped.	Amend Map 29 so D# 574 applies to the existing substation.
171	37. Designations Designation #527	Amend	Designation 527 is not referred to in the schedule.	Add '527' to the row that currently refers to designations 528, 529, 526. Consider consolidating these to one designation. .
	<b>41. Jacks Point Zone</b>			
172	41. Jacks Point Zone 41.1 (Zone Purpose), 41.4.3, 41.4.4,	Amend	Design guidelines are specified in the zone purpose as a "non-regulatory method" yet referenced in matters of control within Rules 41.4.3 and 41.4.4 – without specific reference to a document version or year. Compliance with design guidelines is managed by Jacks Point in accordance with by-laws, consent notices/covenants and processes external to the District Plan, such as the design review board. Review of compliance with design guidelines by council is a duplication of this process, and as currently worded is uncertain as to which version of guidelines would apply.	Delete reference to design guidelines through the chapter.

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173	41. Jacks Point Zone 41.5.8.2	Amend	Amend to clarify intent of this rule.	Amend to clarify intent of this rule.
174	41. Jacks Point Zone 41.5.13.1	Amend	The words “and the night sky” should be added to end of sentence to limit impacts.	Add the words “and the night sky” should be added to end of sentence.
	<b>43. Millbrook Zone</b>			
175	43. Millbrook Zone 43.7 Structure Plan	Amend	Amend structure plan to be consistent with Planning Map 26 (as revised 17/07/2015).	Amend structure plan to be consistent with Planning Map 26 (as revised 17/07/2015).
176	43. Millbrook Zone 43.4.5	Amend	Reformat the specified assessment matters into either Matters of Discretion or Standards to be consistent with format of the remainder of the Proposed District Plan, which no longer contains assessment matters.	Reformat the specified assessment matters into either Matters of Discretion or Standards.
177	43. Millbrook Zone 43.4.6	Amend	Reformat the specified assessment matters into either Matters of Discretion or Standards to be consistent with format of the remainder of the Proposed District Plan, which no longer contains assessment matters.	Reformat the specified assessment matters into either Matters of Discretion or Standards.
178	43. Millbrook Zone 43.4.3, 43.4.5, 43.4.6	Amend	Amend to specify version and year of design guidelines which applies; or state “ <i>any council approved guidelines</i> ”	Amend to specify version and year of design guidelines which applies; or state “ <i>any council approved guidelines</i> ”
179	43. Millbrook Zone 43.4.16 (Mining)	Amend	Amend Non-complying status to Prohibited as mining is not an anticipated use in this zone.	Amend Non-complying status to Prohibited.

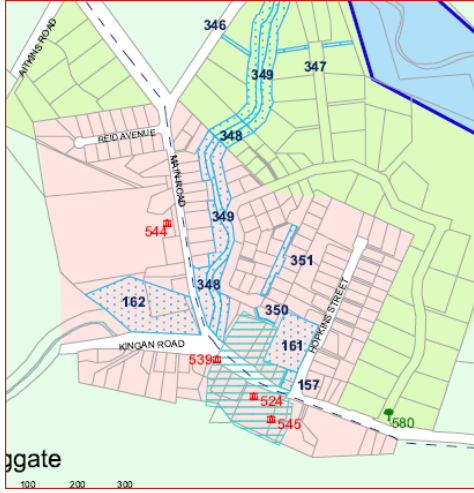
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180	43. Millbrook Zone 43.4.20	Amend	Amend Non-complying status to Prohibited as panel beating, spray painting, motor vehicle repair or dismantling is not an anticipated use in this zone.	Amend Non-complying status to Prohibited.
181	43. Millbrook Zone 43.4.21	Amend	Amend Non-complying status to Prohibited as Forestry is not an anticipated use in this zone.	Amend Non-complying status to Prohibited.
182	43. Millbrook Zone 43.4.17	Amend	Specify what “Service Activities” refers to and the limits of permitted activities under Rule 43.4.1.	Amend to specify what “Service Activities” refers to and the limits of permitted activities under Rule 43.4.1.
183	43. Millbrook Zone 43.4.18	Amend	Specify what “Industrial Activities” refers to and the limits of permitted activities under Rule 43.4.1.	Amend to specify what “Industrial Activities” refers to and the limits of permitted activities under Rule 43.4.1.
184	43. Millbrook Zone 43.4	Amend	Include activity status as Non-complying for buildings in the R18 area containing the historic cottage to rectify default permitted status under 43.4.1.	Include non-complying activity status for buildings in the R18 area.
185	43. Millbrook Zone 43.5.3	Amend	Include density limits for R1 – 12, R13 and R17 areas.	Include density limits for R1 – 12, R13 and R17 areas.
186	43. Millbrook Zone 43.5.4	Amend	Specify building height for R13 area.	Specify building height for R13 area.
187	43. Millbrook Zone 43.5.6	Amend	The words “and the night sky” should be added to end of sentence to limit impacts.	Add the words “and the night sky” should be added to end of sentence.

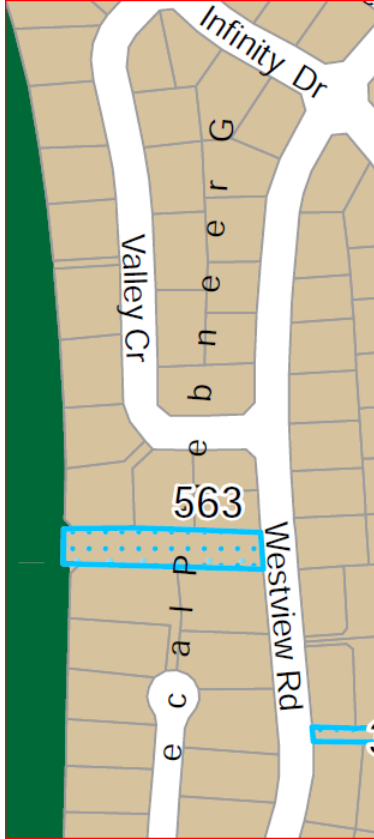
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188	43. Millbrook Zone 43.6.1	Amend	Amend to standard wording, consistent with other chapters	Amend to reflect standard wording. <del>"Except as provided for by the Act, All applications for controlled and restricted discretionary activities will be considered without shall not require public notification or the need to obtain the written approval of or serve notice on affected persons the written the written consent of other persons and shall not be notified or limited-notified".</del>
	<b>Planning Maps</b>			
189	Planning Maps Information sheet	Amend	Spelling mistake in column one under Operative Plan needs amending.	Note: Operative zones are shown across sites that are not being reviewed in Stage 1 <del>or</del> <u>of</u> the District Plan Review, or where the Zone has been specifically reserved for review in Stage 2.
190	Planning Maps	Amend	Not all Visitor Accommodation Sub -zones have been reviewed under Stage 1. This is restricted to sites in rural zones. A method of differentiation is required.	Add – "Visitor Accommodation Sub-Zone (Urban Areas)" to column one.  Amend column three to read: "Visitor Accommodation Sub-Zone (Rural Areas)"

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191	Planning Maps 11	Amend	<p>Heritage items (x4) missing from 11A.</p> 	<p>Amend map sheet 11a to include heritage items 544, 539, 524 and 545 as shown in the operative plan.</p>
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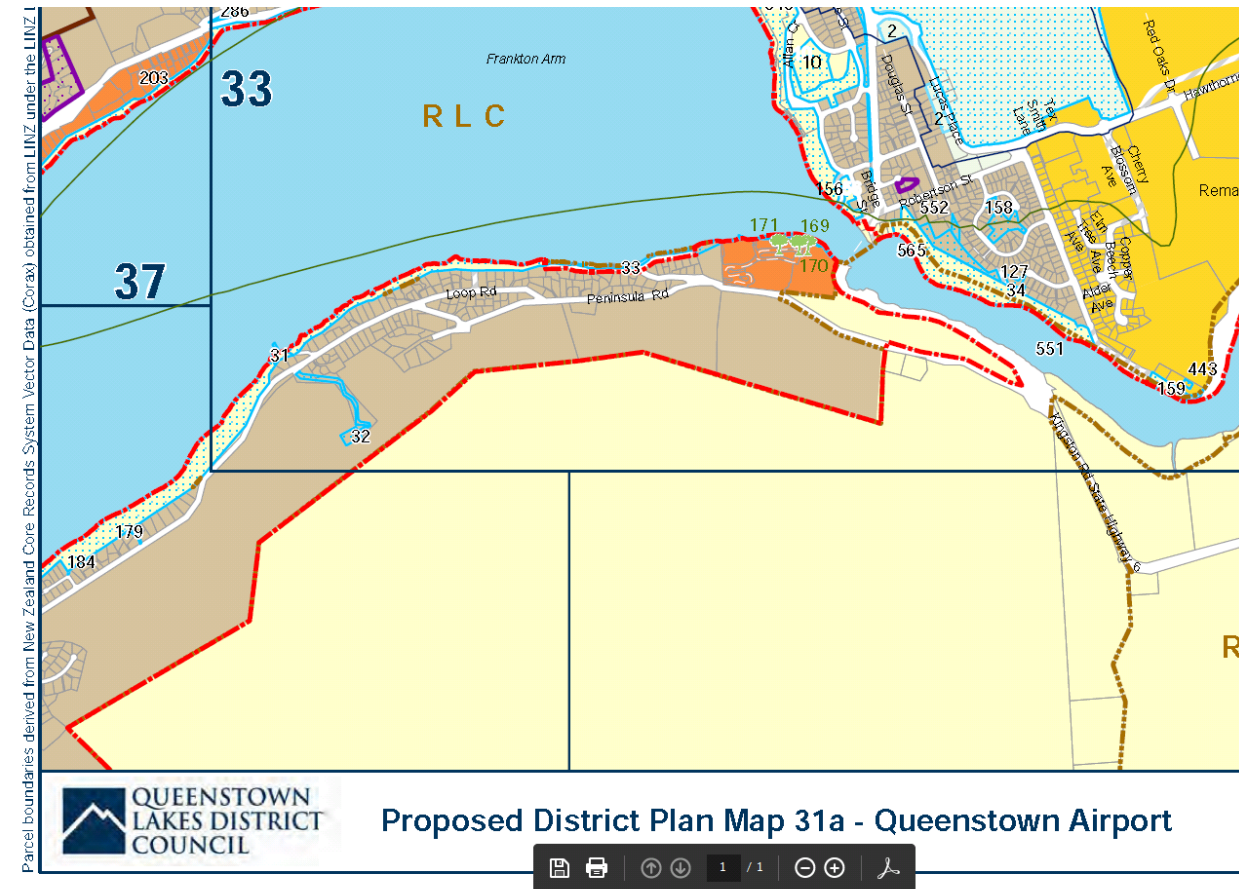
192	Planning Maps 19		<p>Unexplained text on map between Valley Crescent and Westview Road in Peninsula Bay</p> 	Delete unnecessary text from map sheet 19.
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193	Planning Maps 21	Amend	Designation 376 Wanaka Sports and Events Facility is mapped but shows the designated area confirmed by the original notice of requirement in 2012. Planning map 21 should show the most recent shape of the designation confirmed by an alteration to the designation in 2014 (RM140723).	Amend the shape of the designation as confirmed by RM140723.
194	Planning Maps 26	Amend	The extension to the Millbrook Special Zone as depicted in the Structure Plan included within that chapter is not shown in map sheet 26. This may lead to discrepancies.	Amend map sheet 26 to include the Millbrook Special Zone extension.
195	Planning Maps 27	Amend	"Industrial" missing from legend	Amend the legend marker to include "Industrial Zone"
196	Planning Maps 28	Amend	Arrowtown Character Tree No.8 not in ARHMZ	Remove Arrowtown Character Tree annotation No. 8 from 28 Buckingham Street
197	Planning Maps 31a	Amend	The device subject of Metservice Designation #230 was physically moved but has been erroneously given a new identifier.	Amend map sheet 31a Rename #576 to: #230.  Delete the existing annotation and Polygon at #230.
198	Planning Maps 31a	Amend	The Landscape line on the south side of Frankton Arm near Willow Place and Peninsula Road should identify the edge of the RLC area of Frankton Arm at the edge of the recreation reserve zoned Rural and the Low Density Residential Zone, the Rural Zoned land to south is ONL.  The landscape line identifying the RLC boundary is missing in some places.	Amend map 31a to show the landscape line as intended.

Section of Proposed District Plan Map 31A, showing the brown landscape line is not continuous along the boundary of the Rural and Low Density Residential Zones. .



			<p>QLDC ARC GIS landscape lines as intended to be displayed in the Proposed District Plan maps:</p> 	
199	Planning Maps 33	Amend	<p>The special zones are now all one colour, which means that they all need to be clearly labelled- Frankton Flats A (i.e. 5 mile, which has its own set of provisions) is given the label 'Frankton Flats' and this should be changed to 'Frankton Flats A'. Frankton Flats B needs to be labelled. Both these are separate zones which each have a separate set of provisions</p>	<p>Amend the maps sheets to show the extents of both special zones.</p>
200	Planning Maps 34	Amend	<p>Heritage items in Queenstown Gardens are shown in map sheet 35 but not in sheet 36.</p>	<p>Amend maps 34, 35 and 36 to show heritage items at all scales.</p>

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201	Planning Maps 36	Amend	Heritage Feature No.38 on Planning Map 36 missing	Include Protected Heritage Feature No.38 on Planning Map 36.
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