

APPENDIX 1
RECOMMENDED REVISED CHAPTER

SUBDIVISION and DEVELOPMENT 27

Black underlined text for additions and strike through text for deletions, Appendix 1 to Nigel Bryce's s42A report, dated 29 June 2016.

27 Subdivision and Development

27.1 Purpose

Subdivision and the resultant development enables the creation of new housing and land use opportunities, and is a key driver of the District's economy. The council will support subdivision that is well designed, is located in the appropriate locations anticipated by the District Plan with the appropriate capacity for servicing and integrated transportation.

All subdivision requires resource consent ~~as a discretionary activity~~ unless specified as a permitted activity. It is recognised that subdivisions will have a variable nature and scale with different issues to address. Good subdivision design, servicing and the management of natural hazards are underpinned by ~~logic and~~ a shared objective to create healthy, attractive and safe places.

Comment [RC1]: Consequential amendment as a consequence of changes to rule framework.

Comment [RC2]: Submission 383.47

Good subdivision creates neighbourhoods and places that people want to live or work within, and should also result in more environmentally responsive development that reduces car use, encourages walking and cycling, and maximises access to sunlight.

Good subdivision design will be encouraged by the use of the QLDC Land Development and Subdivision Code of Practice, and the QLDC Subdivision Design Guidelines. These are guiding principles to give effect to the objectives and policies of the Subdivision and Strategic Directions Chapters, in both designing and assessing subdivision proposals. Proposals at odds with these documents are not likely to be consistent with the policies of the Subdivision and Strategic Directions chapters, and therefore, may not achieve the purpose of the RMA.

Except where specific provisions are provided to assess subdivision, such as the Rural, Gibbston and Rural Lifestyle Zones, the subdivision chapter is the primary method to ensure that the District's neighbourhoods are quality environments that take into account the character of local places and communities.

27.2 Objectives and Policies – district wide

27.2.1 **Objective - Subdivision will create quality environments that ensure the District is a desirable place to live, visit, work and play.**

Policies

27.2.1.1 Require subdivision infrastructure to be consistent with the QLDC Land Development and Subdivision Code of Practice constructed and designed to an appropriate standard that is fit for purpose, while recognising opportunities for innovative ~~design~~.

Comment [RC3]: Officer suggested amendment given that Code of Practice refers specifically to 'subdivision infrastructure.'

Comment [RC4]: Submission 248.9, 567.16, FS1117.225, 806.170, 632.6, 806.171

27.2.1.2 Support subdivision that is consistent with the QLDC Subdivision Design Guidelines, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.

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27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed to the anticipated land use of the applicable zone.

27.2.1.4 Where minimum allotment sizes are not ~~proposed achieved~~, the extent to which any adverse effects are mitigated or compensated by ~~achieving~~ providing:

- i. desirable urban design outcomes.
- ii. greater efficiency in the development and use of the land resource.
- iii. affordable or community housing.

27.2.1.5 The Council recognises that there is an expectation by future landowners that the effects and resources required ~~of by~~ anticipated land uses will have been resolved through the subdivision approval process.

27.2.1.6 Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.

27.2.1.7 Recognise there will be certain subdivision activities, such as boundary adjustments, that are undertaken only for ownership purposes and will not require the provision of services.

27.2.2 **Objective - Subdivision design achieves benefits for the subdivider, future residents and the community.**

Policies

27.2.2.1 Ensure subdivision design provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.

27.2.2.2 Ensure subdivision design maximises the opportunity for buildings to front the road.

27.2.2.3 ~~Locate~~ Open spaces and reserves are located in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas ~~and~~ are a practicable size for their intended use.

27.2.2.4 Subdivision will have good and integrated connections and accessibility to existing and planned areas of employment, community ~~activities and~~ facilities, services, trails ~~and trail connections~~, public transport and adjoining neighbourhoods.

27.2.2.5 Subdivision design will provide for safe walking and cycling connections that reduce vehicle dependence within the subdivision.

27.2.2.6 Subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists.

27.2.2.7 Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.

Comment [RC5]: Submission 453.12

Comment [RC6]: Grammatical change as a consequence of submission 453.12

Comment [RC7]: Submission 453.13

Comment [RC8]: Submission 632.44

Comment [RC9]: Grammatical change as a consequence of submission 632.44

Comment [RC10]: Submission 524.45

Comment [RC11]: Submission 671.5 and 625.13

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27.2.2.8 Encourage informal surveillance of streets and the public realm for safety by requiring that the minority of allotments within a subdivision are fronting, or have primary access to, cul-de-sacs and private lanes.

27.2.2.9 ~~Encourage~~ Promote informal surveillance for safety ~~by ensuring through overlooking of open spaces and transport corridors from are visible and overlooked by adjacent sites and dwellings and by effective lighting.~~

Comment [RC12]: Submission 632.59

27.2.2.10 Manage subdivision within or near to electricity transmission corridors to facilitate good amenity and urban design outcomes, while minimising potential reverse sensitivity effects on the transmission network.

Comment [RC13]: Submission 805.64, 635.37, 719.134

27.2.3 ~~Objective - Recognise~~ The potential of small scale and infill subdivision be recognised and provided for while acknowledging that the opportunities to undertake comprehensive their design are limited limitations.

Comment [RC14]: Grammatical change as a consequence of submission 632.60

Policies

27.2.3.1 Acknowledge that small scale subdivision, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.6 and 27.2.2.8.

27.2.3.2 While acknowledging potential limitations, encourage small scale and infill subdivision to:

- i. Ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;
- ii. Where possible, locate lots so that they over-look and front road and open spaces;
- iii. ~~Where possible, a~~ Avoid the creation of multiple rear sites, unless this is not practicable;
- iv. Where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood;
- v. Identify and create opportunities for connections to services and facilities in the neighbourhood.

Comment [RC15]: Submission 453

27.2.4 ~~Objective - Identify, incorporate and enhance n~~ Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

Comment [RC16]: Officer suggested amendment to remove any ambiguity around the term 'natural features'.

Comment [RC17]: Grammatical change to read more like an outcome statement, and submission 806.180.

Policies

27.2.4.1 Enhance biodiversity, riparian and amenity values by incorporating existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces.

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- 27.2.4.2 Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage items and protected features scheduled or identified in the District Plan.
- ~~27.2.4.3 The Council will support subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise.~~
- 27.2.4.4 Encourage ~~Provide for~~ the protection of heritage and archaeological sites, and avoid the unacceptable loss of archaeological sites.
- ~~27.2.4.5 Ensure opportunity for the input of the applicable agencies where the subdivision and resultant development could modify or destroy any archaeological sites.~~
- 27.2.4.6 Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wahi tapu and other taonga.
- 27.2.4.7 Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:
- i. Whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;
 - ii. Where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes.
- 27.2.4.8 ~~Ensure that new subdivisions and developments recognises, incorporates and where appropriate, enhances existing established protected indigenous vegetation.~~
- 27.2.5 ~~Objective - Require infrastructure and services are provided to new lots subdivisions and developments. in anticipation of the likely effects of land use activities on these lots and within overall developments.~~

Comment [RC18]: Resiting of Policy 27.2.4.3 to new Policy 27.2.5.13

Comment [RC19]: Officer suggested amendment to better align policy with RMA provisions

Comment [RC20]: Submissions 632 and 806

Comment [RC21]: Submission 809.5

Comment [RC22]: Submission 635.35

Policies

Transport, Access and Roads

- 27.2.5.1 Integrate subdivision roading with the existing road networks in ~~an~~ a safe and efficient manner that reflects ~~expected~~ potential traffic levels and the provision for safe and convenient walking and cycling.
- 27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.

Comment [RC23]: Submission 719.134

Comment [RC24]: Officer suggested amendment given that Code of Practice is based on 'potential' demand not expected.

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27.2.5.3 Provide linkages to public transport networks, trail, walking, and cycling networks and public transport linkages, where useful linkages can be developed.

Comment [RC25]: Submission 798.49

27.2.5.4 The design of subdivision and roading networks to recognise To ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features, to ensure the physical and visual effects of subdivision and roading are minimised.

Comment [RC26]: Submission 632.47

27.2.5.5 Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways within subdivisions are provided for by having regard to:

Comment [RC27]: submission 671.5 and 625.13

- i. The location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency.
- ii. The number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency.
- iii. The standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails.
- iv. The provision and vesting of corner splays or rounding at road intersections.
- v. The provision for and standard of street lighting, having particular regard to the siting and location, the provision for public safety and to the avoidance of upward light spill on the night sky.
- vi. The provision of appropriate tree planting within roads.
- vii. Any requirements for widening, formation or upgrading of existing roads.
- viii. Any provisions relating to access for future subdivision on adjoining land.
- ix. The provision of public transport routes and improved linkages to public transport routes and bus shelters.

Comment [RC28]: Submission 632.53

Comment [RC29]: Submission 289.18

Water supply, stormwater, wastewater

27.2.5.6 All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.

Water

27.2.5.7 Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.

Comment [RC30]: Submission 798.50

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- 27.2.5.8 Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.
- 27.2.5.9 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.
- 27.2.5.10 Ensure appropriate water supply, design and installation by having regard to:
- i. The availability, quantity, quality and security of the supply of water to the lots being created;
 - ii. Water supplies for fire fighting purposes;
 - iii. The standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
 - iv. Any initiatives proposed to reduce water demand and water use.
- 27.2.5.11 Ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with the Council's 10 Year Plan Development Contributions Policy.

Stormwater

- 27.2.5.12 Ensure appropriate stormwater design and management by having regard to:
- i. ~~Recognise and encourage~~ Viable alternative design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
 - ii. The capacity of existing and proposed stormwater systems;
 - iii. The method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
 - iv. The location, scale and construction of stormwater infrastructure;
 - v. The effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through, ~~including~~ the control of water-borne contaminants, litter and sediments, and the control of peak flow.
- 27.2.5.13 The Council will support subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise, provided maintenance and operation requirements are acceptable to Council if the assets are to be vested.

Comment [RC31]: Officer suggested amendment to improve policy.

Comment [RC32]: Submission 632.49

Comment [RC33]: Resiting of existing Policy 27.2.4.3

Comment [RC34]: Officer suggested amendment

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Wastewater

27.2.5.14 ~~Treating and disposing of sewage is provided for in a manner that is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.~~

Comment [RC35]: Submission 632.50

27.2.5.15 Ensure appropriate sewage treatment and disposal by having regard to:

- i. The method of sewage treatment and disposal;
- ii. The capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;
- iii. The location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.

27.2.5.16 Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.

Energy Supply and Telecommunications

27.2.5.17 To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:

- i. Providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;
- ii. Ensure the method of reticulation is appropriate for the visual amenity values of the area by generally requiring services are underground;
- iii. Have regard to the design, location and direction of lighting to avoid upward light spill, recognising the night sky as an element that contributes to the District's sense of place;
- iv. Generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.

Easements

27.2.5.18 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.

27.2.5.19 Ensure that easements are of an appropriate size, location and length for the intended use.

27.2.6 **Objective - Cost of services to be met by subdividers.**

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Policies

27.2.6.1 ~~In accordance with Council's 10 Year Plan Development Contributions Policy, R~~ require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), that are attributable to the effects of the subdivision or development, including where applicable:

Comment [RC36]: Officer suggested amendment

- i. roading, walkways and cycling trails;
- ii. water supply;
- iii. sewage collection, treatment and disposal;
- iv. stormwater collection, treatment and disposal;
- v. trade waste disposal;
- vi. provision of energy;
- vii. provision of telecommunications and computer media;
- viii. provision of reserves and reserve improvements.

~~27.2.6.2 Contributions will be in accordance with Council's 10 Year Plan Development Contributions Policy.~~

Comment [RC37]: Consequential amendment as a result of amendment in Policy 27.2.6.1

27.2.7 **Objective - Create esplanades where opportunities arise.**

Policies

27.2.7.1 Create esplanades reserves or strips ~~where opportunities exist, particularly where the subdivision would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits is of large scale or has an impact on the District's landscape.~~ In particular, Council will encourage esplanades where they:

Comment [RC38]: Submission 632.55

- i. are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access;
- ii. have high actual or potential value with regard to the maintenance of indigenous biodiversity;
- iii. comprise significant indigenous vegetation or significant habitats of indigenous fauna;
- iv. are considered to comprise an integral part of an outstanding natural feature or landscape;
- v. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;
- vi. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.

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27.2.7.2 To use opportunities through the subdivision process to improve the level of protection for the natural character and nature conservation values of lakes and rivers, as provided for in Section 230 of the Resource Management Act 1991.

27.2.8 **Objective - ~~Facilitate b~~ Boundary adjustments, cross-lease and unit title subdivision are provided for, and where appropriate, provide exemptions from the requirement of esplanade reserves.**

Comment [RC39]: Grammatical change to read more like an outcome statement

Comment [RC40]: Submission 383.48

Policies

27.2.8.1 Enable minor cross-lease and unit title subdivision of existing units without the need to obtain resource consent where there is no potential for adverse effects associated with the change in boundary location.

27.2.8.2 Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to:

- i. The location of the proposed boundaries;
- ii. In rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;
- iii. Boundary treatment;
- iv. ~~The location of existing or proposed accesses and Easements for~~ access and services.

Comment [RC41]: Submission 719.140

27.3 **Location-specific objectives and policies**

In addition to the district wide objectives and policies in Part 27.2, the following objectives and policies relate to subdivision in specific locations.

Comment [RC42]: Relocated from Notified Section 27.7

27.3.1 **Objective - Peninsula Bay, Ensure effective public access is provided throughout the Peninsula Bay land.**

Policies

27.3.1.1 Ensure that before any subdivision or development occurs within the Peninsula Bay Low Density Residential Zone, a subdivision consent has been approved confirming easements for the purposes of public access through the Open Space Zone.

27.3.1.2 Within the Peninsula Bay site, to ensure that public access is established through the vesting of reserves and establishment of easements prior to any further subdivision.

27.3.1.3 Ensure that easements for the purposes of public access are of an appropriate size, location and length to provide a high quality recreation resource, with excellent linkages, and opportunities for different community groups.

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- 27.3.2 **Objective - Kirimoko, Wanaka – To create a liveable urban environment that achieves best practice in urban design; the protection and incorporation of landscape and environmental features into the design of the area; and high quality built form.**

Policies

- 27.3.2.1 Protect the landscape quality and visual amenity of the Kirimoko Block and preserve sightlines to local natural landforms.
- 27.3.2.2 Protect the natural topography of the Kirimoko Block and incorporate existing environmental features into the design of the site.
- 27.3.2.3 Ensure that urban development of the site is restricted to lower areas and areas of concealed topography, such as gullies (all zoned Low Density Residential) and that visually sensitive areas such as the spurs are left undeveloped (building line restriction area).
- 27.3.2.4 Ensure the provision of open space and community facilities that are suitable for the whole community and that are located in safe and accessible areas.
- 27.3.2.5 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.
- 27.3.2.6 Provide for road and walkway linkages to neighbouring developments.
- 27.3.2.7 Ensure that all roads are designed and located to minimise the need for extensive cut and fill and to protect the natural topographical layout and features of the site.
- 27.3.2.8 Minimise disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other open space areas and to areas of ecological value.
- 27.3.2.9 Design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas.
- 27.3.2.10 Require the roading network within the Kirimoko Block to be planted with appropriate trees to create a green living environment appropriate to the areas.

- 27.3.3 **Objective - Large Lot Residential Zone between Studholme Road and Meadowstone Drive - ~~Ensure protection of~~ Landscape and amenity values in recognition of the zone's low density character and transition with rural areas be recognised and protected.**

Policies

- 27.3.3.1 Have regard to the impact of development on landscape values of the neighbouring rural areas and features of these areas, with regard to minimising the prominence of housing on ridgelines overlooking the Wanaka township.

Comment [RC43]: Grammatical change to read more like an outcome statement

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27.3.3.2 Subdivision and development within land identified as 'Urban Landscape Protection' by the 'Wanaka Structure Plan 2007' shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines.

27.3.4 **Objective - Bob's Cove Rural Residential Zone (excluding sub-zone) – Recognise & The special character of the Bob's Cove Rural Residential Zone is recognised and provided for.**

Comment [RC44]: Grammatical change to read more like an outcome statement

Policies

27.3.4.1 Have regard to the need to provide for street lighting in the proposed subdivision. If street lighting is required in the proposed subdivision to satisfy the Council's standards, then in order to maintain the rural character of the zone, the street lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on the night sky.

27.3.5 **Objective - Ferry Hill Rural Residential Sub Zone – Maintain and enhance The visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub Zone to be maintained and enhanced.**

Comment [RC45]: Grammatical change to read more like an outcome statement

Policies

27.3.5.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Concept Development Plan for the Ferry Hill Rural Residential sub-zone located in Chapter 22 (at part 22.7.2).

Comment [RC46]: Consequential amendment as a result of new Location Specific Rules under 27.7

27.3.6 **Objective - Makarora Rural Lifestyle Zone – The avoidance or mitigation of the effects of natural hazards are avoided or mitigated and the maintenance and enhancement of landscape character, visual amenity and nature conservation values are maintained or enhanced.**

Comment [RC47]: Grammatical change to read more like an outcome statement

Policies

Natural Hazards

27.3.6.1 Particular regard shall be had to the avoidance or mitigation of natural hazards identified on the Council's hazard register associated with the location of a building platform and future anticipated land uses within the building platform.

27.3.6.2 The Council shall be satisfied as to whether consultation has been undertaken with the Otago Regional Council with regard to any matters associated with defences against water, and in particular taken the opportunity to reconcile any potential issues associated with flood defence works encouraged by the Otago Regional Council, and the District Plan's objectives, policies and servicing standards for subdivision in the Makarora Rural Lifestyle Zone.

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Landscape Values, Rural Character

- 27.3.6.3 In recognition of the landscape values within the Makarora Rural Lifestyle Zone, regard shall be had to the potential merits with the concentration or clustering of built form to areas with high potential to absorb development while retaining areas that are more sensitive in their natural state.
- 27.3.6.4 In considering the appropriateness of the form and density of development, including the identification of building platforms in the Makarora Rural Lifestyle Zone the following matters shall be taken into account:
- i. The extent to which the location and size of proposed building platforms either detracts from or has the potential to enhance landscape values and rural character;
 - ii. whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly-held open space (i.e. open space held in one title whether jointly or otherwise);
 - iii. whether and to what extent development is concentrated/clustered in areas with a high potential to absorb development while retaining areas that are more sensitive in their natural state.
- 27.3.7 **Objective - Wyuna Station Rural Lifestyle Zone - To provide for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.**

Policies

- 27.3.7.1 Prohibit or defer development of the zone until such a time that:
- i. the zone can be serviced by a reticulated wastewater disposal scheme within the property that services both the township and proposed zone. This may include the provision of land within the zone for such purpose; or
 - ii. the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone that has capacity to service both the township and proposed zone; or
 - iii. the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.

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- 27.3.8 **Objective - Wyuna Station Rural Lifestyle Zone - Subject to Objective 27.7.7 27.3.7** ~~to enable rural living development is enabled in a way that maintains the visual amenity values that are experienced from the Glenorchy Township, Oban Street and the Glenorchy-Paradise Road.~~

Comment [RC48]: Grammatical change to read more like an outcome statement

Policies

- 27.3.8.1 The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy Township, Oban Street or the Glenorchy-Paradise Road. Measures to achieve this include:
- i. Prohibiting development over the sensitive areas of the zone via building restriction areas;
 - ii. Appropriately locating buildings within the zone, including restrictions on future building bulk;
 - iii. Using excavation of the eastern part of the terrace to form appropriate building platforms;
 - iv. Using naturalistic mounding of the western part of the terrace to assist visual screening of development;
 - v. Using native vegetation to assist visual screening of development;
 - vi. The maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.
- 27.3.8.2 Maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:
- i. Methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication annually;
 - ii. Methods to exclude and/or suitably manage pests within the zone in order to foster growth of indigenous vegetation within the zone, on an ongoing basis;
 - iii. A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.

- 27.3.9 **Objective - Industrial B Zone**

Policies

- i. Reserved for Stage 2 of the District Plan Review.

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27.3.10 Objective - Industrial B Zone

Policies

- i. Reserved for Stage 2 of the District Plan Review.

27.3.11 Objective - Industrial B Zone

Policies

- i. Reserved for Stage 2 of the District Plan Review.

27.3.12 Objective - Industrial B Zone

Policies

- i. Reserved for Stage 2 of the District Plan Review.

27.3.13 Objective - Jacks Point Zone - Subdivision shall have regard to identified location specific opportunities and constraints.

Policies

27.3.13.1 Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.

27.3.13.2 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Jacks Point Structure Plan located within Chapter 41.

27.3.13.3 The extent to which the subdivision achieves the matters of control listed under Rule 27.7.1 and as they relate to the Jacks Point Structure Plan located within Chapter 41.

27.3.14 Objective – Waterfall Park - Subdivision shall provide for a range of visitor, residential and recreational facilities, sympathetic to the natural setting have regard to identified location specific opportunities and constraints.

Policies

27.3.14.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Waterfall Park Structure Plan located within Chapter 42.

27.3.14.2 The extent to which the subdivision achieves the matters of control listed under Rule 27.7.1 and as they relate to the Waterfall Park Structure Plan located within Chapter 42.

Comment [RC49]: Consequential amendment as a consequence of Location Specific Rules under 27.7

Comment [RC50]: Consequential amendment as a consequence of Location Specific Rules under 27.7

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27.3.15 **Objective – Millbrook - Subdivision shall provide for resort development while having particular regard to landscape, heritage, ecological, water and air quality values.**

Policies

27.3.15.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Millbrook Structure Plan located within Chapter 43.

27.3.15.2 The extent to which the subdivision achieves the matters of control listed under Rule 27.6.1 and as they relate to the Millbrook Structure Plan located within Chapter 43.

27.4 Other Provisions and Rules

27.4.1 District Wide

The rules of the zone the proposed subdivision is located within are applicable. Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
28 Natural Hazards	29 Transport (14 ODP)	30 Utilities and Renewable Energy
31 Hazardous Substances (16 ODP)	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	Planning Maps	

27.4.2 ~~Earthworks associated with subdivision~~

27.4.2.1 ~~Earthworks undertaken for the development of land associated with any subdivision shall not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity.~~

27.4.3 ~~Zones exempt from the Proposed District Plan and subdivision chapter~~

27.4.3.1 ~~The following zones are not part of the Proposed District Plan: stage 1 (at the date of notification: 26 August 2015) and the subdivision chapter shall not apply to the following:~~

Comment [RC51]: Consequential amendment as a consequence of integrating notified 27.7.20.1 into Location Specific Rules under 27.7

Comment [RC52]: Submissions 636.11, 643.16, 688.10, 693.16, 693.17, 702.13

Comment [RC53]: This provision pre-empted the now recently made operative Earthworks Chapter 22 to the ODP and has now been recommended for deletion.

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- a ~~Frankton Flats A Zone~~
- b ~~Frankton Flats B Zone~~
- c ~~Remarkables Park Zone~~
- d ~~Mount Cardrona Station Zone~~
- e ~~Three Parks Zone~~
- f ~~Kingston Village Special Zone~~
- g ~~Open Space Zone~~

27.4.3.2 In addition, all the Special Zones within Chapter 12 of the operative District Plan, except as identified below, are excluded from the proposed District Plan subdivision chapter:

- a ~~Jacks Point~~
- b ~~Waterfall Park~~
- c ~~Millbrook~~

Comment [RC54]: The zone exemption rule was provided to assist plan users, however is considered redundant.

27.5 Rules – Subdivision

27.5.1 These abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

Comment [RC55]: Consequential clarification provision related to the recommended changes to the rules and activity status.

<u>P</u>	<u>Permitted</u>	<u>C</u>	<u>Controlled</u>
<u>RD</u>	<u>Restricted Discretionary</u>	<u>D</u>	<u>Discretionary</u>
<u>NC</u>	<u>Non Complying</u>	<u>PR</u>	<u>Prohibited</u>

	Boundary Adjustments	Activity status
27.5.2	An adjustment to existing cross-lease or unit title due to an alteration to the size of the lot by alterations to the building outline, the conversion from cross-lease to unit title, the addition of an accessory building, or the relocation of accessory buildings providing the activity complies with all other provisions of the District Plan or has obtained a <u>land use resource consent</u> and where a certificate of compliance has been issued under section 223(1)(b) of the Act.	<u>P</u>

Comment [RC57]: Submissions 632.4, 636.11, 643.16, 688.10, 693.16, 702.13

Comment [RC56]: Submission 370.8

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	Boundary Adjustments	Activity status
27.5.3	<p>For boundary adjustment subdivision activities where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</p> <p>(i) <u>In the case of the Rural, Gibbston Character and Rural Lifestyle Zones the building platform is retained in its approved location;</u></p> <p>(ii) <u>No additional separately saleable lots are created.</u></p> <p>(iii) <u>the areas of the resultant lots comply with the minimum lot size requirement for the zone (where applicable).</u></p> <p><u>The matters over which the Council reserves control are:</u></p> <ul style="list-style-type: none"> • <u>The location of the proposed boundaries, including their relationship to approved residential building platforms, existing buildings and vegetation patterns and existing or proposed accesses;</u> • <u>Boundary treatment;</u> • <u>Easements for existing and proposed access and services.</u> 	C

Comment [RC58]: Submissions 806.176, 806.190, 532.34, 534.35, FS1157.59, 535.35, 762.3, 763.15, 767.17 and 719.140

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	Boundary Adjustments	Activity status
27.5.4	<p>For boundary adjustments within Arrowtown’s urban growth boundary and on a site that contains a heritage or any other protected item or schedule in the District where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</p> <p>(i) <u>No additional separately saleable lots are created.</u></p> <p>(iii) <u>The areas of the resultant lots comply with the minimum lot size requirement for the zone.</u></p> <p>The matters over which the Council reserves control are:</p> <ul style="list-style-type: none"> • <u>The impact of the proposed subdivision on the heritage values of the protected item;</u> • <u>In situations where lots are being amalgamated within the Medium Density Residential Zone and Low Density Residential Zone, the extent to which future development will maintain the historic character of the Arrowtown Residential Historic Management Zone;</u> • <u>The location of the proposed boundaries, including their relationship to, existing buildings and vegetation patterns and existing or proposed accesses;</u> • <u>Boundary treatment;</u> • <u>Easements for access and services.</u> 	RD

Comment [RC59]: Submissions 672.23 and 688.19

	Subdivision Activities – District Wide	Activity status
27.5.5	<p><u>All subdivision activities contained within urban areas identified within the District’s Urban Growth Boundaries and including the following zones:</u></p> <ol style="list-style-type: none"> 1. <u>Low Density Residential Zones;</u> 2. <u>Medium Density Residential Zones;</u> 3. <u>High Density Residential Zones;</u> 4. <u>Town Centre Zones;</u> 	RD

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	<p>5. <u>Arrowtown Residential Historic Management Zone;</u></p> <p>6. <u>Large Lot Residential Zones;</u></p> <p>7. <u>Local Shopping Centres;</u></p> <p>8. <u>Business Mixed Use Zones;</u></p> <p>9. <u>Queenstown Airport Mixed Use Zone.</u></p> <p><u>Discretion is restricted to all of the following:</u></p> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions, including whether the lot is of sufficient size and dimensions to effectively fulfil the intended purpose of the land use;</u> • <u>The extent to which the subdivision design achieves the subdivision and urban design principles and outcomes set out in QLDC Subdivision Design Guidelines;</u> • <u>Property access and roading;</u> • <u>Esplanade provision;</u> • <u>Natural hazards;</u> • <u>Fire fighting water supply;</u> • <u>Water supply;</u> • <u>Stormwater disposal;</u> • <u>Sewage treatment and disposal;</u> • <u>Energy supply and telecommunications;</u> • <u>Open space and recreation; and</u> • <u>Easements.</u> 	
27.5.6	<p><u>All subdivision activities in the District’s Rural Residential and Rural Lifestyle Zones</u></p> <p><u>Discretion is restricted to all of the following:</u></p> <ul style="list-style-type: none"> • <u>In the Rural Lifestyle Zone the location of building platforms;</u> • <u>Lot sizes, averages and dimensions, including whether the lot is of sufficient size and dimensions to effectively fulfil the intended purpose of the land use;</u> • <u>Subdivision design including:</u> <ul style="list-style-type: none"> - <u>the extent to which the design maintains and enhances rural living character, landscape values and visual</u> 	RD

Comment [RC60]: Submissions 370.6, 177.10

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	<p><u>amenity:</u></p> <ul style="list-style-type: none"> - <u>the extent to which the location of building platforms could adversely affect adjoining non residential land uses;</u> - <u>orientation of lots to optimise solar gain for buildings and developments;</u> - <u>the effects of potential development within the subdivision on views from surrounding properties;</u> - <u>In the case of the Makarora Rural Lifestyle Zone, the concentration or clustering of built form to areas with high potential to absorb development, while retaining areas which are more sensitive in their natural state;</u> - <u>In the Rural Residential Zone at the north end of Lake Hayes, whether and to what extent there is an opportunity to protect and restore wetland areas in order to assist in reducing the volume of nutrients entering Mill Creek and Lake Hayes;</u> <ul style="list-style-type: none"> • <u>Property access and roading;</u> • <u>Esplanade provision;</u> • <u>Natural hazards;</u> • <u>Fire fighting water supply;</u> • <u>Water supply;</u> • <u>Stormwater disposal;</u> • <u>Sewage treatment and disposal;</u> • <u>Energy supply and telecommunications;</u> • <u>Open space and recreation; and</u> • <u>Easements.</u> 	
27.5.7	<p><u>Subdivision of land in any zone within the National Grid Corridor</u></p> <p><u>Discretion is restricted to all of the following:</u></p> <p>a) <u>Whether the allotments are intended to be used for residential or commercial activity and whether there is merit with identifying a building platform to ensure future buildings are located outside the National Grid Yard.</u></p> <p>b) <u>Impacts on the operation, maintenance, upgrade and development of the National Grid.</u></p>	RD

Comment [RC61]: Submission 635.42 and further submission FS1301.12 and 805.95

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	<p>c) <u>The ability of future development to comply with NZECP34:2001.</u></p> <p>d) <u>Technical details of the characteristics and risks on and from the National Grid infrastructure.</u></p> <p>c) <u>The ability of the applicant to provide a complying building platform.</u></p> <p>d) <u>The location, design and use of any proposed building platform as it relates to the National Grid transmission line.</u></p> <p>e) <u>The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</u></p> <p>f) <u>Whether the subdivision would result in the planting of trees or shrubs in the vicinity of the National Grid transmission lines and the potential for effects on the operation and security of the national Grid Transmission Lines.</u></p>	
27.5.8	All subdivision activities in the Rural General and Gibbston Character Zones.	D
27.5.9	The subdivision of land containing a heritage or any other protected item and scheduled in the District Plan. This rule does not apply to boundary adjustments under Rule 27.4.2.	D
27.5.10	The subdivision of land identified on the planning maps as a Heritage Landscape.	D
27.5.11	The subdivision of a site containing a known archaeological site, whether identified and scheduled in the District Plan or not.	D
27.5.12	Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan.	D
27.5.13	Within the Jacks Point Zone, subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8.	D
27.5.14	Subdivision that does not comply with the standards in Part 27.6 5 and location specific standards in part 27.8	NC
27.5.15	The further subdivision of an allotment that has previously been used to calculate the minimum average densities for	NC

Comment [RC62]: Consequential amendments as a consequence of new Rule 27.6, which specifically lists non-complying activities

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	subdivision in the Rural Lifestyle Zone and Rural Residential Zone.	
27.5.16	The subdivision of land resulting in the division of a building platform.	NC
27.5.17	The subdivision of a residential flat from a the residential unit # is ancillary to, except where this is permitted in the Low Density Residential Zone.	NC
27.5.18	A subdivision under the Unit Titles Act where the building is not completed (meaning the applicable code of compliance certificate has not been issued), or building consent or land use consent has not been granted for the buildings.	NC
27.5.19	<u>Any subdivision of land in any zone within the National Grid Corridor, which does not comply with matter of discretion (a) under Rule 27.5.7.</u>	NC
27.5.20	A Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use resource consent.	D

Comment [RC63]: Submission 453.24

Comment [RC64]: Submission 805.95

27.5.21 ~~All subdivision activities are discretionary activities, except otherwise stated:~~

27.5.22 ~~The following shall be non-complying activities:~~

- ~~a Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a discretionary activity.

 - ~~i. Jacks Point Zone~~~~
- ~~b The further subdivision of an allotment that has previously been used to calculate the minimum average densities for subdivision in the Rural Lifestyle Zone and Rural Residential Zone.~~
- ~~c The subdivision of a building platform.~~
- ~~d The subdivision of a residential flat from the residential unit it is ancillary to, except where this is permitted in the Low Density Residential Zone.~~
- ~~e A subdivision under the Unit Titles Act where the building is not completed (meaning the applicable code of compliance certificate has not been issued), or building consent or land use consent has not been granted for the buildings.~~
- ~~f For avoidance of doubt, a Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use resource consent shall be a discretionary activity.~~

Comment [RC65]: Submissions 632.4, 636.11, 643.16, 688.10, 693.16, 702.13

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27.5.23 ~~The following shall be Restricted Discretionary activities:~~

~~a Subdivision undertaken in accordance with a structure plan or spatial layout plan that is identified in the District Plan. Discretion is restricted to the matters specified in the Location Specific Objectives, Policies and Provisions in Part 27.7.~~

Comment [RC66]: Rule changed to controlled status and relocated to the table above.

27.6 Rules - Standards for Subdivision Activities

27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

As per those submitters seeking a controlled activity status where subdivision is undertaken in accordance with a structure plan.

Zone		Minimum Lot Area
Town Centres		No minimum
Local Shopping Centre		No minimum
Business Mixed Use		200m ²
Airport Mixed Use		No minimum
Industrial	Industrial A	200m ²
	Industrial B	1000m ² Except that the minimum lot size shall be 200m ² where the subdivision is part of a complying combined land use/ subdivision consent application or where each lot to be created, and the original lot, all contain at least one business unit.
Residential	High Density	450m ²
	Medium Density	250m ²
	Low Density	450m ² <u>Within the Queenstown Airport Air Noise Boundary and Outer Control Boundary</u> 600m ²
	Queenstown Heights Sub Zone	1500m ²
	Arrowtown Residential Historic	800m ²

Comment [RC67]: Outside of scope of Stage 1 Zones

Comment [RC68]: Submission 433.99

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Zone		Minimum Lot Area
	Management	
	Large Lot Residential	4000m ² 2000m ² in the following locations: Between Studholme Road and Meadowstone Drive
Township	Makarora	1000m ²
	Kingston	800m ²
	Glenorchy	800m ²
	Lake Hawea	800m ²
	Luggate	800m ²
	Kinloch	800m ²
	Albert Town	600m ²
	Riverside Stage 6 Subzone A	50-55% of lots will be developed to a minimum area of 400m ² Average lot size: 600m ² Maximum lot size: 800m ²
	Riverside Stage 6 Subzone B	Average lot size: 800m ² (minimum 700m ² , maximum 1000m ²)
	Riverside Stage 6 Subzone C	Minimum 1,000m ² , maximum 2000m ²
Rural	Rural.	No minimum
	Gibbston Character.	
	Hydro Generation.	
Rural Lifestyle	Rural Lifestyle	One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.
	Rural Lifestyle at Makarora.	No minimum, providing the average lot size is not less than 2 hectares.

Comment [RC69]: Outside of scope of Stage 1 Zones

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Zone		Minimum Lot Area
	Rural Lifestyle Deferred A and B.	No minimum, but each of the two parts of the zone identified on the planning map shall contain no more than two allotments.
	Rural Lifestyle Buffer.	The land in this zone shall be held in a single allotment
Rural Residential	Rural Residential	4000m ²
	Rural Residential Bob's Cove sub-zone	No minimum, providing the total lots to be created, inclusive of the entire area within the zone shall have an average of 4000m ²
	Rural Residential Ferry Hill Subzone	4000m ² with no more than 17 lots created for residential activity
	<u>Rural Residential Zone at the north of Lake Hayes</u>	<u>4000m² provided that the total lots to be created by subdivision, including balance lots, shall not be less than an 8,000m² lot average.</u>
Jacks Point	Residential Activity Areas	380m ²
	FP-1 Activity Area	4000m ² Average 2ha
	FP-2 Activity Area	2 hectares Average 40ha
	<u>All other Activity Areas</u>	Subdivision shall comply with the average density requirements set out in Rule 41.5.8.
Millbrook		No minimum
Waterfall Park		No minimum

Comment [RC70]: Submission 26.3

Comment [RC71]: Submission 762.4

27.7 Rules – Zone and Location Specific Standards

	Zone Specific Standards	Activity status
27.7.1	<u>Subdivision undertaken in accordance with a structure plan, spatial layout plan, or concept development plan</u>	C

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	Zone Specific Standards	Activity status
	<p><u>that is identified in the District Plan.</u></p> <p><u>Control is restricted to all of the following:</u></p> <ul style="list-style-type: none"> • <u>The extent to which the subdivision is consistent with the relevant location specific objectives and policies in part 27.3;</u> • <u>Lot sizes, averages and dimensions;</u> • <u>Subdivision design, lot configuration, roading patterns (including footpaths and walkways) in accordance with the applicable structure plan or spatial layout plan;</u> • <u>The extent to which the subdivision design achieves the subdivision and urban design outcomes set out in QLDC Subdivision Design Guidelines;</u> • <u>Property access;</u> • <u>Landscaping and vegetation;</u> • <u>Heritage, where applicable;</u> • <u>Esplanade provision;</u> • <u>Natural and other hazards;</u> • <u>Fire fighting water supply;</u> • <u>Water supply;</u> • <u>Stormwater design and disposal;</u> • <u>Sewage treatment and disposal;</u> • <u>Energy supply and telecommunications;</u> • <u>Open space and reserves;</u> • <u>Easements;</u> • <u>Opportunities for enhancement of ecological and natural values;</u> • <u>Provision for internal walkways, cycle ways and pedestrian linkages;</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks.</u> 	
27.7.2	In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision in accordance	C

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	Zone Specific Standards	Activity status
	<p>with the principal roading layout depicted in the Kirimoko Structure plan shown in part 27.14, the following additional matters of control shall be had regard to:</p> <ul style="list-style-type: none"> • Any earthworks required to create any road, vehicle accesses, of building platforms or modify the natural landform; • The design of the subdivision including lot configuration and roading patterns and design (including footpaths and walkways); • Creation and planting of road reserves; • The provision and location of walkways and the green network as illustrated on the Structure Plan for the Kirimoko Block in part 27.13; <p>The protection of native species as identified on the structure plan as green network.</p>	
27.7.3	<p>In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision in accordance with the Ferry Hill Concept Development Plan shown in part 22.7.2, the following additional matters of control shall be had regard to:</p> <ul style="list-style-type: none"> • The subdivision design has had regard to m Minimising the number of accesses to roads; • The location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access; • The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 (as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone); • The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road. 	C

Comment [RC72]: Submission 656.2

Comment [RC73]: Submission 656.2

Comment [RC74]: Submission 383.50

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	Zone Specific Standards	Activity status
27.7.4	<p>In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision in accordance with the Jacks Point Zone Structure Plan identified in 41.7, the following additional matters of control shall be had regard to:</p> <ul style="list-style-type: none"> • The provision of public access routes, primary, secondary and key road connections. • Within the R(HD) Activity Areas, the extent to which the structure plan provides for the following matters: <ol style="list-style-type: none"> i. The development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area. ii. Mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu. iii. Road and street designs. iv. The location and suitability of proposed open spaces. v. Management responses to remove wilding trees. • Within the R(HD-SH) Activity Areas, the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6. • Within the R(HD) Activity Area, the creation of sites sized between 380m² and 550m², without limiting any other matters of control that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over: <ol style="list-style-type: none"> i. Building setbacks from boundaries. ii. Location and heights of garages and other accessory buildings. iii. Height limitations for parts of buildings, including recession plane requirements. iv. Window locations. v. Building coverage. vi. Roadside fence heights. • Within the OS Activity Areas shown on the Jacks Point Zone Structure Plan, measures to provide for the establishment and management of open space, including 	C

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	Zone Specific Standards	Activity status
	<p>native vegetation.</p> <ul style="list-style-type: none"> • Within the R(HD) A - E Activity Areas, ensure cul-de-sacs are straight (+/- 15 degrees). • In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m² in area: <ul style="list-style-type: none"> b The extent to which such sites are configured: <ul style="list-style-type: none"> i. with good street frontage. ii. to enable sunlight to existing and future residential units. iii. To achieve an appropriate level of privacy between homes. c The extent to which parking, access and landscaping are configured in a manner which: <ul style="list-style-type: none"> i. minimises the dominance of driveways at the street edge. ii. provides for efficient use of the land. iii. maximises pedestrian and vehicular safety. iv. addresses nuisance effects such as from vehicle lights. d The extent to which subdivision design satisfies: <ul style="list-style-type: none"> i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership. ii. Whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping. 	
27.7.5	Peninsula Bay	
27.7.5.1	Subdivision or development within the Low Density Residential Zone at Peninsula Bay which is consistent with an Outline Development Master Plan that has been lodged with	C

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	Zone Specific Standards	Activity status
	and approved by the Council.	
27.7.6	Subdivision or development within the Low Density Residential Zone at Peninsula Bay which is inconsistent with an Outline Development Master Plan that has been lodged with and approved by the Council.	N
27.7.7	Kirimoko	
27.7.7.1	<ul style="list-style-type: none"> i. Any subdivision that does not comply with the principal roading layout and reserve network depicted in the Kirimoko Structure Plan shown in Part 27.4315 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties). ii. Any subdivision of land zoned Rural proposed to create a lot entirely within the Rural Zone, to be held in a separate certificate of title. iii. Any subdivision of land described as Lots 3 to 7 and Lot 9 DP300734, and Lot 1 DP 304817 (and any title derived therefrom) that creates more than one lot that has included in its legal boundary land zoned Rural General. 	N
27.7.8	Bob's Cove Rural Residential sub-zone	
27.7.8.1	<p>Activities that do not meet the following standards:</p> <ul style="list-style-type: none"> i. Boundary Planting – Rural Residential sub-zone at Bobs Cove: <ul style="list-style-type: none"> a. Within the Rural Residential sub-zone at Bobs Cove, where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and b. Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected. ii. Development Areas and Undomesticated Areas within 	N

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	Zone Specific Standards	Activity status
	<p style="text-align: center;">the Rural Residential sub-zone at Bob's Cove:</p> <ul style="list-style-type: none"> a Within the Rural Residential sub-zone at Bob's Cove, at least 75% of the zone shall be set aside as undomesticated area, and shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council. b At least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council. c The remainder of the area shall be deemed to be the 'development area' and shall be shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all holders and the Council. d The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This Landscaping Plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years; and e This area shall be established and maintained in indigenous vegetation by the subdividing owner and subsequent owners of any individual allotment on a continuing basis. Such areas shall be shown on the Subdivision Plan and given effect to by consent notice registered against the title of the lots. f Any lot created that adjoins the boundary with the Queenstown-Glenorchy Road shall include a 15 metre wide building restriction area, and such building restriction area shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council. 	
27.7.9	Ferry Hill Rural Residential sub-zone	

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	Zone Specific Standards	Activity status
27.7.9.1	Any subdivision of the Ferry Hill Rural Residential sub-zone that is inconsistent with the subdivision design as identified in the Concept Development Plan for the Ferry Hill Rural Residential sub-zone.	N
27.7.9.2	<p>Activities that do not meet the following standards:</p> <ul style="list-style-type: none"> i. Retention of Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone which shall be retained for Landscape Amenity Purposes and shall be held in undivided shares by the owners of Lots 1-8 and Lots 11-15 as shown on the Concept Development Plan. ii. Any application for subdivision consent shall: <ul style="list-style-type: none"> a Provide for the creation of the landscape allotments(s) referred to in rule 27.8.6.2 above; b Be accompanied by details of the legal entity responsible for the future maintenance and administration of the allotments referred to in rule 27.6.9.2(i) 27.7.9.2(i) above; c Be accompanied by a Landscape Plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape Plan shall ensure: <ul style="list-style-type: none"> i. That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner that enhances naturalness; and ii. That residential development is subject to screening along Tucker Beach Road, iii. Plantings at the foot of, on, and above the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses. iv. Plantings elsewhere may include maple as well as indigenous species. v. The on-going maintenance of plantings established in 	N

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	Zone Specific Standards	Activity status
	<p>terms of rule 27.8.6.3 above shall be subject to a condition of resource consent, and given effect to by way of consent notice that is to be registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.</p> <p>vi. Any subdivision shall be subject to a condition of resource consent that no buildings shall be located outside the building platforms shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. The condition shall be subject to a consent notice that is registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.</p> <p>vii. Any subdivision of Lots 1 and 2DP 26910 shall be subject to a condition of resource consent that no residential units shall be located and no subdivision shall occur on those parts of Lots 1 and 2 DP 26910 zoned Rural General and identified on the planning maps as a building restriction area. The condition shall be subject to a consent notice that is to be registered and deemed to be a covenant pursuant to section 221(4) of the Act.</p>	
27.7.10	Ladies Mile	
27.7.10.1	<p>i. Subdivision of land situated south of State Highway 6 (“Ladies Mile”) and southwest of Lake Hayes that is zoned Low Density Residential or Rural Residential as shown on the Planning Maps and that does not meet the following standards:</p> <p style="margin-left: 20px;">a The landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision.</p> <p style="margin-left: 20px;">b No separate residential lot shall be created unless provision is made for pedestrian access from that lot to public open spaces and recreation areas within the land subject to the application for subdivision consent and to public open spaces and rural areas adjoining the land subject to the application for subdivision consent.</p>	N

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	Zone Specific Standards	Activity status
27.7.11	Jacks Point	
27.7.11.1	<p>Subdivision Activity failing to comply with the Jacks Point Structure Plan located within Chapter 41.7. For the purposes of interpreting this rule, the following shall apply:</p> <ul style="list-style-type: none"> a. A variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Road, and their intersection with State Highway 6, shall be acceptable; b. Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey; c. Subdivision shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable; d. Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process. 	D
27.7.11.2	<p>Subdivision failing to comply with standards for the Jacks Point Zone Conservation Lots.</p> <ul style="list-style-type: none"> i. Within the Farm Preserve 1 (FP-1) Activity Area, any subdivision shall: <ul style="list-style-type: none"> a. Provide for the creation and management of open space, which may include native re-vegetation, within the “open space” areas shown on the Structure Plan, through the following: <ul style="list-style-type: none"> (i) The creation of a separate lot that can be transferred into the ownership of the body responsible for the management of the open space land within the zone; or (ii) Held within private ownership and protected by way of a covenant registered on the relevant title protecting that part of the site from any future building development. <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> i. The visibility of future development from State Highway 	RD

Comment [RC75]: Submission 762.7

Comment [RC76]: Submission 762.7

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	Zone Specific Standards	Activity status
	6 and Lake Wakatipu. ii. Traffic, access. iii. Maintenance or enhancement of nature conservation values. iv. Creation of open space and infrastructure.	
27.7.12	<u>Any subdivision of the Millbrook Resort Zone that is inconsistent with the Mill Brook Resort Zone Structure Plan specified in part 43.7.</u>	D

Comment [RC77]: New rule added as there does not appear to be any rule governing non-compliance with structure plan

27.7.12.1 In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m² in area and not greater than 1000m² in area.

- a Rural Zone.
- b Gibbston Character Zone.
- c Rural Lifestyle Zone.

27.7.12.2 The dimensions of sites in the following zones, other than for access, utilities, reserves or roads, shall be able to accommodate a square of the following dimensions:

Zone		Minimum Dimension (m = metres)
Residential	Medium Density	12m x 12m
	Large Lot Urban	30m x 30m
	Township and All others	15m x 15m
Rural Residential	Rural Residential (inclusive of sub-zones)	30m x 30m

27.7.12.3 Lots created for access, utilities, roads and reserves shall have no minimum size.

~~27.7.12.4 The subdivision of land containing a heritage or any other protected item and scheduled in the District Plan shall be a Discretionary activity.~~

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~~27.7.12.5 The subdivision of land identified on the planning maps as a Heritage Landscape.~~

~~27.7.12.6 The subdivision of a site containing a known archaeological site, whether identified and scheduled in the District Plan or not, shall be a discretionary activity.~~

~~27.7.12.7 Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan shall be a Discretionary activity.~~

Comment [RC78]: Transferred into Rule Table

27.7.13 Subdivision associated with infill development

a The specified minimum allotment size in Rule 27.56.1, and minimum dimensions in Rule ~~27.5.4.2~~ 27.7.12.2 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Low Density Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit (established meaning a Building Code of Compliance Certificate has been issued or alternatively where a Building Code of Compliance Certificate has not been issued, construction shall be completed to not less than the installation of the roof).

Comment [RC79]: Submission 370.7, 453.4, 453.5, 166.11, 169.9, 389.1, and 389.1

27.7.14 Subdivision associated with residential development on sites less than 450m² in the Low Density Residential Zone

27.7.14.1 In the Low Density Residential Zone, the specified minimum allotment size in Rule 27.5.6.1 shall not apply in cases where the residential units are not established, providing;

- a A certificate of compliance is issued for a residential unit(s) or,
- b A resource consent has been granted for a residential unit(s).

In addition to any other relevant matters, prior to certification under S224(c), pursuant to s221 of the Act, the consent holder shall register on the certificate of title of the applicable allotments:

- c That the construction of any residential unit shall be undertaken in accordance with the applicable certificate of compliance or resource consent (applies to the additional undeveloped lot to be created).
- d The maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).
- e There shall be not more than one residential unit per lot (applies to all lots).

27.7.14.2 Rule 27.7.14.1 shall not apply to the Low Density Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary.

Comment [RC80]: Submission 433.97 and 433.98

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27.7.15 Standards related to servicing and infrastructure

Water

27.7.15.1 All lots, other than lots for access, roads, utilities and reserves except where irrigation is required, shall be provided with a connection to a reticulated water supply laid to the boundary of the net area of the lot, as follows:

To a Council or community owned and operated reticulated water supply:

a All Residential, Industrial, Business, Town Centre Corner Shopping Centre, and Airport Mixed Use Zone.

~~b Township Zones at Lake Hawea, Albert Town, Luggate, Glenorchy and Kingston.~~

b Rural-Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes.

~~c~~ Resort Zone, Millbrook and Waterfall Park.

27.7.15.2 Where any reticulation for any of the above water supplies crosses private land, it shall be accessible by way of easement to the nearest point of supply.

27.7.15.3 Where no communal owned and operated water supply exists, all lots other than lots for access, roads, utilities and reserves, shall be provided with a potable water supply of at least 1000 litres per day per lot.

27.7.15.4 Telecommunication reticulation to all allotments in new subdivisions (other than lots for access, roads, utilities and reserves).

Comment [RC81]: Outside of scope of Stage 1 Zones, therefore recommended for deletion by section 42a officer

Comment [RC82]: Submission 179.13, 191.11, 781.12.

27.8 Rules - Exemptions

27.8.1 **The following activities are permitted and shall not require resource consent.**

~~27.8.1.1 An adjustment to existing cross lease or unit title due to an alteration to the size of the lot by alterations to the building outline, the conversion from cross lease to unit title, the addition of an accessory building, or the relocation of accessory buildings providing the activity complies with all other provisions of the District Plan or has obtained resource consent.~~

Comment [RC83]: Transferred into Rule Table

27.8.1.2 The following activities shall not be considered for the provision of Esplanade reserves or strips:

a Activities that qualify as exempt under rules ~~(27.8.1 6.1.4)~~ above.

b Where a proposed subdivision arises solely due to land being acquired or a lot being created for a road designation, utility or reserve, then section 230 of the Act shall not apply.

Comment [RC84]: Consequential amendment

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~~27.9 Location-specific objectives and policies and provisions methods~~

~~In addition to the district wide objectives and policies in Part 27.2, the following objectives and policies relate to subdivision in specific locations.~~

~~27.9.1 Objective – Peninsula Bay, Ensure effective public access is provided throughout the Peninsula Bay land.~~

~~Policies~~

~~27.9.1.1 Ensure that before any subdivision or development occurs within the Peninsula Bay Low Density Residential Zone, a subdivision consent has been approved confirming easements for the purposes of public access through the Open Space Zone.~~

~~27.9.1.2 Within the Peninsula Bay site, to ensure that public access is established through the vesting of reserves and establishment of easements prior to any further subdivision.~~

~~27.9.1.3 Ensure that easements for the purposes of public access are of an appropriate size, location and length to provide a high quality recreation resource, with excellent linkages, and opportunities for different community groups.~~

~~In addition to the above, refer: Open Space Zone Objective 2, Part 20 of the Operative District Plan.~~

Comment [RC85]: Validity issues with referring to the Operative District Plan in the PDP

~~27.9.2 Objective – Kirimoko, Wanaka – To create a liveable urban environment that achieves best practice in urban design; the protection and incorporation of landscape and environmental features into the design of the area; and high quality built form.~~

~~Policies~~

~~27.9.2.1 Protect the landscape quality and visual amenity of the Kirimoko Block and preserve sightlines to local natural landforms.~~

~~27.9.2.2 Protect the natural topography of the Kirimoko Block and incorporate existing environmental features into the design of the site.~~

~~27.9.2.3 Ensure that urban development of the site is restricted to lower areas and areas of concealed topography, such as gullies (all zoned Low Density Residential) and that visually sensitive areas such as the spurs are left undeveloped (building line restriction area).~~

~~27.9.2.4 Ensure the provision of open space and community facilities that are suitable for the whole community and that are located in safe and accessible areas.~~

~~27.9.2.5 Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.~~

~~27.9.2.6 Provide for road and walkway linkages to neighbouring developments.~~

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~~27.9.2.7 Ensure that all roads are designed and located to minimise the need for extensive cut and fill and to protect the natural topographical layout and features of the site.~~

~~27.9.2.8 Minimise Avoid disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other open space areas and to areas of ecological value.~~

~~27.9.2.9 Design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas.~~

~~27.9.2.10 Require the roading network within the Kirimoko Block to be planted with appropriate trees to create a green living environment appropriate to the areas.~~

~~27.9.3 Kirimoko Structure Plan – Matters of Discretion for Restricted Discretionary Activities~~

~~27.9.3.1 In order to achieve Objective 27.7.2 and policies 27.7.2.1 to 27.7.2.10, when assessing any subdivision in accordance with the principal roading layout depicted in the Kirimoko Structure plan shown in part 27.13, in accordance with rule 27.8.2, particular regard shall be had to the following:~~

- ~~i. Any earthworks required to create any vehicle accesses of building platforms;~~
- ~~ii. The design of the subdivision including lot configuration and roading patterns;~~
- ~~iii. Creation and planting of road reserves;~~
- ~~iv. The provision and location of walkways and the green network as illustrated on the Structure Plan for the Kirimoko Block in part 27.13;~~
- ~~v. The protection of native species as identified on the structure plan as green network;~~

~~27.9.4 Objective – Large Lot Residential Zone between Studholme Road and Meadowstone Drive – Ensure protection of landscape and amenity values in recognition of the zone’s low density character and transition with rural areas be recognised and protected.~~

Comment [RC86]: Transferred into Zone Specific Rule Table as matters of control

Policies

~~27.9.4.1 Have regard to the impact of development on landscape values of the neighbouring rural areas and features of these areas, with regard to minimising the prominence of housing on ridgelines overlooking the Wanaka township.~~

~~27.9.4.2 Subdivision and development within land identified as ‘Urban Landscape Protection’ by the ‘Wanaka Structure Plan 2007’ shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines.~~

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- ~~27.9.5 Objective — Bob's Cove Rural Residential Zone (excluding sub-zone) — Recognise the special character of the Bob's Cove Rural Residential Zone is recognised and provided for.~~

~~Policies~~

- ~~27.9.5.1 Have regard to the need to provide for street lighting in the proposed subdivision. If street lighting is required in the proposed subdivision to satisfy the Council's standards, then in order to maintain the rural character of the zone, the street lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on the night sky.~~

- ~~27.9.6 Objective — Ferry Hill Rural Residential Sub Zone — Maintain and enhance visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub Zone.~~

~~Policies~~

- ~~27.9.6.1 At the time of considering a subdivision application, the following matters shall be had particular regard to:~~
- ~~i. The subdivision design has had regard to minimising the number of accesses to roads;~~
 - ~~ii. the location and design of on-site vehicular access avoids or mitigates adverse effects on the landscape and visual amenity values by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment is an integral component when constructing such access;~~
 - ~~iii. The extent to which plantings with a predominance of indigenous species enhances the naturalness of the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone;~~
 - ~~iv. The extent to which the species, location, density, and maturity of the planting is such that residential development in the Ferry Hill Rural Residential sub-zone will be successfully screened from views obtained when travelling along Tucker Beach Road.~~

Comment [RC87]: Transferred into Zone Specific Rule Table as matters of control

- ~~27.9.7 Objective — Makarora Rural Lifestyle Zone — The avoidance or mitigation of the effects of natural hazards and the maintenance and enhancement of landscape character, visual amenity and nature conservation values are maintained or enhanced.~~

~~Policies~~

~~Natural Hazards~~

- ~~27.9.7.1 Particular regard shall be had to the avoidance or mitigation of natural hazards identified on the Council's hazard register associated with the location of a building platform and future anticipated land uses within the building platform.~~

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~~27.9.7.2 The Council shall be satisfied as to whether consultation has been undertaken with the Otago Regional Council with regard to any matters associated with defences against water, and in particular taken the opportunity to reconcile any potential issues associated with flood defence works encouraged by the Otago Regional Council, and the District Plan's objectives, policies and servicing standards for subdivision in the Makarora Rural Lifestyle Zone.~~

Landscape Values, Rural Character

~~27.9.7.3 In recognition of the landscape values within the Makarora Rural Lifestyle Zone, regard shall be had to the potential merits with the concentration or clustering of built form to areas with high potential to absorb development while retaining areas that are more sensitive in their natural state.~~

~~27.9.7.4 In considering the appropriateness of the form and density of development, including the identification of building platforms in the Makarora Rural Lifestyle Zone the following matters shall be taken into account:~~

- ~~i. The extent to which the location and size of proposed building platforms either detracts from or has the potential to enhance landscape values and rural character;~~
- ~~ii. whether and to what extent there is the opportunity for the aggregation of built development to utilise common access ways including pedestrian linkages, services and commonly held open space (i.e. open space held in one title whether jointly or otherwise);~~
- ~~iii. whether and to what extent development is concentrated/clustered in areas with a high potential to absorb development while retaining areas that are more sensitive in their natural state.~~

~~27.9.8 **Objective – Wyuna Station Rural Lifestyle Zone – To provide for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.**~~

Policies

~~27.9.8.1 Prohibit or defer development of the zone until such a time that:~~

- ~~i. the zone can be serviced by a reticulated wastewater disposal scheme within the property that services both the township and proposed zone. This may include the provision of land within the zone for such purpose; or~~
- ~~ii. the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone that has capacity to service both the township and proposed zone; or~~
- ~~iii. the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to above become available and have capacity within the next~~

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three years then all lots within the zone shall be required to connect to that reticulated scheme.

- 27.9.9 ~~Objective—Wyuna Station Rural Lifestyle Zone—Subject to Objective 27.7.7, to enable rural living development is enabled in a way that maintains the visual amenity values that are experienced from the Glenorchy Township, Oban Street and the Glenorchy Paradise Road.~~

Policies

- 27.9.9.1 ~~The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from Glenorchy Township, Oban Street or the Glenorchy Paradise Road. Measures to achieve this include:~~

- ~~i. Prohibiting development over the sensitive areas of the zone via building restriction areas;~~
- ~~ii. Appropriately locating buildings within the zone, including restrictions on future building bulk;~~
- ~~iii. Using excavation of the eastern part of the terrace to form appropriate building platforms;~~
- ~~iv. Using naturalistic mounding of the western part of the terrace to assist visual screening of development;~~
- ~~v. Using native vegetation to assist visual screening of development;~~
- ~~vi. The maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.~~

- 27.9.9.2 ~~Maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future. As a minimum, this shall include:~~

- ~~i. Methods to remove or kill existing wilding exotic trees and weed species from the lower banks of the zone area and to conduct this eradication annually;~~
- ~~ii. Methods to exclude and/or suitably manage pests within the zone in order to foster growth of indigenous vegetation within the zone, on an ongoing basis;~~
- ~~iii. A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.~~

- 27.9.10 ~~Objective—Industrial B Zone~~

Policies

- ~~i. Reserved for Stage 2 of the District Plan Review.~~

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27.9.11 ~~Objective – Industrial B Zone~~

Policies

- i. ~~Reserved for Stage 2 of the District Plan Review.~~

27.9.12 ~~Objective – Industrial B Zone~~

Policies

- i. ~~Reserved for Stage 2 of the District Plan Review.~~

27.9.13 ~~Objective – Industrial B Zone~~

Policies

- i. ~~Reserved for Stage 2 of the District Plan Review.~~

27.9.14 ~~Objective – Jacks Point Zone – Subdivision shall have regard to identified location specific opportunities and constraints.~~

Policies

27.9.14.1 ~~Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.~~

27.9.14.2 ~~Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Jacks Point Structure Plan located within Chapter 41.~~

27.9.14.3 ~~The extent to which the subdivision achieves the matters of control listed under Rule 27.6.1 and as they relate to the Jacks Point Structure Plan located within Chapter 41.~~

- i. ~~Consistency with the Jacks Point Zone Structure Plan identified in 41.7, including the provision of public access routes, primary, secondary and key road connections.~~
- ii. ~~Lot sizes, averages and dimensions.~~
- iii. ~~Subdivision design.~~
- iv. ~~Property access.~~
- v. ~~Esplanade provision.~~
- vi. ~~Natural hazards.~~
- vii. ~~Fire fighting water supply.~~
- viii. ~~Water supply.~~
- ix. ~~Stormwater disposal.~~
- x. ~~Sewage treatment and disposal.~~
- xi. ~~Energy supply and telecommunications.~~

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- xii. ~~Open space and recreation.~~
- xiii. ~~Easements.~~
- xiv. ~~The nature, scale and adequacy of environmental protection measures associated with earthworks.~~

Comment [RC88]: Transferred into Rule Table 27.6.1

~~27.9.14.4 In addition to above (provision 27.7.14.1) within the R(HD) Activity Areas, have particular regard to the following matters:~~

- i. ~~The development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area.~~
- ii. ~~Mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu.~~
- iii. ~~Road and street designs.~~
- iv. ~~The location and suitability of proposed open spaces.~~
- v. ~~Commitments to remove wilding trees.~~

~~27.9.14.5 Within the R(HD-SH) Activity Areas, the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6.~~

~~27.9.14.6 Within the R(HD) Activity Area, the creation of sites sized between 380m² and 550m², without limiting any other matters of discretion that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over:~~

- i. ~~Building setbacks from boundaries.~~
- ii. ~~Location and heights of garages and other accessory buildings.~~
- iii. ~~Height limitations for parts of buildings, including recession plane requirements.~~
- iv. ~~Window locations.~~
- v. ~~Building coverage.~~
- vi. ~~Roadside fence heights.~~

~~27.9.14.7 Within the OS Activity Areas shown on the Jacks Point Zone Structure Plan, measures to provide for the establishment and management of open space, including native vegetation.~~

~~27.9.14.8 Within the R(HD) A-E Activity Areas, ensure cul-de-sacs are straight (+/- 15 degrees).~~

~~27.9.14.9 In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m² in area:~~

- a ~~The extent to which such sites are configured:~~

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- ~~i. with good street frontage.~~
- ~~ii. to enable sunlight to existing and future residential units.~~
- ~~iii. To achieve an appropriate level of privacy between homes.~~
- ~~b The extent to which parking, access and landscaping are configured in a manner which:
 - ~~i. minimises the dominance of driveways at the street edge.~~
 - ~~ii. provides for efficient use of the land.~~
 - ~~iii. maximises pedestrian and vehicular safety.~~
 - ~~iv. addresses nuisance effects such as from vehicle lights.~~~~
- ~~c The extent to which subdivision design satisfies:
 - ~~i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.~~
 - ~~ii. Whether design parameters are required to be secured through an appropriate legal mechanism. These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.~~~~

27.9.15 **Objective — Waterfall Park Subdivision shall provide for a range of visitor, residential and recreational facilities, sympathetic to the natural setting have regard to identified location specific opportunities and constraints.**

Policies

27.9.15.1 ~~Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Waterfall Park Structure Plan located within Chapter 42.~~

27.9.16 **Waterfall Park Structure Plan – Matters of for Restricted Discretionary Activities**

27.9.16.1 The extent to which the subdivision achieves the matters of control listed under Rule 27.6.1 and as they relate to the Waterfall Park Structure Plan located within Chapter 42.

27.9.16.2 ~~The District Wide objectives and policies in Part 27.2, with discretion restricted to:~~

- ~~i. Allotment sizes and configuration.~~
- ~~ii. Property access.~~
- ~~iii. Landscaping and vegetation.~~
- ~~iv. Heritage.~~

Comment [RC89]: Transferred into Rule Table 27.6.1

Comment [RC90]: Transferred into Rule Table 27.6.1

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- v. ~~Infrastructure and servicing (including stormwater design).~~
- vi. ~~Natural and other hazards.~~
- vii. ~~Open space or reserves.~~
- viii. ~~Earthworks.~~
- ix. ~~Easements.~~
- x. ~~Opportunities for enhancement of ecological and natural values.~~
- xi. ~~Provision for internal walkways, cycle ways and pedestrian linkages.~~

Comment [RC91]: Transferred into Rule Table 27.6.1

27.9.17 ~~Objective — Millbrook — Subdivision shall provide for resort development while having particular regard to landscape, heritage, ecological, water and air quality values.~~

Policies

27.9.17.1 ~~Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Millbrook Structure Plan located within Chapter 43.~~

27.9.17.2 ~~The extent to which the subdivision achieves the matters of control listed under Rule 27.6.1 and as they relate to the Millbrook Structure Plan located within Chapter 43.~~

27.9.18 ~~Millbrook Structure Plan — Matters of Discretion for Restricted Discretionary Activities~~

27.9.18.1 ~~The District Wide objectives and policies in Part 27.2, with discretion restricted to:~~

- i. ~~Allotment sizes and configuration.~~
- ii. ~~Property access.~~
- iii. ~~Landscaping and vegetation.~~
- iv. ~~Heritage.~~
- v. ~~Infrastructure and servicing (including stormwater design).~~
- vi. ~~Natural and other hazards.~~
- vii. ~~Open space or reserves.~~
- viii. ~~Earthworks.~~
- ix. ~~Easements.~~

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27.10 Rules – Location Specific Standards

27.10.1 ~~The following standards relate to anticipated subdivision in specified locations. Activities that do not meet these standards shall be a non-complying activity, unless otherwise specified.~~

27.10.2 ~~Peninsula Bay~~

27.10.2.1 ~~No subdivision or development shall take place within the Low Density Residential Zone at Peninsula Bay unless it is consistent with an Outline Development Master Plan that has been lodged with and approved by the Council.~~

Comment [RC92]: Transferred into Rule Table 27.6.1

27.10.3 ~~Kirimoko~~

27.10.3.1 ~~Any subdivision shall comply with the principal roading layout and reserve network depicted in the Kirimoko Structure Plan shown in Part 27.13 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties).~~

27.10.3.2 ~~Any subdivision of land zoned Rural proposed to create a lot entirely within the Rural Zone, to be held in a separate certificate of title.~~

27.10.3.3 ~~Any subdivision of land described as Lots 3 to 7 and Lot 9 DP300734, and Lot 1 DP 304817 (and any title derived therefrom) that creates more than one lot that has included in its legal boundary land zoned Rural General.~~

27.10.4 ~~Industrial B Zone~~

- i. ~~Reserved for Stage 2 of the District Plan Review.~~

27.10.5 ~~Bob's Cove Rural Residential sub-zone~~

27.10.5.1 ~~Boundary Planting – Rural Residential sub-zone at Bobs Cove:~~

~~c. Within the Rural Residential sub-zone at Bobs Cove, where the 15 metre building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre; and~~

~~d. Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and shall have survived for at least 18 months prior to any residential buildings being erected.~~

27.10.5.2 ~~Development Areas and Undomesticated Areas within the Rural Residential sub-zone at Bob's Cove:~~

~~a. Within the Rural Residential sub-zone at Bob's Cove, at least 75% of the zone shall be set aside as undomesticated area, and shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all lot holders and the Council.~~

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- ~~b At least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover. This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.~~
- ~~c The remainder of the area shall be deemed to be the 'development area' and shall be shown on the Subdivision Plan as such, and given effect to by consent notice registered against the title of the lots created, to the benefit of all holders and the Council.~~
- ~~d The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This Landscaping Plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years; and~~
- ~~e This area shall be established and maintained in indigenous vegetation by the subdividing owner and subsequent owners of any individual allotment on a continuing basis. Such areas shall be shown on the Subdivision Plan and given effect to by consent notice registered against the title of the lots.~~
- ~~f Any lot created that adjoins the boundary with the Queenstown-Glenorchy Road shall include a 15 metre wide building restriction area, and such building restriction area shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.~~

27.10.6 **Ferry Hill Rural Residential sub-zone**

- ~~27.10.6.1 Notwithstanding any other rules, any subdivision of the Ferry Hill Rural Residential sub-zone shall be in accordance with the subdivision design as identified in the Concept Development Plan for the Ferry Hill Rural Residential sub-zone.~~
- ~~27.10.6.2 Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall be retained for Landscape Amenity Purposes and shall be held in undivided shares by the owners of Lots 1-8 and Lots 11-15 as shown on the Concept Development Plan.~~
- ~~27.10.6.3 Any application for subdivision consent shall:
 - ~~a Provide for the creation of the landscape allotments(s) referred to in rule 27.8.6.2 above;~~
 - ~~b Be accompanied by details of the legal entity responsible for the future maintenance and administration of the allotments referred to in rule 27.8.6.2 above;~~
 - ~~c Be accompanied by a Landscape Plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme. The landscape Plan shall ensure:~~~~

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- ~~i. That the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner that enhances naturalness; and~~
- ~~ii. That residential development is subject to screening along Tucker Beach Road,~~

~~27.10.6.4 Plantings at the foot of, on, and above the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussock grasses.~~

~~27.10.6.5 Plantings elsewhere may include maple as well as indigenous species.~~

~~27.10.6.6 The on-going maintenance of plantings established in terms of rule 27.8.6.3 above shall be subject to a condition of resource consent, and given effect to by way of consent notice that is to be registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.~~

~~27.10.6.7 Any subdivision shall be subject to a condition of resource consent that no buildings shall be located outside the building platforms shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. The condition shall be subject to a consent notice that is registered on the title and deemed to be a covenant pursuant to section 221(4) of the Act.~~

~~27.10.6.8 Any subdivision of Lots 1 and 2DP 26910 shall be subject to a condition of resource consent that no residential units shall be located and no subdivision shall occur on those parts of Lots 1 and 2 DP 26910 zoned Rural General and identified on the planning maps as a building restriction area. The condition shall be subject to a consent notice that is to be registered and deemed to be a covenant pursuant to section 221(4) of the Act.~~

27.10.7 Ladies Mile

~~27.10.7.1 This Rule shall only apply to subdivision of land situated south of State Highway 6 ("Ladies Mile") and southwest of Lake Hayes that is zoned Low Density Residential or Rural Residential as shown on the Planning Maps.~~

~~a The landscaping of roads and public places is an important aspect of property access and subdivision design. No subdivision consent shall be granted without consideration of appropriate landscaping of roads and public places shown on the plan of subdivision.~~

~~b No separate residential lot shall be created unless provision is made for pedestrian access from that lot to public open spaces and recreation areas within the land subject to the application for subdivision consent and to public open spaces and rural areas adjoining the land subject to the application for subdivision consent.~~

27.10.8 Riverside Stage 6 - Albert Town

- ~~i. Reserved for Stage 2 of the District Plan Review.~~

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27.10.9 Jacks Point

~~27.10.9.1 Jacks Point Structure Plan — Subdivision failing to comply with this rule shall be a discretionary activity.~~

~~In the Jacks Point Zone, subdivision shall be in general accordance with the Structure Plan located within Chapter 41.7. For the purposes of interpreting this rule, the following shall apply:~~

~~b. A variance of up to 120m from the location and alignment shown on the Structure Plan of the Primary Road, and their intersection with State Highway 6, shall be acceptable;~~

~~c. Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey;~~

~~a. Subdivision shall facilitate a road connection at each Key Road Connection shown on the Structure Plan to enable vehicular access to roads which connect with the Primary Roads, provided that a variance of up to 50m from the location of the connection shown on the Structure Plan shall be acceptable;~~

~~b. Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process.~~

~~27.10.9.2 Jacks Point Zone Conservation Lots — Subdivision failing to comply with rule shall be a restricted discretionary activity.~~

~~Within the Farm Preserve 1 (FP-1) Activity Area, any subdivision shall:~~

~~b. Provide for the creation and management of open space, which may include native re-vegetation, within the “open space” areas shown on the Structure Plan, through the following:~~

~~(iii) The creation of a separate lot that can be transferred into the ownership of the body responsible for the management of the open space land within the zone; or~~

~~(iv) Held within private ownership and protected by way of a covenant registered on the relevant title protecting that part of the site from any future building development.~~

~~Discretion is restricted to all of the following:~~

~~i. The visibility of future development from State Highway 6 and Lake Wakatipu.~~

~~ii. Traffic, access.~~

~~iii. Maintenance or enhancement of nature conservation values.~~

~~iv. Creation of open space and infrastructure.~~

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27.11 Rules - Non-notification of Applications

27.11.1 Except where as specified in Rule 27.9.11.2, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified;

a Controlled Activity Boundary adjustments.

b All controlled and restricted discretionary and discretionary activities, except within the Rural Zone.

Comment [RC93]: Consequential amendments to the rules as a consequence of the changes to the default discretionary activity rule.

27.11.2 Rule 27.9.11.1 does not apply to the following. The provisions of the RMA Act apply in determining whether an application needs to be processed on a notified basis.

Where the application site or activity:

a. Adjoins or has access onto a State highway;

b. Contains an archaeological site or any item listed under the Heritage New Zealand Pouhere Taonga Act 2014;

c. Requires the Council to undertake statutory consultation with iwi;

d. Is in the Makarora Rural Lifestyle Zone and within an area subject to any natural hazards including erosion, flooding and inundation, landslip, rockfall, alluvion, avulsion or subsidence.

e. Prior to any application for subdivision within 32m of the centreline of the Frankton – Cromwell A 110kV high voltage transmission line traversing the Shotover Country Special Zone being processed on a non-notified basis the written approval as an affected party is required from Transpower New Zealand Limited;

f. Discretionary activities within the Jacks Point Zone.

27.12 Rules - General provisions

27.12.1 State Highways

27.12.1.1 Attention is drawn to the need to obtain a Section 93 notice consent from the Minister of Transport NZ Transport Agency for all subdivisions with access onto state highways that are declared Limited Access Roads (LAR). Refer to the Designations Chapter of the District Plan for sections of state highways that are LAR. Where a subdivision will change the use, intensity or location of the access onto the state highway, subdividers should consult with the New Zealand Transport Agency.

Comment [RC94]: Submission 719.144

27.12.2 Esplanades

27.12.2.1 The opportunities for the creation of esplanades are outlined in objective and policies 27.2.7.5. Unless otherwise stated, section 230 of the RMA applies to the standards and process for esplanades.

Comment [RC95]: Submission 809.24

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27.13 Natural Hazards

The Natural Hazards Chapter of the District Plan sets a policy framework to address land uses and natural hazards throughout the District. All subdivision is able to be assessed against a natural hazard through the provisions of section 106 of the Act RMA. In addition, in some locations natural hazards have been identified and specific provisions apply.

Comment [RC96]: Submission 806.193

27.14 Development and Financial Contributions

The Local Government Act 2002 provides the Council with an avenue to recover growth related capital expenditure from subdivision and development through development contributions. The Council forms a development contribution policy as part of its 10 Year Plan and actively imposes development contributions via this process.

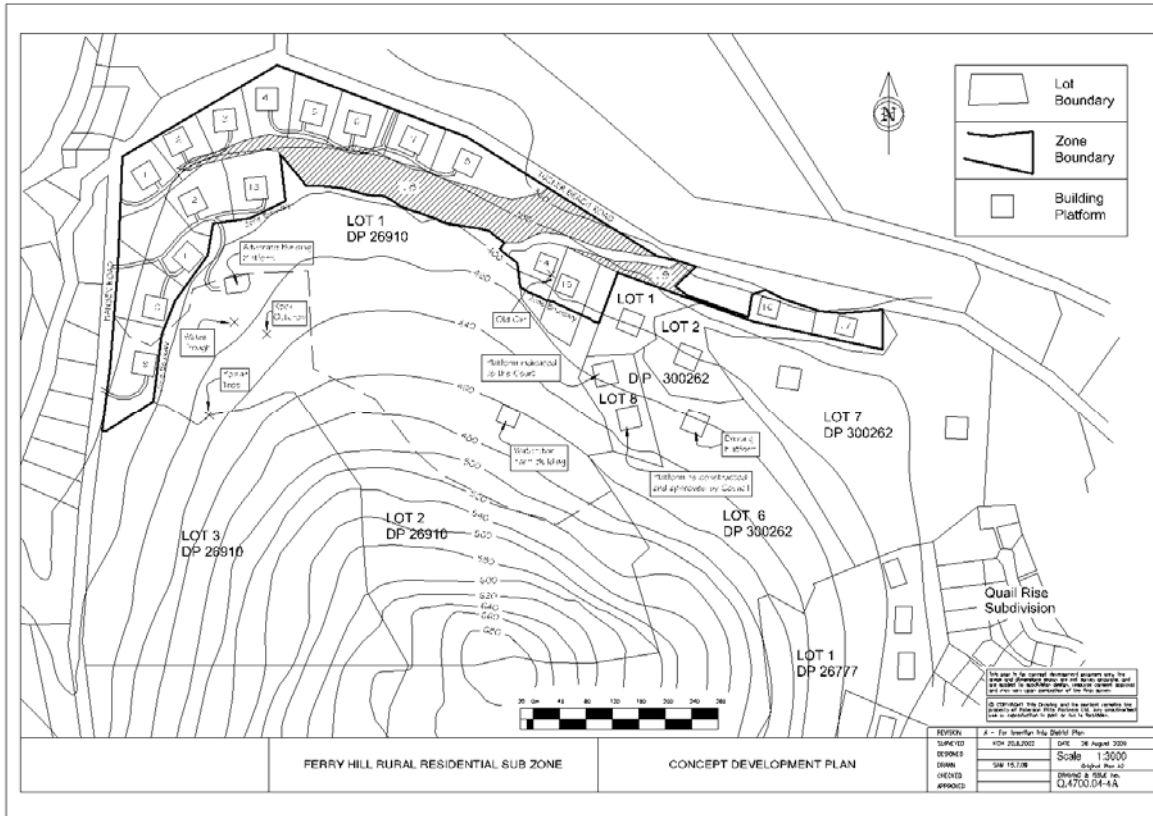
Comment [RC97]: Submission 453.9

The Council acknowledges that Millbrook Country Club has already paid financial contributions for water and sewerage for demand up to a peak of 5000 people. The 5000 people is made up of hotel guests, day staff, visitors and residents. Should demand exceed this then further development contributions will be levied under the Local Government Act 2002.

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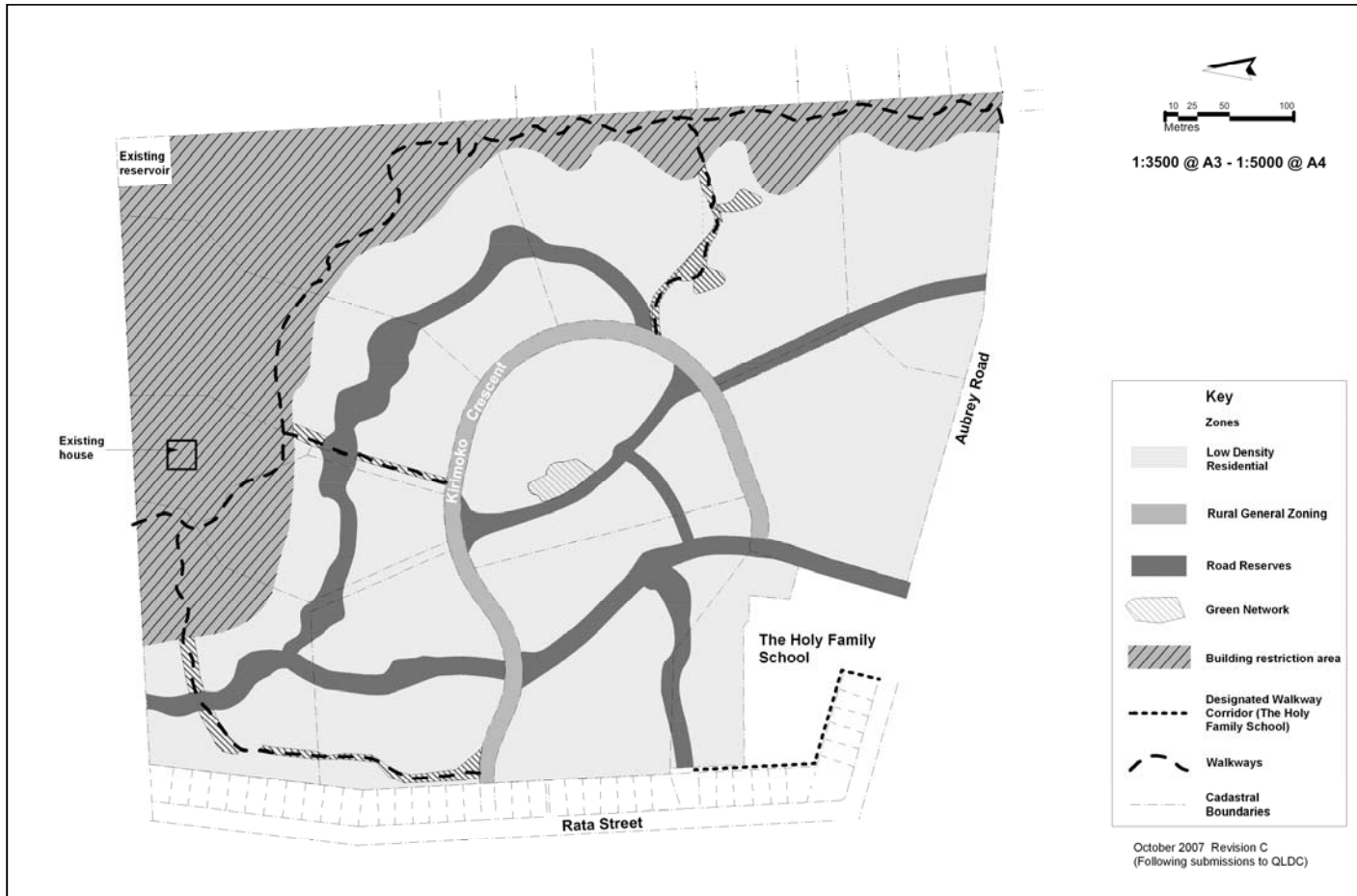
27.15 Structure Plans and Spatial Layout Plans

27.15.1 Ferry Hill Rural Residential Subzone



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27.15.2 Kirimoko Structure Plan



APPENDIX 2
LIST OF SUBMITTERS AND RECOMMENDED DECISIONS

Appendix 2 to the Section 42A report for Chapter 27 - Subdivision

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
19.13		Kain Fround		Oppose	Opposes the provisions	Reject		
21.49		Alison Walsh		Support	Supports the provisions.	Accept in Part		
115.5		Florence Micoud		Other	Each new road must have one pathway and one separate cycle way. Each subdivision must have 20% reserves on which are grown native plants and edible plants.	Reject		New roads, pathways, provisions for cycle ways and public accessways are matters that considered at the time of subdivision and will be assessed under the restricted discretionary activity rule framework discussed under Issue 1 of the section 42a report.
168.1		Garry Strange		Other	the council address the different zonings of Wilson bay and remove from outstanding natural landscape.		Deferred to the hearing on mapping	
		Garry Strange		Oppose	That the areas shown as Rural Residential, Rural Lifestyle and Rural General on Map 38 at Wilsons Bay be zoned one consistent zoning being Rural Residential.		Deferred to the hearing on mapping	
238.10		NZIA Southern and Architecture + Women Southern		Other	High quality environments required not just any quality Add objective to preserve distinct edge to Urban Growth Boundaries and discourage edge sprawl	Reject		These matters are already suitably addressed through chapter 3 (Strategic Directions) and Chapter 4 (Urban Development), which subdivision activities must accord with.
238.10	FS1107.15	Man Street Properties Ltd		Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
238.10	FS1157.43	Trojan Helmet Ltd		Oppose	That the submission be rejected. Distinctive edges between urban and rural areas may be appropriate in some, but not all cases. For instance, Arrowtown has an UGB but Millbrook is outside of that and still contributes to Arrowtown and does not detract from the rural environment. The proposed Hills Resort Zone and the proposed Rural Lifestyle zoning of Trojan Helmet Limited's McDonnell Road and Hogan's Gully Road land are comparable examples.	Accept		
238.10	FS1226.15	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited		Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
238.10	FS1234.15	Shotover Memorial Properties Limited & Horne Water Holdings Limited		Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		
238.10	FS1239.15	Skyline Enterprises Limited & O'Connells Pavillion Limited		Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		
238.10	FS1241.15	Skyline Enterprises Limited & Accommodation and Booking Agents		Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		
238.10	FS1242.38	Antony & Ruth Stokes		Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept		
238.10	FS1248.15	Trojan Holdings Limited & Beach Street Holdings Limited		Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
238.10	FS1249.15	Tweed Development Limited		Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
269.1		David Barton		Support	Confirms and supports all of Chapter 27 Subdivision & Development.	Accept in Part		
294.4		Steven Bunn		Oppose	Retain the operative District Plan controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
294.4	FS1097.136	Queenstown Park Limited		Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		

Appendix 2 to the Section 42A report for Chapter 27 - Subdivision

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
361.6		Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd		Oppose	Oppose the subdivision chapter and request that it be amended to include the Industrial B - Coneburn Zone by adding new objectives, policies, and performance standards in order to give effect to the proposed Industrial B – Coneburn structure plan.		Deferred to the hearing on mapping	
361.6	FS1118.6	Robins Road Limited		Support	Seeks that the whole of the submissions be allowed. Even though the Robins Road and Huff Street High Density Residential Zone has not yet been notified these transitional areas should be considered along with, and in the context of, the other nearby areas of similar character such as the southern end of Gorge Road.		Deferred to the hearing on mapping	
361.6	FS1229.6	NXski Limited		Support			Deferred to the hearing on mapping	
361.6	FS1296.6	RCL Queenstown PTY Limited (RCL)		Oppose	Opposes the submitter's view. Seeks that the submission be declined. Believes that the Council has not had an opportunity to update its analyses of demand for industrial land nor consider various options as to what the most appropriate locations are for new industrial zonings should they be required. Assures that there is insufficient visual imagery to assist submitters to make assessments. Agrees that no assessment as to potential adverse effects on the visual amenity values enjoyed from Jacks Point and Hanley Downs appears to have been made. Believes that no comprehensive assessment appears to have been undertaken of the proposed district-wide landscape objectives and policies in Section 6, nor the Urban Development chapter in Section 4, nor the Noise objectives and policies in Section 36. It is therefore difficult to assess whether the proposal would accord with these sections of the Plan. Seeks that an assessment should be undertaken not only to establish whether the activities can be carried out to comply with District Plan noise standards, but also to more broadly assess effects on amenity values in other parts of the Coneburn Valley (including Jacks Point).		Deferred to the hearing on mapping	
378.36		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))		Not Stated	Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission		Deferred to the hearing on mapping	
378.36	FS1049.36	LAC Property Trustees Limited		Oppose	The submitter seeks that the whole of the submission be disallowed		Deferred to the hearing on mapping	
378.36	FS1095.36	Nick Brasington		Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.		Deferred to the hearing on mapping	
389.7		Body Corporate 22362		Support	Generally support the subdivision rules.	Accept in Part		
391.12		Sean & Jane McLeod		Support	Supports the provisions.	Accept in Part		
		Otago Foundation Trust Board		Oppose	Suggestion as follows: "(i) Replacement of Chapter 27 Subdivision to reintroduce the existing Operative District Plan Chapter 15 controlled activity status subdivision regime; OR (ii) Amendment of Chapter 27 to introduce a controlled activity status regime for subdivision where prescribed standards relating to matters such as minimum allotment size are met, subject to assessment against appropriate assessment matters; OR (iii) Any alternative outcome, which could include any combination of any provisions of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, which will achieve appropriate subdivision outcomes, provided that the primary default subdivision consent status (if standards are met) is controlled activity status."	Accept in Part		Refer Issue 1 set out in the section 42a report
408.27	FS1167.30	Peter and Margaret Arnott		Oppose	Conditionally opposes. Agrees that no provision has been made within the submitters proposal to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road and the Proposed District Plan states that access should be encouraged. Seeks that the whole of the submission be disallowed unless provision is made to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road.	Reject		Refer Issue 1 set out in the section 42a report
408.27	FS1270.56	Hansen Family Partnership		Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Accept in Part		Refer Issue 1 set out in the section 42a report
467.5		Mr Scott Conway		Not Stated	Adopt the Rural Residential Proposed provisions within Chapter 27 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map".		Deferred to the hearing on mapping	
473.5		Mr Richard Hanson		Not Stated	Adopt the Rural Residential Proposed provisions within Chapter 27 as they relate to the area identified in the attached map "Proposed Rural Residential Zone Location Map".		Deferred to the hearing on mapping	

Appendix 2 to the Section 42A report for Chapter 27 - Subdivision

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
497.16		Arcadian Triangle Limited		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
497.19		Arcadian Triangle Limited		Oppose	Amend Chapter 27 in such a manner, reasons described above. incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
500.4		Mr David Broomfield		Not Stated	Submitter requests the rezoning of land located immediately northwest of the Quail Rise zone on Tucker Beach Road, Lower Shotover, Wakatipu. Adopt the Rural Residential proposed provisions within Chapter 27 as they relate to this area of land, as identified in the map attached to the submission "Proposed Rural Residential Zone Location Map".		Deferred to the hearing on mapping	Rural Residential Zone
501.20		Woodlot Properties Limited		Not Stated	Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Seeks that the Rural Lifestyle and/or Rural Residential proposed provisions within Chapter 27 are adopted as they relate to the area identified on the map attached to the submission.		Deferred to the hearing on mapping	Rural Residential Zone
501.20	FS1112.4	Middleton Family Trust (Arnold Andrew Middletonm Isabella Gladys Middletonm Webb Farry Nominees Ltd & Steward Parker		Oppose	That the part of the submission that relates to land outlined in yellow on the plan contained in Attachment C to submission 501 be disallowed.		Deferred to the hearing on mapping	
501.20	FS1102.20	Bob and Justine Cranfield		Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.		Deferred to the landscape line location hearing	
501.20	FS1289.20	Oasis In The Basin Association		Oppose	The whole of the submission be allowed.		Deferred to the hearing on mapping	
501.20	FS1270.100	Hansen Family Partnership		Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission		Deferred to the landscape line location hearing	
512.12		The Estate of Norma Kreft		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
512.12	FS1260.34	Dato Tan Chin Nam		Support	Delete Chapter 27 and replace it with the Operative Subdivision Rules in Chapter 15. The subdivision chapter as notified is cumbersome and has not been adequately assessed under section 32 of the Act. The provisions result in a lack of certainty and are not mandated by any documented or researched failings in the current regime	Reject		Refer Issue 1 set out in the section 42a report
512.12	FS1331.19	Mount Crystal Limited		Support	Delete Chapter 27 and replace it with the Operative Subdivision Rules in Chapter 15	Reject		Refer Issue 1 set out in the section 42a report
512.14		The Estate of Norma Kreft		Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.	Accept in Part		Refer Issue 1 set out in the section 42a report
512.14	FS1260.36	Dato Tan Chin Nam		Support	Delete Chapter 27 and replace it with the Operative Subdivision Rules in Chapter 15. The subdivision chapter as notified is cumbersome and has not been adequately assessed under section 32 of the Act. The provisions result in a lack of certainty and are not mandated by any documented or researched failings in the current regime	Reject		Refer Issue 1 set out in the section 42a report
512.14	FS1331.20	Mount Crystal Limited		Support	Delete Chapter 27 and replace it with the Operative Subdivision Rules in Chapter 15	Reject		Refer Issue 1 set out in the section 42a report
513.42		Jenny Barb		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
513.45		Jenny Barb		Oppose	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
513.45	FS1097.449	Queenstown Park Limited		Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission.	Accept in Part		Refer Issue 1 set out in the section 42a report
515.36		Wakatipu Equities		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
515.36	FS1097.473	Queenstown Park Limited		Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission.	Reject		Refer Issue 1 set out in the section 42a report

Appendix 2 to the Section 42A report for Chapter 27 - Subdivision

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
516.6		MacFarlane Investments		Oppose	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR 2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block. AND 3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace		Out of scope not within Stage 1 of the PDP	
517.6		John Thompson		Oppose	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR 2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block. AND 3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace		Out of scope not within Stage 1 of the PDP	
520.4		Fred van Brandenburg		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
520.4	FS1164.5	Shotover Park Limited		Support	Agrees that the subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
520.4	FS1117.198	Remarkables Park Limited		Support	Subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
520.6		Fred van Brandenburg		Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in the previous submission point.	Accept in Part		Refer Issue 1 set out in the section 42a report
520.6	FS1164.7	Shotover Park Limited		Support	Agrees that the subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
520.6	FS1117.200	Remarkables Park Limited		Support	Subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
522.39		Kristie Jean Brustad and Harry James Inch		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
522.39	FS1292.88	Roger and Carol Wilkinson		Support	That the submission be allowed in its entirety.			Refer Issue 1 set out in the section 42a report
522.41		Kristie Jean Brustad and Harry James Inch		Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.	Accept in Part		Refer Issue 1 set out in the section 42a report
522.41	FS1292.90	Roger and Carol Wilkinson		Support	That the submission be allowed in its entirety.	Accept in Part		Refer Issue 1 set out in the section 42a report
523.13		Robert and Elvena Heywood		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
523.13	FS1256.13	Ashford Trust		Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Refer Issue 1 set out in the section 42a report
523.16		Robert and Elvena Heywood		Oppose	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
523.16	FS1164.8	Shotover Park Limited		Support	Agrees that the subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
523.16	FS1256.16	Ashford Trust		Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Accept in Part		Refer Issue 1 set out in the section 42a report

Appendix 2 to the Section 42A report for Chapter 27 - Subdivision

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
525.1		F S Mee Developments Limited		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
		F S Mee Developments Limited		Oppose	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
527.3		Larchmont Developments Limited		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
527.3	FS1164.9	Shotover Park Limited		Support	Agrees that the subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
527.6		Larchmont Developments Limited		Oppose	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
527.6	FS1164.12	Shotover Park Limited		Support	Agrees that the subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
529.4		Lakes Edge Development Limited		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
529.4	FS1352.4	Kawarau Village Holdings Limited		Oppose	Disallow relief sought by submitter	Accept in Part		Refer Issue 1 set out in the section 42a report
529.6		Lakes Edge Development Limited		Oppose	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
529.6	FS1352.6	Kawarau Village Holdings Limited		Oppose	Disallow relief sought by submitter	Reject		Refer Issue 1 set out in the section 42a report
530.13		Byron Ballan		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
531.26		Crosshill Farms Limited		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
531.29		Crosshill Farms Limited		Oppose	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
532.31		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
532.31	FS1071.89	Lake Hayes Estate Community Association		Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept		Refer Issue 1 set out in the section 42a report
532.31	FS1322.35	Juie Q.T. Limited		Support	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specifk nature in respect of which I do not express a view).	Reject		Refer Issue 1 set out in the section 42a report
534.32		Wayne Evans, G W Stalker Family Trust, Mike Henry		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
534.32	FS1322.72	Juie Q.T. Limited		Support	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Refer Issue 1 set out in the section 42a report
534.34		Wayne Evans, G W Stalker Family Trust, Mike Henry		Oppose	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
534.34	FS1322.74	Juie Q.T. Limited		Support	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Accept in Part		Refer Issue 1 set out in the section 42a report
535.32		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
535.32	FS1068.32	Keri & Roland Lemaire-Sicre		Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Reject		Refer Issue 1 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
535.32	FS1071.45	Lake Hayes Estate Community Association		Oppose	That the entire submission is disallowed and the existing zoning remains in place	Reject		Refer Issue 1 set out in the section 42a report
535.32	FS1259.16	Bill and Jan Walker Family Trust		Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Accept in Part		Refer Issue 1 set out in the section 42a report
535.32	FS1267.16	DV Bill and Jan Walker Family Trust		Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Accept in Part		Refer Issue 1 set out in the section 42a report
535.32	FS1322.109	Juie Q.T. Limited		Support	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Accept in Part		Refer Issue 1 set out in the section 42a report
535.34		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain		Oppose	Amend Chapter 27 in such a manner, incorporating any combination of the objectives, policies and rules of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, as is considered appropriate provided that the default subdivision consent status (if minimum standards are met) is controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
535.34	FS1068.34	Keri & Roland Lemaire-Sicre		Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Reject		Refer Issue 1 set out in the section 42a report
535.34	FS1071.47	Lake Hayes Estate Community Association		Oppose	That the entire submission is disallowed and the existing zoning remains in place	Reject		Refer Issue 1 set out in the section 42a report
535.34	FS1259.18	Bill and Jan Walker Family Trust		Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Accept in Part		Refer Issue 1 set out in the section 42a report
535.34	FS1267.18	DV Bill and Jan Walker Family Trust		Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Accept in Part		Refer Issue 1 set out in the section 42a report
535.34	FS1322.111	Juie Q.T. Limited		Support	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Accept in Part		Refer Issue 1 set out in the section 42a report
536.12		Wanaka Trust		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
536.14		Wanaka Trust		Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.	Accept in Part		Refer Issue 1 set out in the section 42a report
537.37		Slopehill Joint Venture		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
537.37	FS1120.41	Michael Brial		Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Accept		Refer Issue 1 set out in the section 42a report
537.37	FS1256.55	Ashford Trust		Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Refer Issue 1 set out in the section 42a report
537.37	FS1286.46	Mr M and Mrs J Henry		Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Refer Issue 1 set out in the section 42a report
537.37	FS1292.41	Roger and Carol Wilkinson		Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Refer Issue 1 set out in the section 42a report
567.19		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust		Not Stated	Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission.	Accept in Part		Refer Issue 1 set out in the section 42a report
594.8		Alexander Kenneth & Robert Barry Robins & Robins Farm Limited		Other	Oppose in part. The Proposed District Plan is modified so that the status of subdivision is a controlled activity within the Rural Lifestyle Zone with an average lot size of 1ha or alternatively a minimum of 1ha.	Accept in Part		Refer Issue 1 set out in the section 42a report
594.8	FS1322.119	Juie Q.T. Limited		Support	Supports. Requests that the decisions requested by the original submitter numbered 5. 3, 5. 4 and 5.5 in original submission 594 be allowed.	Accept in Part		Refer Issue 1 set out in the section 42a report
608.55		Darby Planning LP		Oppose	Delete Chapter 27 and replace with the Queenstown Lakes District Council Operative District Plan - Chapter 15.	Reject		Refer Issue 1 set out in the section 42a report
608.55	FS1034.213	Upper Clutha Environmental Society (Inc.)		Oppose	The Society stands by its Primary Submissions. It follows from this by default that the Society seeks that that the vast majority, if not all, of the detailed changes to the PDP requested in the submission should be disallowed.	Accept in Part		Refer Issue 1 set out in the section 42a report
631.1		Cassidy Trust		Support	The Cassidy Trust supports the ability to subdivide properties into smaller lot sizes within the Rural lifestyle zone.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.4		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks		Not Stated	Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.	Accept in Part		
632.4	FS1217.5	HL Dowell and MJM Brown Home Trust		Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.4	FS1219.5	Bravo Trustee Company		Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.4	FS1252.5	Tim & Paula Williams		Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.4	FS1277.8	Jacks Point Residents and Owners Association		Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.4	FS1316.4	Harris-Wingrove Trust		Oppose	Submission be disallowed	Reject		
632.4	FS1275.178	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.4	FS1283.118	MJ and RB Williams and Brabant		Oppose	Reject submission	Reject		
632.35		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.1.7	Support	Retain provisions 27.1.1.7 as notified (note that this submission should refer to Policy 27.2.1.7)	Accept		
632.35	FS1217.36	HL Dowell and MJM Brown Home Trust		Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.35	FS1219.36	Bravo Trustee Company		Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.35	FS1252.36	Tim & Paula Williams		Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.35	FS1277.39	Jacks Point Residents and Owners Association		Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.35	FS1316.35	Harris-Wingrove Trust		Oppose	Submission be disallowed	Reject		
632.35	FS1275.209	"Jacks Point" (Submitter number 762 and 856)		Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.35	FS1283.149	MJ and RB Williams and Brabant		Oppose	Reject submission	Reject		
635.42		Aurora Energy Limited		Not Stated	<p>Insert new Rule in subdivision section as follows:</p> <p><u>Rule XX</u> <u>Restricted Discretionary Activity - Subdivision</u></p> <p><u>1. Subdivision within 32m of the centre line of a Critical Electricity Line, or within 32m from the designation boundary of a substation shall be a restricted discretionary activity.</u> <u>(See submission for diagram)</u></p> <p><u>Classification of Subdivision in Vicinity of Critical Electricity Lines</u> <u>When considering any restricted discretionary activity under Rule xxx, discretion will be restricted to:</u></p> <p><u>i. the safe and efficient operation and maintenance of the electricity supply network, including:</u> <u>a. The use, design and location of buildings; and</u> <u>b. The mature size, growth rate, location, and fall zone of any associated tree planting, including landscape planting and shelterbelts; and</u> <u>c. Compliance with NZECP 34:2001; and</u> <u>d. Effects on public health and safety; and</u> <u>e. Effects on access to CEL's, designated substations and associated infrastructure for maintenance purposes.</u></p> <p><u>For restricted discretionary activities under Rule xxx the relevant network utility operator will be considered an affected party under s 95E of the Resource Management Act, 1991.</u></p>	Accept in Part		Refer Issue 8 and Issue 14 set out in the section 42a report.
635.42	FS1301.12	Transpower New Zealand Limited (Transpower)		Not Stated	Neutral, but oppose terminology - Allow, subject to Transpower's relief to delete the term 'critical electricity line' and instead use the term 'electricity distribution line corridor'	Accept in Part		Refer Issue 8 and Issue 14 set out in the section 42a report.
636.11		Crown Range Holdings Ltd		Not Stated	Amend the structure of the Subdivision chapter so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.	Accept in Part		Refer Section 7 of the section 42a report.
643.16		Crown Range Enterprises		Not Stated	Amend the structure of the Subdivision Chapter so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the Chapter. AND Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas.	Accept in Part		Refer Section 7 of the section 42a report.
688.10		Justin Crane and Kirsty Mactaggart		Other	Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.	Accept in Part		Refer Section 7 of the section 42a report.
693.16		Private Property Limited		Other	Amend the structure of the Subdivision Zone so that it is consistent with other zones, including through using tables and ensuring that all objectives and policies are located at the beginning of the section.	Accept in Part		Refer Section 7 of the section 42a report.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
693.17		Private Property Limited		Other	Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas	Accept in Part		Refer Section 7 of the section 42a report.
696.19		Millbrook Country Club Ltd		Not Stated	Reduce the number of objectives and policies in the Subdivision chapter.	Accept in Part		Refer Issue 8 set out in the section 42a report.
697.3		Streat Developments Ltd		Not Stated	With regards to Section 27 Subdivision and development we ask that Controlled activity status be given to subdivision where it complies with the relevant Zone and design standards.	Accept in Part		Refer Issue 1 set out in the section 42a report
702.13		Lake Wakatipu Stations Limited		Not Stated	Amend the structure of the Subdivision Zone	Accept in Part		Refer Section 7 of the section 42a report.
703.3		Infinity Investment Group Limited		Not Stated	Properties located at 27 and 37 Ballantyne Road in Wanaka, legally described as Lot 4 DP 22854 & Lot 1 DP 304423, and Lot 2 DP 304423, respectively. Currently zoned as Three Parks Special Zone. Relief sought: 12.The submitter requests that: a. The sites are zoned to provide for medium to high densities of residential development; and b. An outline development plan requirement is imposed over the sites; and c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission.		Deferred to the hearing on mapping	Rezoning Request (incorporating reference to subdivision chapter)
703.3		Willowridge Developments Limited		Not Stated	That if the submission is allowed any rezoning takes linkages and land uses of the remaining Three Parks Zone into consideration.		Deferred to the hearing on mapping	Rezoning Request (incorporating reference to subdivision chapter)
771.3		Hawea Community Association		Oppose	Chapter be approved as notified.	Accept in Part		
806.164		Queenstown Park Limited		Oppose	(a) Seek clarification confirming that the subdivision chapter does not apply to Queenstown Park Special Zone in its entirety;	Accept in Part		
807.89		Remarkables Park Limited		Support	Retain exclusion of RPZ.	Accept		Forms part of Stage 2 of the District Plan Review
817.2		Te Ao Marama Inc		Other	TAMI has the following amendments for the proposed District Plan: · Implement Objective D1 Tangata whenua roles and interests, and Policy D1 of the National Policy Statement – Freshwater Management, particularly in Chapter 27 Subdivision and Development, Chapter 30 Energy and Utilities, and other District Plan chapters that have a direct impact on freshwater quality and quantity. For more information about Objective D and Policy D1 of the NPS-FM, see pages 85-87 of the Ministry for the Environment’s A Guide to the National Policy Statement for Freshwater Management 2014. · Ensure that the Ngai Tahu terminology used in Chapter 5 is consistently used throughout the Plan and in the definitions and maps. · The list of taonga species in Chapter 5 to be updated to include freshwater fish species and other land based animals. · Amend the titles of the four chapters in Part Two: Strategy to have the prefix “Strategic”. The way the chapters are currently titled, and promoted by Council during the submission phase, it seems that the only strategy chapter in the Plan is “Strategic Direction”. TAMI has been informed by Council that Chapter 5 is a strategic chapter and this information has affected TAMI’s submission and the content of the Chapters 3 and 5. · A stronger link is to be made between Chapter 5 and Chapter 33: Indigenous Vegetation and Biodiversity; particularly, the clearance criteria in 33.2.1.9, and taonga species and related habitat, and nohoanga. · Amend the alpine limit from 1070m to 800m. This change is in line with the change in biodiversity at 800m, significant increased risk of erosion and sedimentation, and Landcare Research’s Land Use classifications.	Accept in Part		Refer Issue 8 set out in the section 42a report and amendment made to Policy 27.2.5.12(v), which seeks to improve linkage to NPS FM outcomes.
817.2	FS1097.772	Queenstown Park Limited		Oppose	The submitter requests that the alpine limit is reduced from 1070masl to 800masl. This is opposed; 1070msal is the appropriate reference			Not applicable to the Subdivision Chapter
820.2		Jeremy Bell Investments		Oppose	Adopt the Rural Lifestyle proposed provisions within Chapter 22 and Chapter 27 as they relate to the area identified in the attached map 'proposed Rural Lifestyle Zone Location Map'.		Deferred to the hearing on mapping	
820.2	FS1034.146	Upper Clutha Environmental Society (Inc.)		Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.		Deferred to the hearing on mapping	
21.50		Alison Walsh	27.1 Purpose	Support	Supports the provisions.	Accept in Part		
117.9		Maggie Lawton	27.1 Purpose	Other	Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
238.113		NZIA Southern and Architecture + Women Southern	27.1 Purpose	Other	Support in part. Amendments to Maps 29, 30,31 & 26 required to be consistent with the rural landscape value 6.2 to keep rural land productive and distinctive, as identified in the map attached to submission 238 (Chapter 27).		Deferred to the hearing on mapping	
238.113	FS1157.44	Trojan Helmet Ltd	27.1 Purpose	Oppose	That the submission be rejected. Distinctive edges between urban and rural areas may be appropriate in some, but not all cases. For instance, Arrowtown has an UGB but Millbrook is outside of that and still contributes to Arrowtown and does not detract from the rural environment. The proposed Hills Resort Zone and the proposed Rural Lifestyle zoning of Trojan Helmet Limited's McDonnell Road and Hogan's Gully Road land are comparable examples.		Deferred to the hearing on mapping	
238.113	FS1107.118	Man Street Properties Ltd	27.1 Purpose	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
238.113	FS1226.118	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	27.1 Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
238.113	FS1234.118	Shotover Memorial Properties Limited & Horne Water Holdings Limited	27.1 Purpose	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.		Deferred to the hearing on mapping	
238.113	FS1239.118	Skyline Enterprises Limited & O'Connells Pavillion Limited	27.1 Purpose	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.		Deferred to the hearing on mapping	
238.113	FS1241.118	Skyline Enterprises Limited & Accommodation and Booking Agents	27.1 Purpose	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.		Deferred to the hearing on mapping	
238.113	FS1242.141	Antony & Ruth Stokes	27.1 Purpose	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.		Deferred to the hearing on mapping	
238.113	FS1248.118	Trojan Holdings Limited & Beach Street Holdings Limited	27.1 Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
238.113	FS1249.118	Tweed Development Limited	27.1 Purpose	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to the hearing on mapping	
288.3		Barn Hill Limited	27.1 Purpose	Oppose	Delete all subdivision is discretionary and replace with all subdivision in zoned areas is controlled.	Accept in Part		Refer Issue 1 set out in the section 42a report
288.3	FS1097.133	Queenstown Park Limited	27.1 Purpose	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		
383.47		Queenstown Lakes District Council	27.1 Purpose	Other	Delete the words "logic and".	Accept		
442.7		David and Margaret Bunn	27.1 Purpose	Oppose	Delete : all subdivision requires resource consent as a discretionary activity Add : Subdivision in zoned areas is a controlled activity. Keep status quo	Accept in Part		Refer Issue 1 set out in the section 42a report
442.7	FS1097.423	Queenstown Park Limited	27.1 Purpose	Support	Support, insofar as the submission relates to the District's ONL lines.	Reject		
		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	27.1 Purpose	Other	Oppose the 'QLDC Land Development and Subdivision Code of Practice' and the 'QLDC Subdivision Design Guidelines' that inform and support Rule 27.4.1 making all subdivision activities discretionary.	Accept in Part		
600.102		Federated Farmers of New Zealand	27.1 Purpose	Support	The Purpose is adopted as proposed.	Accept in Part		
600.102	FS1034.102	Upper Clutha Environmental Society (Inc.)	27.1 Purpose	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		
600.102	FS1209.102	Richard Burdon	27.1 Purpose	Support	Support entire submission	Accept in Part		
806.165		Queenstown Park Limited	27.1 Purpose	Oppose	Delete the reference to discretionary activity status for subdivision.	Accept in Part		Refer Issue 1 set out in the section 42a report
806.166		Queenstown Park Limited	27.1 Purpose	Oppose	Clarify that the subdivision section does not apply to the RPZ and the Queenstown Park Special Zone.	Reject		
806.167		Queenstown Park Limited	27.1 Purpose	Oppose	Delete reference to subdivision guidelines	Reject		Subdivision Guidelines

Appendix 2 to the Section 42A report for Chapter 27 - Subdivision

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
806.168		Queenstown Park Limited	27.1 Purpose	Oppose	Amended as follows: <u>The control of subdivision is a specific matter of relevance to District Plans. The principal feature of subdivision is that it produces a framework of land ownership which provides the basis for land use development and activities. Subdivision and land use are, therefore, closely related.</u> Subject to standards, all subdivision requires resource consent as a discretionary-controlled activity. It is recognised that subdivisions will have a variable nature and scale with different issues to address. Good subdivision design, servicing and the management of natural hazards are underpinned by logic and a shared objective to create healthy, attractive and safe places. Delete text (detailed in submission) and replace with: Good subdivision <u>can help to</u> creates neighbourhoods and places that people want to live or work within, and should also result in more environmentally responsive development that reduces car use, encourages walking and cycling, and maximises access to sunlight. <u>Subdivision provides the framework of service provision for land use including roading, water supply, sewage treatment and disposal, energy, telecommunication, stormwater and trade waste.</u> ... <u>The subdivision section does not apply to the RPZ, and Queenstown Park is subject to a separate set of provisions specific to the special zone.</u>	Accept in Part		
21.51		Alison Walsh	27.2 Objectives and Policies – district wide	Support	Supports the provisions.	Accept in Part		
389.8		Body Corporate 22362	27.2 Objectives and Policies – district wide	Support	Support the objectives and policies of the Subdivision rules.	Accept in Part		
391.13		Sean & Jane McLeod	27.2 Objectives and Policies – district wide	Support	Generally support the provisions.	Accept in Part		
443.6		Trojan Helmet Limited	27.2 Objectives and Policies – district wide	Not Stated	seeks the following additional objectives and policies (or similar), be included in Chapter 27, to apply to the land identified in Annexure A if its submission for a Rural Lifestyle zoning for that land is accepted: <u>27.7.21 McDonnell Rural Lifestyle Zoning</u> <u>Objective 27.7.21.1: Enable subdivision to Rural Lifestyle densities while maintaining the landscape character of the surrounding area.</u> <u>Policy 27.7.22.1.1 Subdivision shall be undertaken in accordance with a Structure Plan which provides for appropriate setbacks and landscaping to maintain the landscape character of the surrounding area.</u> <u>Policy 27.7.22.1.2 Require the provision of a Landscape Amenity Management Area to preserve views of the surrounding landscape from public roads while visually softening the appearance of buildings in the zone</u> <u>Policy 27.7.22.1.3 Avoid linear planting and buildings in the Landscape Amenity Management Area</u>		Deferred to the hearing on mapping	
452.6		Trojan Helmet Limited	27.2 Objectives and Policies – district wide	Not Stated	Seeks the following additional objectives and policies (or similar), be included in Chapter 27, to apply to the land identified in Annexure A if its submission for a Rural Lifestyle zoning for that land is accepted: <u>27.7.21 Hogans Gully Rural Lifestyle Zoning</u> <u>Objective 27.7.21.1: Enable subdivision to Rural Lifestyle densities while maintaining the landscape character of the surrounding area.</u> <u>Policy 27.7.22.1.1 Subdivision shall be undertaken in accordance with a Structure Plan which provides for appropriate setbacks and landscaping to maintain the landscape character of the surrounding area.</u> <u>Policy 27.7.22.1.2 Require the provision of a Landscape Amenity Management Area to preserve views of the surrounding landscape from public roads while visually softening the appearance of buildings in the zone</u> <u>Policy 27.7.22.1.3 Avoid linear planting and buildings in the Landscape Amenity Management Area</u>		Deferred to the hearing on mapping	
453.1		Paterson Pitts Partners (Wanaka) Ltd	27.2 Objectives and Policies – district wide	Support	Objectives 27.2.1 - 27.2.8 and Policies 27.2.1.1 - 27.2.8.2 are generally supported with exceptions identified.	Accept in Part		
453.1	FS1117.189	Remarkables Park Limited	27.2 Objectives and Policies – district wide	Support	Making subdivision a discretionary activity imposes unnecessary costs and complexity.	Accept in Part		Refer Issue 1 set out in the section 42a report
513.44		Jenny Barb	27.2 Objectives and Policies – district wide	Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above	Accept in Part		Refer Issue 1 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
523.15		Robert and Elvena Heywood	27.2 Objectives and Policies – district wide	Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above	Accept in Part		Refer Issue 1 set out in the section 42a report
523.15	FS1256.15	Ashford Trust	27.2 Objectives and Policies – district wide	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Accept in Part		Refer Issue 1 set out in the section 42a report
525.3		F S Mee Developments Limited	27.2 Objectives and Policies – district wide	Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in submission point 525.2.	Accept in Part		Refer Issue 1 set out in the section 42a report
527.5		Larchmont Developments Limited	27.2 Objectives and Policies – district wide	Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in submission point 527.4.	Accept in Part		Refer Issue 1 set out in the section 42a report
527.5	FS1164.11	Shotover Park Limited	27.2 Objectives and Policies – district wide	Support	Agrees that the subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
531.28		Crosshill Farms Limited	27.2 Objectives and Policies – district wide	Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in submission point 531.27.	Accept in Part		Refer Issue 1 set out in the section 42a report
537.39		Slopehill Joint Venture	27.2 Objectives and Policies – district wide	Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in the previous submission point.	Accept in Part		Refer Issue 1 set out in the section 42a report
537.39	FS1120.43	Michael Brial	27.2 Objectives and Policies – district wide	Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Reject		
537.39	FS1256.57	Ashford Trust	27.2 Objectives and Policies – district wide	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Accept in Part		
537.39	FS1286.48	Mr M and Mrs J Henry	27.2 Objectives and Policies – district wide	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Accept in Part		
537.39	FS1292.43	Roger and Carol Wilkinson	27.2 Objectives and Policies – district wide	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Accept in Part		
567.13		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	27.2 Objectives and Policies – district wide	Oppose	Oppose the PDP objectives and policies that inform and support Rule 27.4.1 making all subdivision activities discretionary.	Accept in Part		
567.13	FS1117.222	Remarkables Park Limited	27.2 Objectives and Policies – district wide	Support	For the reasons outlined in RPL's primary submission.	Accept in Part		
586.1		J D Familton and Sons Trust	27.2 Objectives and Policies – district wide	Support	Retain Objectives 27.2.1 - 27.2.8	Accept in Part		
		J D Familton and Sons Trust	27.2 Objectives and Policies – district wide	Support	Retain Policies 27.2.8.1 - 27.2.8.2	Accept in Part		
636.12		Crown Range Holdings Ltd	27.2 Objectives and Policies – district wide	Not Stated	Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas.	Reject		
671.5		Queenstown Trails Trust	27.2 Objectives and Policies – district wide	Other	Insert new Policy 27.2.2.10: <u>To ensure the provision of trails and trail connections are considered at the time of subdivision.</u> It is important that the subdivision chapter highlights the need for trails to be contemplated as part of the subdivision process.	Accept in Part		
688.11		Justin Crane and Kirsty Mactaggart	27.2 Objectives and Policies – district wide	Oppose	Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas	Reject		
702.14		Lake Wakatipu Stations Limited	27.2 Objectives and Policies – district wide	Not Stated	Reorder and label the objectives and policies to make it clear which are solely applicable to urban areas	Reject		
775.1		H R & D A Familton	27.2 Objectives and Policies – district wide	Support	Retain Objectives 27.2.1 - 27.2.8	Accept in Part		
775.2		H R & D A Familton	27.2 Objectives and Policies – district wide	Support	Retain Policies 27.2.8.1 - 27.2.8.2	Accept in Part		
803.1		H R Familton	27.2 Objectives and Policies – district wide	Support	Retain Objectives 27.2.1 - 27.2.8	Accept in Part		
803.2		H R Familton	27.2 Objectives and Policies – district wide	Support	Retain Policies 27.2.8.1 - 27.2.8.2	Accept in Part		
805.63		Transpower New Zealand Limited	27.2 Objectives and Policies – district wide	Oppose	Add a new Objective: <u>To avoid subdivision and the establishment of land use activities that could adversely affect (including through reverse sensitivity) the operation, maintenance, upgrading and development of regionally significant infrastructure such as the National Grid</u>	Accept in Part		Refer Issue 8 and Issue 14 set out in the section 42a report.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
805.63	FS1121.20	Aurora Energy Limited	27.2 Objectives and Policies – district wide	Support	Supports the introduction of this Objective but considers it should be extended to include the Critical Electricity Lines owned by Aurora to avoid subdivision and the establishment of land use activities that could adversely affect (including through reverse sensitivity) the operation, maintenance, upgrading and development of regionally significant infrastructure, such as the National Grid and Critical Electricity Lines.	Accept in Part		Refer Issue 8 and Issue 14 set out in the section 42a report.
805.63	FS1211.31	New Zealand Defence Force	27.2 Objectives and Policies – district wide	Support	Agrees that this provision appropriately provides for and protects regionally significant infrastructure including from reverse sensitivity effects.			Refer Issue 8 and Issue 14 set out in the section 42a report.
238.114		NZIA Southern and Architecture + Women Southern	27.2.1 Objective 1.	Other	Support in part. Amend 27.2.1 Objective <i>Subdivision will create high quality environments that ensure the District is a desirable place to live, visit, work and play.</i>	Reject		
238.114	FS1157.45	Trojan Helmet Ltd	27.2.1 Objective 1.	Oppose	The submission be rejected. Distinctive edges between urban and rural areas may be appropriate in some, but not all cases. For instance, Arrowtown has an UGB but Millbrook is outside of that and still contributes to Arrowtown and does not detract from the rural environment. The proposed Hills Resort Zone and the proposed Rural Lifestyle zoning of Trojan Helmet Limited's McDonnell Road and Hogan's Gully Road land are comparable examples.			
238.114	FS1107.119	Man Street Properties Ltd	27.2.1 Objective 1.	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.			
238.114	FS1226.119	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	27.2.1 Objective 1.	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.			
238.114	FS1234.119	Shotover Memorial Properties Limited & Horne Water Holdings Limited	27.2.1 Objective 1.	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.			
238.114	FS1239.119	Skyline Enterprises Limited & O'Connells Pavillion Limited	27.2.1 Objective 1.	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.			
238.114	FS1241.119	Skyline Enterprises Limited & Accommodation and Booking Agents	27.2.1 Objective 1.	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.			
238.114	FS1242.142	Antony & Ruth Stokes	27.2.1 Objective 1.	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.			
238.114	FS1248.119	Trojan Holdings Limited & Beach Street Holdings Limited	27.2.1 Objective 1.	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.			
238.114	FS1249.119	Tweed Development Limited	27.2.1 Objective 1.	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.			
370.2		Paterson Pitts Group	27.2.1 Objective 1.	Support	Supports the provisions.	Accept		
632.42		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.1 Objective 1.	Not Stated	27.2.1 Objective – The formative role of \$ subdivision will in creating e-quality environments that ensures the District is a desirable place to live, visit, work and play is recognised through attention to design and servicing needs.	Reject		
632.42	FS1217.43	HL Dowell and MJM Brown Home Trust	27.2.1 Objective 1.	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.42	FS1219.43	Bravo Trustee Company	27.2.1 Objective 1.	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.42	FS1252.43	Tim & Paula Williams	27.2.1 Objective 1.	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.42	FS1277.46	Jacks Point Residents and Owners Association	27.2.1 Objective 1.	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.42	FS1316.42	Harris-Wingrove Trust	27.2.1 Objective 1.	Oppose	Submission be disallowed	Accept		
632.42	FS1097.635	Queenstown Park Limited	27.2.1 Objective 1.	Support	Support the intent of the submission for the reasons provided in QPL's original submission.	Reject		
632.42	FS1275.216	"Jacks Point" (Submitter number 762 and 856)	27.2.1 Objective 1.	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.42	FS1283.156	MJ and RB Williams and Brabant	27.2.1 Objective 1.	Oppose	Reject submission	Accept		
806.169		Queenstown Park Limited	27.2.1 Objective 1.	Other	Retain objective 27 .2.1, amend as follows: Objective - Subdivision will <u>help to</u> create quality environments that ensure the District is a desirable place to live, visit, work and play.	Reject		
248.9		Shotover Trust	27.2.1.1	Other	Oppose in part the PDP objectives, policies, rules, the QLDC Land Development and Subdivision Code of Practice and the QLDC Subdivision Design guidelines that informs and supports Rule 27.4.1 making all subdivision activities discretionary.	Accept in Part		Refer Issue 9 set out in the section 42a report
248.9	FS1097.83	Queenstown Park Limited	27.2.1.1	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		Refer Issue 9 set out in the section 42a report
453.10		Paterson Pitts Partners (Wanaka) Ltd	27.2.1.1	Oppose	Oppose 27.2.1.1 on basis that changes to the QLDC Land Development and Subdivision Code of Practice can are often made to this document without involvement of, or even advice to stakeholders.	Accept in Part		Refer Issue 9 set out in the section 42a report
453.10	FS1117.190	Remarkables Park Limited	27.2.1.1	Support	Concur that the subdivision section should not refer to a separate code of practice.	Accept in Part		Refer Issue 9 set out in the section 42a report
567.16		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	27.2.1.1	Other	Oppose the 'QLDC Land Development and Subdivision Code of Practice' and the 'QLDC Subdivision Design Guidelines' that inform and support Rule 27.4.1 making all subdivision activities discretionary.	Accept in Part		Refer Issue 9 set out in the section 42a report
567.16	FS1117.225	Remarkables Park Limited	27.2.1.1	Support	For the reasons outlined in RPL's primary submission.	Accept in Part		Refer Issue 9 set out in the section 42a report
632.5		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.1.1	Not Stated	Delete this provision	Accept in Part		Refer Issue 9 set out in the section 42a report
632.5	FS1217.6	HL Dowell and MJM Brown Home Trust	27.2.1.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Refer Issue 9 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.5	FS1219.6	Bravo Trustee Company	27.2.1.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Refer Issue 9 set out in the section 42a report
632.5	FS1252.6	Tim & Paula Williams	27.2.1.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		Refer Issue 9 set out in the section 42a report
632.5	FS1277.9	Jacks Point Residents and Owners Association	27.2.1.1	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		Refer Issue 9 set out in the section 42a report
632.5	FS1316.5	Harris-Wingrove Trust	27.2.1.1	Oppose	Submission be disallowed	Reject		Refer Issue 9 set out in the section 42a report
632.5	FS1275.179	"Jacks Point" (Submitter number 762 and 856)	27.2.1.1	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		Refer Issue 9 set out in the section 42a report
632.5	FS1283.119	MJ and RB Williams and Brabant	27.2.1.1	Oppose	Reject submission	Reject		Refer Issue 9 set out in the section 42a report
806.170		Queenstown Park Limited	27.2.1.1	Oppose	Delete policies 27.2.1.1 and 27.2.1.2.	Accept in Part		Refer Issue 9 set out in the section 42a report
248.10		Shotover Trust	27.2.1.2	Other	Oppose in part the PDP objectives, policies, rules, the QLDC Land Development and Subdivision Code of Practice and the QLDC Subdivision Design guidelines that informs and supports Rule 27.4.1 making all subdivision activities discretionary.	Reject		Refer Issue 9 set out in the section 42a report
248.10	FS1097.84	Queenstown Park Limited	27.2.1.2	Support	Support for the reasons outlined in QPL's primary submission.	Reject		Refer Issue 9 set out in the section 42a report
453.11		Paterson Pitts Partners (Wanaka) Ltd	27.2.1.2	Oppose	Oppose 27.2.1.2 oppose reference to Subdivision Design Guidelines on basis that the policy refers to a document that has not been consulted on and can be changed at any time, seemingly without public consultation.	Reject		Refer Issue 9 set out in the section 42a report
632.6		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.1.2	Not Stated	Delete this provision	Reject		Refer Issue 9 set out in the section 42a report
632.6	FS1217.7	HL Dowell and MJM Brown Home Trust	27.2.1.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Refer Issue 9 set out in the section 42a report
632.6	FS1219.7	Bravo Trustee Company	27.2.1.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		Refer Issue 9 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.6	FS1252.7	Tim & Paula Williams	27.2.1.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		Refer Issue 9 set out in the section 42a report
632.6	FS1316.6	Harris-Wingrove Trust	27.2.1.2	Oppose	Submission be disallowed	Accept		Refer Issue 9 set out in the section 42a report
632.6	FS1277.10	Jacks Point Residents and Owners Association	27.2.1.2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		Refer Issue 9 set out in the section 42a report
632.6	FS1275.180	"Jacks Point" (Submitter number 762 and 856)	27.2.1.2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		Refer Issue 9 set out in the section 42a report
632.6	FS1283.120	MJ and RB Williams and Brabant	27.2.1.2	Oppose	Reject submission	Accept		Refer Issue 9 set out in the section 42a report
806.171		Queenstown Park Limited	27.2.1.2	Oppose	Delete policies 27.2.1.1 and 27.2.1.2.	Reject		Refer Issue 9 set out in the section 42a report
		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.1.3	Not Stated	27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed to for the anticipated land use of the applicable zone.	Reject		
632.43	FS1217.44	HL Dowell and MJM Brown Home Trust	27.2.1.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.43	FS1219.44	Bravo Trustee Company	27.2.1.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.43	FS1252.44	Tim & Paula Williams	27.2.1.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.43	FS1277.47	Jacks Point Residents and Owners Association	27.2.1.3	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.43	FS1316.43	Harris-Wingrove Trust	27.2.1.3	Oppose	Submission be disallowed	Accept		
632.43	FS1275.217	"Jacks Point" (Submitter number 762 and 856)	27.2.1.3	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.43	FS1283.157	MJ and RB Williams and Brabant	27.2.1.3	Oppose	Reject submission	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
806.172		Queenstown Park Limited	27.2.1.3	Other	Support/amend 27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed to the anticipated land use of the applicable zone.	Reject		
453.12		Paterson Pitts Partners (Wanaka) Ltd	27.2.1.4	Other	In Policy 27.2.1.4 should the word 'proposed' be replaced with 'achieved'?	Accept		
632.7		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.1.4	Not Stated	Delete this provision	Reject		
632.7	FS1217.8	HL Dowell and MJM Brown Home Trust	27.2.1.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.7	FS1219.8	Bravo Trustee Company	27.2.1.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.7	FS1252.8	Tim & Paula Williams	27.2.1.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.7	FS1316.7	Harris-Wingrove Trust	27.2.1.4	Oppose	Submission be disallowed	Accept		
632.7	FS1277.11	Jacks Point Residents and Owners Association	27.2.1.4	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.7	FS1275.181	"Jacks Point" (Submitter number 762 and 856)	27.2.1.4	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.7	FS1283.121	MJ and RB Williams and Brabant	27.2.1.4	Oppose	Reject submission	Accept		
806.173		Queenstown Park Limited	27.2.1.4	Other	Amend. 27.2.1.4 Where minimum allotment sizes are not proposed the <u>Where small lot sizes are proposed</u> , the extent any adverse effects are mitigated or compensated by achieving: <ul style="list-style-type: none"> • desirable urban design outcomes. • greater efficiency in the development and use of the land resource. • affordable or community housing. 	Reject		
453.13		Paterson Pitts Partners (Wanaka) Ltd	27.2.1.5	Other	Policy 27.2.1.5 should the wording 'required of anticipated' be replaced with 'required by anticipated'	Accept		
632.8		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.1.5	Not Stated	Delete this provision	Reject		
632.8	FS1217.9	HL Dowell and MJM Brown Home Trust	27.2.1.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.8	FS1219.9	Bravo Trustee Company	27.2.1.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.8	FS1252.9	Tim & Paula Williams	27.2.1.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.8	FS1316.8	Harris-Wingrove Trust	27.2.1.5	Oppose	Submission be disallowed	Accept		
632.8	FS1277.12	Jacks Point Residents and Owners Association	27.2.1.5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.8	FS1275.182	"Jacks Point" (Submitter number 762 and 856)	27.2.1.5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.8	FS1283.122	MJ and RB Williams and Brabant	27.2.1.5	Oppose	Reject submission	Accept		
719.128		NZ Transport Agency	27.2.1.5	Support	retain	Accept in Part		
806.174		Queenstown Park Limited	27.2.1.5	Oppose	Delete	Reject		
632.9		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.1.6	Not Stated	Delete this provision	Reject		
632.9	FS1316.9	Harris-Wingrove Trust	27.2.1.6	Oppose	Submission be disallowed	Accept		
632.9	FS1217.10	HL Dowell and MJM Brown Home Trust	27.2.1.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.9	FS1219.10	Bravo Trustee Company	27.2.1.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.9	FS1252.10	Tim & Paula Williams	27.2.1.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.9	FS1277.13	Jacks Point Residents and Owners Association	27.2.1.6	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.9	FS1275.183	"Jacks Point" (Submitter number 762 and 856)	27.2.1.6	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.9	FS1283.123	MJ and RB Williams and Brabant	27.2.1.6	Oppose	Reject submission	Accept		
719.129		NZ Transport Agency	27.2.1.6	Support	retain	Accept		
806.175		Queenstown Park Limited	27.2.1.6	Oppose	Delete	Reject		
632.36		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.1.7	Not Stated	Retain as notified	Accept in Part		
632.36	FS1217.37	HL Dowell and MJM Brown Home Trust	27.2.1.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.36	FS1219.37	Bravo Trustee Company	27.2.1.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.36	FS1252.37	Tim & Paula Williams	27.2.1.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.36	FS1277.40	Jacks Point Residents and Owners Association	27.2.1.7	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.36	FS1316.36	Harris-Wingrove Trust	27.2.1.7	Oppose	Submission be disallowed	Reject		
632.36	FS1275.210	"Jacks Point" (Submitter number 762 and 856)	27.2.1.7	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.36	FS1283.150	MJ and RB Williams and Brabant	27.2.1.7	Oppose	Reject submission	Reject		
806.176		Queenstown Park Limited	27.2.1.7	Other	Support/amend Amend to ensure that boundary adjustments are not subject to the discretionary activity rule, and are exempt from policies relating to provision of services.	Accept in Part		Refer Issue 3 set out in the section 42a report
191.10		Spark Trading NZ Limited	27.2.2 Objective 2	Other	Insert Rule 27.4.1A In all zones subdivision for utilities is a controlled activity.	Reject		Consider that Utility infrastructure and subdivision linked with the same should be assessed on a case by case basis based on the sensitivity of the underlying zone.
191.10	FS1121.18	Aurora Energy Limited	27.2.2 Objective 2	Support	Supports the inclusion of this Rule as it will enable the efficient and effective provision of lots of an appropriate size for utilities.	Reject		
		Queenstown Airport Corporation	27.2.2 Objective 2	Other	Insert the following new policy: Policy 27.2.2.X <i>Discourage activities that encourage the congregation of birds within aircraft flight paths.</i>	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
433.94	FS1097.380	Queenstown Park Limited	27.2.2 Objective 2	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		
433.94	FS1117.142	Remarkables Park Limited	27.2.2 Objective 2	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		
524.42		Ministry of Education	27.2.2 Objective 2	Support	Retain	Accept		
625.13		Upper Clutha Track Trust	27.2.2 Objective 2	Not Stated	Insert new Policy 27.2.2.10: To ensure the provision of trails and trail connections are considered at the time of subdivision.	Accept in Part		
625.13	FS1347.93	Lakes Land Care	27.2.2 Objective 2	Oppose	Opposes the new policy to discourage the closure of unformed legal roads. Suggests that where there is better alternative practical access this should be able to be negotiated by the interested parties.	Reject		
632.10		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.2 Objective 2	Not Stated	Delete this provision	Reject		
632.10	FS1217.11	HL Dowell and MJM Brown Home Trust	27.2.2 Objective 2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.10	FS1219.11	Bravo Trustee Company	27.2.2 Objective 2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.10	FS1252.11	Tim & Paula Williams	27.2.2 Objective 2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.10	FS1277.14	Jacks Point Residents and Owners Association	27.2.2 Objective 2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.10	FS1316.10	Harris-Wingrove Trust	27.2.2 Objective 2	Oppose	Submission be disallowed	Accept		
632.10	FS1275.184	"Jacks Point" (Submitter number 762 and 856)	27.2.2 Objective 2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.10	FS1283.124	MJ and RB Williams and Brabant	27.2.2 Objective 2	Oppose	Reject submission	Accept		
632.45		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.2 Objective 2	Not Stated	New policy: <u>Recognise and account for the effects subdivision can have on heritage items and protected features, archaeological sites and Maori culture and traditions in relation to ancestral lands, water, sites, wahi tapu and other taonga.</u>	Reject		Matters covered within existing policy provisions supporting Objective 27.2.2
632.45	FS1217.46	HL Dowell and MJM Brown Home Trust	27.2.2 Objective 2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.45	FS1219.46	Bravo Trustee Company	27.2.2 Objective 2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.45	FS1252.46	Tim & Paula Williams	27.2.2 Objective 2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.45	FS1277.49	Jacks Point Residents and Owners Association	27.2.2 Objective 2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.45	FS1316.45	Harris-Wingrove Trust	27.2.2 Objective 2	Oppose	Submission be disallowed	Accept		
632.45	FS1275.219	"Jacks Point" (Submitter number 762 and 856)	27.2.2 Objective 2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.45	FS1283.159	MJ and RB Williams and Brabant	27.2.2 Objective 2	Oppose	Reject submission	Accept		
806.177		Queenstown Park Limited	27.2.2 Objective 2	Support	Retain	Accept		
632.56		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.2.1	Not Stated	27.2.2.1 Ensure subdivision design provides a high level of amenity for future residents by-Encourage Aligning roads and allotments to align in a manner that maximises sunlight access.	Reject		
632.56	FS1217.57	HL Dowell and MJM Brown Home Trust	27.2.2.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.56	FS1219.57	Bravo Trustee Company	27.2.2.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.56	FS1252.57	Tim & Paula Williams	27.2.2.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.56	FS1277.60	Jacks Point Residents and Owners Association	27.2.2.1	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.56	FS1316.56	Harris-Wingrove Trust	27.2.2.1	Oppose	Submission be disallowed	Accept		
632.56	FS1275.230	"Jacks Point" (Submitter number 762 and 856)	27.2.2.1	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.56	FS1283.170	MJ and RB Williams and Brabant	27.2.2.1	Oppose	Reject submission	Accept		
806.178		Queenstown Park Limited	27.2.2.1	Other	Neutral/oppose On the basis that these subdivision policies do not apply to Queenstown Park Special Zone, no amendments are sought. However, if the Queenstown Park Special Zone is not granted then the policies are opposed.	Accept		
632.44		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.2.3	Not Stated	27.2.2.3 Locate Open spaces and reserves are located in appropriate locations having regard to topography, accessibility, use and ease of maintenance, and are a practicable size for their intended use.	Accept		
632.44	FS1217.45	HL Dowell and MJM Brown Home Trust	27.2.2.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.44	FS1219.45	Bravo Trustee Company	27.2.2.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.44	FS1252.45	Tim & Paula Williams	27.2.2.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.44	FS1277.48	Jacks Point Residents and Owners Association	27.2.2.3	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.44	FS1316.44	Harris-Wingrove Trust	27.2.2.3	Oppose	Submission be disallowed	Reject		
632.44	FS1275.218	"Jacks Point" (Submitter number 762 and 856)	27.2.2.3	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.44	FS1283.158	MJ and RB Williams and Brabant	27.2.2.3	Oppose	Reject submission	Reject		
806.179		Queenstown Park Limited	27.2.2.3	Other	Neutral/oppose On the basis that these subdivision policies do not apply to Queenstown Park Special Zone, no amendments are sought. However, if the Queenstown Park Special Zone is not granted then the policies are opposed.	Accept		
809.20		Queenstown Lakes District Council	27.2.2.3	Other	Amend the wording to read - Open spaces and reserves are fit for purpose and are located in appropriate locations having regard to topography, accessibility, use and ease of maintenance., and are a practicable size for their intended use.	Reject		
313.2		John Langley	27.2.2.4	Support	The provision for walking/cycling connections within new sub-divisions and between new and existing sub-divisions. This should be mandatory. Where no subdivision exists (adjacent to the proposed sub-division) consideration should be given to long-term potential connections. Council should seek to identify and publicize existing walking/cycling linkages that may exist (e.g. along sewer line easements) between current sub-divisions that are cut off from one another. Where none exist then consideration of other mechanisms need to be considered for their creation (e.g. Land purchase)	Accept in Part		
524.45		Ministry of Education	27.2.2.4	Other	support in part Relief sought: Modify: Policy 27.2.2.4 Subdivision will have good and integrated connections and accessibility to existing and planned areas of employment, community activities and facilities, services, trails, public transport and adjoining neighbourhoods.	Accept		
632.57		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.2.4	Not Stated	27.2.2.4 Subdivision will have good and integrated connections and accessibility to existing and planned areas of Design subdivisions to achieve connectivity between employment locations, community facilities, services, recreation facilities, trails, public transport and adjoining neighbourhoods	Reject		
632.57	FS1217.58	HL Dowell and MJM Brown Home Trust	27.2.2.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.57	FS1219.58	Bravo Trustee Company	27.2.2.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.57	FS1252.58	Tim & Paula Williams	27.2.2.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.57	FS1277.61	Jacks Point Residents and Owners Association	27.2.2.4	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.57	FS1316.57	Harris-Wingrove Trust	27.2.2.4	Oppose	Submission be disallowed	Accept		
632.57	FS1275.231	"Jacks Point" (Submitter number 762 and 856)	27.2.2.4	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.57	FS1283.171	MJ and RB Williams and Brabant	27.2.2.4	Oppose	Reject submission	Accept		
719.130		NZ Transport Agency	27.2.2.4	Support	retain	Accept		
524.43		Ministry of Education	27.2.2.5	Support	retain	Accept		
632.58		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.2.5	Not Stated	27.2.2.5 Encourage subdivision design will provide for safe walking and cycling and discourage vehicle dependence through safe connections that reduce vehicle dependence between and within neighbourhoods the subdivision.	Reject		
632.58	FS1217.59	HL Dowell and MJM Brown Home Trust	27.2.2.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.58	FS1219.59	Bravo Trustee Company	27.2.2.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.58	FS1252.59	Tim & Paula Williams	27.2.2.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.58	FS1277.62	Jacks Point Residents and Owners Association	27.2.2.5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.58	FS1316.58	Harris-Wingrove Trust	27.2.2.5	Oppose	Submission be disallowed	Accept		
632.58	FS1275.232	"Jacks Point" (Submitter number 762 and 856)	27.2.2.5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.58	FS1283.172	MJ and RB Williams and Brabant	27.2.2.5	Oppose	Reject submission	Accept		
719.131		NZ Transport Agency	27.2.2.5	Support	retain	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
313.5		John Langley	27.2.2.6	Support	The provision for walking/cycling connections within new sub-divisions and between new and existing sub-divisions. This should be mandatory. Where no subdivision exists (adjacent to the proposed sub-division) consideration should be given to long-term potential connections. Council should seek to identify and publicize existing walking/cycling linkages that may exist (e.g. along sewer line easements) between current sub-divisions that are cut off from one another. Where none exist then consideration of other mechanisms need to be considered for their creation (e.g. Land purchase)	Accept in Part		
524.44		Ministry of Education	27.2.2.6	Support	retain	Accept		
632.11		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.2.6	Not Stated	Delete this provision	Reject		
632.11	FS1217.12	HL Dowell and MJM Brown Home Trust	27.2.2.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.11	FS1219.12	Bravo Trustee Company	27.2.2.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.11	FS1252.12	Tim & Paula Williams	27.2.2.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.11	FS1277.15	Jacks Point Residents and Owners Association	27.2.2.6	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.11	FS1316.11	Harris-Wingrove Trust	27.2.2.6	Oppose	Submission be disallowed	Accept		
632.11	FS1275.185	"Jacks Point" (Submitter number 762 and 856)	27.2.2.6	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.11	FS1283.125	MJ and RB Williams and Brabant	27.2.2.6	Oppose	Reject submission	Accept		
719.132		NZ Transport Agency	27.2.2.6	Support	retain	Accept		
208.35		Pounamu Body Corporate Committee	27.2.2.7	Support	Retain the policy	Accept		
453.14		Paterson Pitts Partners (Wanaka) Ltd	27.2.2.7	Other	Amend 27.2.2.7 to remove the word "innovative".	Reject		
632.12		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.2.8	Not Stated	Delete this provision	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.12	FS1217.13	HL Dowell and MJM Brown Home Trust	27.2.2.8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.12	FS1219.13	Bravo Trustee Company	27.2.2.8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.12	FS1252.13	Tim & Paula Williams	27.2.2.8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.12	FS1277.16	Jacks Point Residents and Owners Association	27.2.2.8	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.12	FS1316.12	Harris-Wingrove Trust	27.2.2.8	Oppose	Submission be disallowed	Accept		
632.12	FS1275.186	"Jacks Point" (Submitter number 762 and 856)	27.2.2.8	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.12	FS1283.126	MJ and RB Williams and Brabant	27.2.2.8	Oppose	Reject submission	Accept		
632.59		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.2.9	Not Stated	27.2.2.9 Encourage informal surveillance for Promote safety by ensuring through overlooking of open spaces and transport corridors from are visible and overlooked by adjacent sites and dwellings and effective lighting	Accept in Part		
632.59	FS1217.60	HL Dowell and MJM Brown Home Trust	27.2.2.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.59	FS1219.60	Bravo Trustee Company	27.2.2.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.59	FS1252.60	Tim & Paula Williams	27.2.2.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.59	FS1277.63	Jacks Point Residents and Owners Association	27.2.2.9	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.59	FS1316.59	Harris-Wingrove Trust	27.2.2.9	Oppose	Submission be disallowed	Reject		
632.59	FS1275.233	"Jacks Point" (Submitter number 762 and 856)	27.2.2.9	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.59	FS1283.173	MJ and RB Williams and Brabant	27.2.2.9	Oppose	Reject submission	Reject		
208.36		Pounamu Body Corporate Committee	27.2.3 Objective 3	Oppose	Amend as follows: <i>Recognise the potential of small scale and infill subdivision while acknowledging that the opportunities to undertake comprehensive design may, in some instances, be are limited.</i>	Accept in Part		
208.37		Pounamu Body Corporate Committee	27.2.3 Objective 3	Oppose	Retain the Policy 27.2.3.3	Accept		
370.3		Paterson Pitts Group	27.2.3 Objective 3	Support	Supports the provisions.	Accept		
632.60		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.3 Objective 3	Not Stated	Change Objective 27.2.3 into a policy as follows: 27.2.3 Objective Recognise the potential of small scale and infill subdivision while acknowledging that in such instances the opportunities to undertake comprehensive design are limited.	Accept in Part		
632.60	FS1217.61	HL Dowell and MJM Brown Home Trust	27.2.3 Objective 3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.60	FS1219.61	Bravo Trustee Company	27.2.3 Objective 3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.60	FS1252.61	Tim & Paula Williams	27.2.3 Objective 3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.60	FS1277.64	Jacks Point Residents and Owners Association	27.2.3 Objective 3	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.60	FS1316.60	Harris-Wingrove Trust	27.2.3 Objective 3	Oppose	Submission be disallowed	Accept		
632.60	FS1275.234	"Jacks Point" (Submitter number 762 and 856)	27.2.3 Objective 3	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.60	FS1283.174	MJ and RB Williams and Brabant	27.2.3 Objective 3	Oppose	Reject submission	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
691.2		Aaron and Rebecca Moody	27.2.3.1	Support	Objective 27.2.3 and policy 27.2.3.1 Confirm the following: Objective - Recognise the potential of small scale and infill subdivision while acknowledging that the opportunities to undertake comprehensive design are limited. Policy: Acknowledge that small scale subdivision, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.6 and 27.2.2.8.	Accept		
453.15		Paterson Pitts Partners (Wanaka) Ltd	27.2.3.2	Other	Amend 27.2.3.2 so the text of the third bullet point reads "Where possible and practical minimise the creation of multiple rear sites".	Accept in Part		
632.13		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.3.2	Not Stated	Delete this provision	Reject		
632.13	FS1217.14	HL Dowell and MJM Brown Home Trust	27.2.3.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.13	FS1219.14	Bravo Trustee Company	27.2.3.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.13	FS1252.14	Tim & Paula Williams	27.2.3.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.13	FS1277.17	Jacks Point Residents and Owners Association	27.2.3.2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.13	FS1316.13	Harris-Wingrove Trust	27.2.3.2	Oppose	Submission be disallowed	Accept		
632.13	FS1275.187	"Jacks Point" (Submitter number 762 and 856)	27.2.3.2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.13	FS1283.127	MJ and RB Williams and Brabant	27.2.3.2	Oppose	Reject submission	Accept		
117.23		Maggie Lawton	27.2.4 Objective 4	Other	Agree. This has not been occurring, how will QLDC ensure that it does in future?	Accept		Will be achieved through the subdivision process and giving effect to the policy direction of the PDP
339.68		Evan Alty	27.2.4 Objective 4	Support	Support the objective.	Accept in Part		
426.18		Heritage New Zealand	27.2.4 Objective 4	Support	Adopt sections 27.2.4, 27.2.4.2, 27.2.4.4, 27.2.4.5, 27.2.4.6, 27.5.1.4, 27.5.1.5.	Accept in Part		
632.14		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.4 Objective 4	Not Stated	Delete this provision	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.14	FS1217.15	HL Dowell and MJM Brown Home Trust	27.2.4 Objective 4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.14	FS1219.15	Bravo Trustee Company	27.2.4 Objective 4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.14	FS1252.15	Tim & Paula Williams	27.2.4 Objective 4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.14	FS1277.18	Jacks Point Residents and Owners Association	27.2.4 Objective 4	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		
632.14	FS1316.14	Harris-Wingrove Trust	27.2.4 Objective 4	Oppose	Submission be disallowed	Accept		
632.14	FS1275.188	"Jacks Point" (Submitter number 762 and 856)	27.2.4 Objective 4	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.14	FS1283.128	MJ and RB Williams and Brabant	27.2.4 Objective 4	Oppose	Reject submission	Accept		
706.60		Forest and Bird NZ	27.2.4 Objective 4	Support	Support the objective.	Accept in Part		
706.60	FS1162.114	James Wilson Cooper	27.2.4 Objective 4	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		
806.180		Queenstown Park Limited	27.2.4 Objective 4	Other	Amend. Objective 27 .2.4- Identify and where possible incorporate and enhance natural features and heritage values within subdivision design.	Reject		
809.5		Queenstown Lakes District Council	27.2.4 Objective 4	Other	Insert: 27.2.4.8 Ensure that new subdivisions and developments recognise, incorporate and where appropriate, enhance existing established protected vegetation and where practicable ensure that this activity does not adversely impact on protected vegetation.	Accept in Part		
809.5	FS1097.720	Queenstown Park Limited	27.2.4 Objective 4	Oppose	Oppose for the reasons stated in QPL's original submission; the amendment is unnecessary.	Reject		
339.69		Evan Alty	27.2.4.1	Support	Supports the policy.	Accept		
428.4		Barry Francis Ellis and Sandy Joan Ellis	27.2.4.1	Oppose	Oppose Rule 27.4.1. Requests subdivision of land zoned Rural Lifestyle should be a Controlled Activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
453.16		Paterson Pitts Partners (Wanaka) Ltd	27.2.4.1	Other	Amend 27.2.4.1 so the text reads "Where possible and practical enhance ..."	Reject		
632.37		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.4.1	Not Stated	Retain as notified	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.37	FS1217.38	HL Dowell and MJM Brown Home Trust	27.2.4.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.37	FS1219.38	Bravo Trustee Company	27.2.4.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.37	FS1252.38	Tim & Paula Williams	27.2.4.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.37	FS1277.41	Jacks Point Residents and Owners Association	27.2.4.1	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.37	FS1316.37	Harris-Wingrove Trust	27.2.4.1	Oppose	Submission be disallowed	Reject		
632.37	FS1275.211	"Jacks Point" (Submitter number 762 and 856)	27.2.4.1	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.37	FS1283.151	MJ and RB Williams and Brabant	27.2.4.1	Oppose	Reject submission	Reject		
706.61		Forest and Bird NZ	27.2.4.1	Support	Supports the policy.	Accept		
706.61	FS1162.115	James Wilson Cooper	27.2.4.1	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		
806.181		Queenstown Park Limited	27.2.4.1	Not Stated		Reject		
806.182		Queenstown Park Limited	27.2.4.1	Oppose	Amend as below: 27.2.4.1 Enhance biodiversity, riparian and amenity values by incorporating - incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces, as a means of mitigating effects and where possible enhancing biodiversity, riparian and amenity values.	Reject		
809.21		Queenstown Lakes District Council	27.2.4.1	Other	Amend the wording to read - <i>Enhance biodiversity, riparian and amenity values by incorporating and protecting existing and planned waterways.....</i>	Reject		
339.70		Evan Alty	27.2.4.2	Support	Supports the policy.			
632.15		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.4.2	Not Stated	Delete this provision	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.15	FS1217.16	HL Dowell and MJM Brown Home Trust	27.2.4.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.15	FS1219.16	Bravo Trustee Company	27.2.4.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.15	FS1252.16	Tim & Paula Williams	27.2.4.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.15	FS1277.19	Jacks Point Residents and Owners Association	27.2.4.2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.15	FS1316.15	Harris-Wingrove Trust	27.2.4.2	Oppose	Submission be disallowed	Accept		
632.15	FS1275.189	"Jacks Point" (Submitter number 762 and 856)	27.2.4.2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.15	FS1283.129	MJ and RB Williams and Brabant	27.2.4.2	Oppose	Reject submission	Accept		
706.62		Forest and Bird NZ	27.2.4.2	Support	Supports the policy.	Accept		
706.62	FS1162.116	James Wilson Cooper	27.2.4.2	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		
117.24		Maggie Lawton	27.2.4.3	Other	Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.	Reject		
339.71		Evan Alty	27.2.4.3	Support	Supports the policy.	Accept		
632.16		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.4.3	Not Stated	Delete this provision	Reject		
632.16	FS1217.17	HL Dowell and MJM Brown Home Trust	27.2.4.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.16	FS1219.17	Bravo Trustee Company	27.2.4.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.16	FS1252.17	Tim & Paula Williams	27.2.4.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.16	FS1277.20	Jacks Point Residents and Owners Association	27.2.4.3	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.16	FS1316.16	Harris-Wingrove Trust	27.2.4.3	Oppose	Submission be disallowed	Accept		
632.16	FS1275.190	"Jacks Point" (Submitter number 762 and 856)	27.2.4.3	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.16	FS1283.130	MJ and RB Williams and Brabant	27.2.4.3	Oppose	Reject submission	Accept		
706.63		Forest and Bird NZ	27.2.4.3	Support	Supports the policy.	Accept		
706.63	FS1162.117	James Wilson Cooper	27.2.4.3	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		
806.183		Queenstown Park Limited	27.2.4.3	Other	Amendments to remove prescription. 27.2.4.3 The Council will support Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise.	Reject		
632.17		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.4.4	Not Stated	Delete this provision	Reject		
632.17	FS1217.18	HL Dowell and MJM Brown Home Trust	27.2.4.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.17	FS1219.18	Bravo Trustee Company	27.2.4.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.17	FS1252.18	Tim & Paula Williams	27.2.4.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.17	FS1277.21	Jacks Point Residents and Owners Association	27.2.4.4	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.17	FS1316.17	Harris-Wingrove Trust	27.2.4.4	Oppose	Submission be disallowed	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.17	FS1275.191	"Jacks Point" (Submitter number 762 and 856)	27.2.4.4	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.17	FS1283.131	MJ and RB Williams and Brabant	27.2.4.4	Oppose	Reject submission	Accept		
806.184		Queenstown Park Limited	27.2.4.4	Other	Seek clarification as to the meaning of "unacceptable loss".	Accept in Part		
632.18		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.4.5	Not Stated	Delete this provision	Accept		
632.18	FS1217.19	HL Dowell and MJM Brown Home Trust	27.2.4.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.18	FS1219.19	Bravo Trustee Company	27.2.4.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.18	FS1252.19	Tim & Paula Williams	27.2.4.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.18	FS1277.22	Jacks Point Residents and Owners Association	27.2.4.5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.18	FS1316.18	Harris-Wingrove Trust	27.2.4.5	Oppose	Submission be disallowed	Reject		
632.18	FS1275.192	"Jacks Point" (Submitter number 762 and 856)	27.2.4.5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.18	FS1283.132	MJ and RB Williams and Brabant	27.2.4.5	Oppose	Reject submission	Reject		
806.185		Queenstown Park Limited	27.2.4.5	Other	Delete Policy 27.2.4.5	Accept		
632.19		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.4.6	Not Stated	Delete this provision	Reject		
632.19	FS1217.20	HL Dowell and MJM Brown Home Trust	27.2.4.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.19	FS1219.20	Bravo Trustee Company	27.2.4.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.19	FS1252.20	Tim & Paula Williams	27.2.4.6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.19	FS1277.23	Jacks Point Residents and Owners Association	27.2.4.6	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.19	FS1316.19	Harris-Wingrove Trust	27.2.4.6	Oppose	Submission be disallowed	Accept		
632.19	FS1275.193	"Jacks Point" (Submitter number 762 and 856)	27.2.4.6	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.19	FS1283.133	MJ and RB Williams and Brabant	27.2.4.6	Oppose	Reject submission	Accept		
806.186		Queenstown Park Limited	27.2.4.6	Other	Amend Policy 27.2.4.6 to read: 27.2.4.6 Encourage subdivision design to protect and incorporate and where possible protect archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wahi tapu and other taonga.	Reject		
339.72		Evan Alty	27.2.4.7	Support	Supports the policy.	Accept		
378.27		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	27.2.4.7	Support	Retain the policy as notified.	Accept in Part		
378.27	FS1049.27	LAC Property Trustees Limited	27.2.4.7	Oppose	The submitter seeks that the whole of the submission be disallowed	Reject		
378.27	FS1095.27	Nick Brasington	27.2.4.7	Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Reject		
453.17		Paterson Pitts Partners (Wanaka) Ltd	27.2.4.7	Other	Amend 27.2.4.7 second bullet point to read "... landscape features that the value of land so reserved be off-set against the development contribution..."	Reject		
706.64		Forest and Bird NZ	27.2.4.7	Support	Supports the policy.	Accept in Part		
706.64	FS1162.118	James Wilson Cooper	27.2.4.7	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject		
806.187		Queenstown Park Limited	27.2.4.7	Other	That the Policy be extended so that it also encourages initiatives for provision of public access to natural features and heritage.	Reject		
809.22		Queenstown Lakes District Council	27.2.4.7	Other	Amend the wording to read - Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to: • Where any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection • Where a reserve is to be set aside to provide protection to vegetation and landscape features, <u>but</u> whether the value of the that land reserved should <u>not</u> be off-set against the development contribution to be paid for open space and recreation purposes.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
275.1		Robertson Family Trust	27.2.5 Objective 5	Other	That a further policy is included to enable lesser access widths in the High Density Residential Zone, as outlined in the submission.	Reject		
370.4		Paterson Pitts Group	27.2.5 Objective 5	Support	Generally supports the provisions.	Accept in Part		
438.35		New Zealand Fire Service	27.2.5 Objective 5	Support	Retain 27.2.5 as notified	Accept in Part		
632.20		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5 Objective 5	Not Stated	Delete this provision	Reject		
632.20	FS1217.21	HL Dowell and MJM Brown Home Trust	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.20	FS1219.21	Bravo Trustee Company	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.20	FS1252.21	Tim & Paula Williams	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.20	FS1277.24	Jacks Point Residents and Owners Association	27.2.5 Objective 5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed.	Accept		
632.20	FS1316.20	Harris-Wingrove Trust	27.2.5 Objective 5	Oppose	Submission be disallowed	Accept		
632.20	FS1275.194	"Jacks Point" (Submitter number 762 and 856)	27.2.5 Objective 5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.20	FS1283.134	MJ and RB Williams and Brabant	27.2.5 Objective 5	Oppose	Reject submission	Accept		
632.49		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5 Objective 5	Not Stated	New policy <u>Manage stormwater to provide for public safety and where opportunities exist to maintain and enhance water quality</u>	Accept in Part		
632.49	FS1217.50	HL Dowell and MJM Brown Home Trust	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.49	FS1219.50	Bravo Trustee Company	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.49	FS1252.50	Tim & Paula Williams	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.49	FS1277.53	Jacks Point Residents and Owners Association	27.2.5 Objective 5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.49	FS1316.49	Harris-Wingrove Trust	27.2.5 Objective 5	Oppose	Submission be disallowed	Reject		
632.49	FS1275.223	"Jacks Point" (Submitter number 762 and 856)	27.2.5 Objective 5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.49	FS1283.163	MJ and RB Williams and Brabant	27.2.5 Objective 5	Oppose	Reject submission	Reject		
		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5 Objective 5	Not Stated	New policy – <u>When connecting to Council reticulated infrastructure ensure that there is sufficient capacity for the proposed development or that necessary upgrades can be reasonably expected to be undertaken.</u>	Reject		
632.51	FS1217.52	HL Dowell and MJM Brown Home Trust	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.51	FS1219.52	Bravo Trustee Company	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.51	FS1252.52	Tim & Paula Williams	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.51	FS1277.55	Jacks Point Residents and Owners Association	27.2.5 Objective 5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.51	FS1316.51	Harris-Wingrove Trust	27.2.5 Objective 5	Oppose	Submission be disallowed	Accept		
632.51	FS1275.225	"Jacks Point" (Submitter number 762 and 856)	27.2.5 Objective 5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.51	FS1283.165	MJ and RB Williams and Brabant	27.2.5 Objective 5	Oppose	Reject submission	Accept		
		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5 Objective 5	Not Stated	<u>New policy: Have regard to the design, location and direction of lighting to avoid provide for public safety and reduce upward light spill, recognising the night sky as an element that contributes to the District's sense of place.</u>	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.53	FS1217.54	HL Dowell and MJM Brown Home Trust	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.53	FS1219.54	Bravo Trustee Company	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.53	FS1252.54	Tim & Paula Williams	27.2.5 Objective 5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.53	FS1277.57	Jacks Point Residents and Owners Association	27.2.5 Objective 5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.53	FS1316.53	Harris-Wingrove Trust	27.2.5 Objective 5	Oppose	Submission be disallowed	Reject		
632.53	FS1275.227	"Jacks Point" (Submitter number 762 and 856)	27.2.5 Objective 5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.53	FS1283.167	MJ and RB Williams and Brabant	27.2.5 Objective 5	Oppose	Reject submission	Reject		
635.35		Aurora Energy Limited	27.2.5 Objective 5	Other	Oppose in part Reword Objective 27.2.5 as follows: Require infrastructure and services to be are provided to new lots and subdivision and developments, within the District, in anticipation of the likely effects of land use activities on those lots and within overall developments.	Accept in Part		
635.35	FS1097.644	Queenstown Park Limited	27.2.5 Objective 5	Oppose	Given advances in technology, and potential for self sufficiency, providing services at time of subdivision should not be a requirement.	Reject		
635.37		Aurora Energy Limited	27.2.5 Objective 5	Not Stated	Insert new policy as follows: <u>Policy xxx</u> <u>Avoid, remedy or mitigate reverse sensitivity effects on infrastructure.</u> <u>Explanation: Subdivision and subsequent land use and development can increase the potential for reverse sensitivity effects on infrastructure. Infrastructure and network utility operators provide an important essential service to the Queenstown Lakes District and Wider National Networks. To ensure the continuation of this essential service the presence and function of the infrastructure should be recognised and careful consideration given to preventing the establishment and expansion of sensitive activities located in the vicinity of infrastructure.</u>	Accept in Part		
635.37	FS1211.18	New Zealand Defence Force	27.2.5 Objective 5	Support	Believes that reverse sensitivity is a significant issue for NZDF facilities and activities. Agrees that regional and national significance of infrastructure it is important to protect it from reverse sensitivity effects.	Accept in Part		
719.133		NZ Transport Agency	27.2.5 Objective 5	Support	retain	Accept in Part		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
805.62		Transpower New Zealand Limited	27.2.5 Objective 5	Other	Support with amendments. Amend to: Require provision of infrastructure and services are provided to lots and developments <u>whilst ensuring that subdivision or development does not adversely affect the safe, effective or efficient functioning of regionally significant infrastructure, such as the National Grid, in anticipation of the likely effects of land use activities on those lots and within overall developments.</u>	Reject		Refer Issue 8 and Issue 14 set out in the section 42a report. Outcome sought by submitter achieved via alternative provisions.
805.62	FS1211.30	New Zealand Defence Force	27.2.5 Objective 5	Support	Agrees that this provision appropriately provides for and protects regionally significant infrastructure including from reverse sensitivity effects.	Reject		
805.64		Transpower New Zealand Limited	27.2.5 Objective 5	Oppose	Add a new policy 27.2.5.16.x: <u>To manage the effects of subdivision on the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid by ensuring that subdivision is managed around the National Grid to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the National Grid.</u>	Accept in Part		Refer Issue 8 and Issue 14 set out in the section 42a report.
806.188		Queenstown Park Limited	27.2.5 Objective 5	Other	neutral/oppose. On the basis these subdivision policies do not apply to the Queenstown Park Special Zone, no amendments are sought. However if the Queenstown Park Special Zone is not approved then the policies are opposed. A separate set of subdivision policies are drafted for Queenstown park and these should apply to any subdivision within the Queenstown park Special Zone.	Accept in Part		
632.38		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.1	Not Stated	Retain as notified	Accept in Part		
632.38	FS1217.39	HL Dowell and MJM Brown Home Trust	27.2.5.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.38	FS1219.39	Bravo Trustee Company	27.2.5.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.38	FS1252.39	Tim & Paula Williams	27.2.5.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.38	FS1277.42	Jacks Point Residents and Owners Association	27.2.5.1	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the <u>submission be disallowed</u>	Reject		
632.38	FS1316.38	Harris-Wingrove Trust	27.2.5.1	Oppose	Submission be disallowed	Reject		
632.38	FS1275.212	"Jacks Point" (Submitter number 762 and 856)	27.2.5.1	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.38	FS1283.152	MJ and RB Williams and Brabant	27.2.5.1	Oppose	Reject submission	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
719.134		NZ Transport Agency	27.2.5.1	Other	Amend Amend Policy 27.2.5.1 to read as follows: Integrate subdivision roading with the existing road networks in an a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.	Accept		
		Otago Regional Council	27.2.5.1	Oppose	ORC requests that in considering subdivisions and development, provisions require the inclusion of links and connections to public transport services and infrastructure, not just walking and cycling linkages.	Accept		
798.49	FS1097.717	Queenstown Park Limited	27.2.5.1	Support	Support the request that in considering subdivisions and development, provisions require the inclusion of links and connections to public transport services and infrastructure, not just walking and cycling linkages. Specifically, support linkages to water based public transport and gondola.	Accept		
632.46		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.2	Not Stated	27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access <u>along roads and to</u> is provided to all lots created by subdivision and to all developments.	Accept in Part		
632.46	FS1217.47	HL Dowell and MJM Brown Home Trust	27.2.5.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.46	FS1219.47	Bravo Trustee Company	27.2.5.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.46	FS1252.47	Tim & Paula Williams	27.2.5.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.46	FS1277.50	Jacks Point Residents and Owners Association	27.2.5.2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.46	FS1316.46	Harris-Wingrove Trust	27.2.5.2	Oppose	Submission be disallowed	Reject		
632.46	FS1275.220	"Jacks Point" (Submitter number 762 and 856)	27.2.5.2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.46	FS1283.160	MJ and RB Williams and Brabant	27.2.5.2	Oppose	Reject submission	Reject		
719.135		NZ Transport Agency	27.2.5.2	Support	Retain	Accept		
632.21		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.3	Not Stated	Delete this provision	Reject		
632.21	FS1217.22	HL Dowell and MJM Brown Home Trust	27.2.5.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.21	FS1219.22	Bravo Trustee Company	27.2.5.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.21	FS1252.22	Tim & Paula Williams	27.2.5.3	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.21	FS1277.25	Jacks Point Residents and Owners Association	27.2.5.3	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.21	FS1316.21	Harris-Wingrove Trust	27.2.5.3	Oppose	Submission be disallowed	Accept		
632.21	FS1275.195	"Jacks Point" (Submitter number 762 and 856)	27.2.5.3	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.21	FS1283.135	MJ and RB Williams and Brabant	27.2.5.3	Oppose	Reject submission	Accept		
719.136		NZ Transport Agency	27.2.5.3	Support	Retain	Accept in Part		
		Paterson Pitts Partners (Wanaka) Ltd	27.2.5.4	Oppose	Oppose 27.2.5.4 as too open to differing interpretation.	Accept in Part		
632.47		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.4	Not Stated	27.2.5.4 <u>Encourage</u> the design of subdivision and roading networks to recognise and accommodate <u>pre-existing topographical features where this will not compromise design outcomes and the efficient use of land to ensure the physical and visual effects of subdivision and roading are minimised.</u>	Accept in Part		
632.47	FS1217.48	HL Dowell and MJM Brown Home Trust	27.2.5.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.47	FS1219.48	Bravo Trustee Company	27.2.5.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.47	FS1252.48	Tim & Paula Williams	27.2.5.4	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.47	FS1277.51	Jacks Point Residents and Owners Association	27.2.5.4	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.47	FS1316.47	Harris-Wingrove Trust	27.2.5.4	Oppose	Submission be disallowed	Reject		
632.47	FS1275.221	"Jacks Point" (Submitter number 762 and 856)	27.2.5.4	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.47	FS1283.161	MJ and RB Williams and Brabant	27.2.5.4	Oppose	Reject submission	Reject		
117.25		Maggie Lawton	27.2.5.5	Other	Consideration should be given to other species such as ecosystems for birds and insects in the design of a sub-division.	Reject		
289.18		A Brown	27.2.5.5	Other	Amend to require all new and replacement lighting in the district to be downward facing using energy efficient light bulbs.	Reject		
340.2		Ros & Dennis Hughes	27.2.5.5	Support	As manage and lessen the negative impacts on the Districts night skies. Requests that the lighting provisions for new developments also apply to a planned district-wide upgrade of the existing lighting infrastructure. Refer to the Dunedin City's Council draft Energy Plan 1.0, which supports a lighting asset renewal process to upgrade street lighting from low pressure sodium to LED. Saving maintenance and energy costs.	Accept		
453.19		Paterson Pitts Partners (Wanaka) Ltd	27.2.5.5	Other	Amend 27.2.5.5 final bullet point to add "... in accordance with Council's transport strategies."	Accept		
632.22		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.5	Not Stated	Delete this provision	Reject		
632.22	FS1217.23	HL Dowell and MJM Brown Home Trust	27.2.5.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.22	FS1219.23	Bravo Trustee Company	27.2.5.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.22	FS1252.23	Tim & Paula Williams	27.2.5.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.22	FS1277.26	Jacks Point Residents and Owners Association	27.2.5.5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.22	FS1316.22	Harris-Wingrove Trust	27.2.5.5	Oppose	Submission be disallowed	Accept		
632.22	FS1275.196	"Jacks Point" (Submitter number 762 and 856)	27.2.5.5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.22	FS1283.136	MJ and RB Williams and Brabant	27.2.5.5	Oppose	Reject submission	Accept		
719.137		NZ Transport Agency	27.2.5.5	Support	Retain	Accept		
798.50		Otago Regional Council	27.2.5.5	Oppose	ORC requests that in considering subdivisions and development, provisions require the inclusion of links and connections to public transport services and infrastructure, not just walking and cycling linkages.	Accept		
117.26		Maggie Lawton	27.2.5.6	Other	Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
438.36		New Zealand Fire Service	27.2.5.6	Not Stated	Retain 27.2.5.6 as notified	Accept		
438.37		New Zealand Fire Service	27.2.5.7	Not Stated	Retain 27.2.5.7 as notified	Accept		
632.39		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.7	Not Stated	Retain as notified	Accept		
632.39	FS1217.40	HL Dowell and MJM Brown Home Trust	27.2.5.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.39	FS1219.40	Bravo Trustee Company	27.2.5.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.39	FS1252.40	Tim & Paula Williams	27.2.5.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.39	FS1277.43	Jacks Point Residents and Owners Association	27.2.5.7	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.39	FS1316.39	Harris-Wingrove Trust	27.2.5.7	Oppose	Submission be disallowed	Reject		
632.39	FS1275.213	"Jacks Point" (Submitter number 762 and 856)	27.2.5.7	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.39	FS1283.153	MJ and RB Williams and Brabant	27.2.5.7	Oppose	Reject submission	Reject		
117.28		Maggie Lawton	27.2.5.8	Other	Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.	Reject		
289.6		A Brown	27.2.5.8	Support	Existing houses could also be encouraged to install rain water tanks.	Reject		
289.6	FS1125.13	New Zealand Fire Service	27.2.5.8	Support	Allow in part. The submission is supported in part. The Commission is neutral on whether rain water tanks are encouraged. It does however wish to reiterate the importance, as set out in its submission, of having appropriate levels of water supply for fire fighting purposes (whether reticulated or non-reticulated) and that the provision or allowance of rain water tanks as sought by this submission should not replace that requirement.	Accept in Part		Refer Issue 16 in the Section 42a report.
632.23		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.8	Not Stated	Delete this provision	Reject		
632.23	FS1217.24	HL Dowell and MJM Brown Home Trust	27.2.5.8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.23	FS1219.24	Bravo Trustee Company	27.2.5.8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.23	FS1252.24	Tim & Paula Williams	27.2.5.8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.23	FS1277.27	Jacks Point Residents and Owners Association	27.2.5.8	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.23	FS1316.23	Harris-Wingrove Trust	27.2.5.8	Oppose	Submission be disallowed	Accept		
632.23	FS1275.197	"Jacks Point" (Submitter number 762 and 856)	27.2.5.8	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.23	FS1283.137	MJ and RB Williams and Brabant	27.2.5.8	Oppose	Reject submission	Accept		
289.7		A Brown	27.2.5.9	Other	Encourage existing houses to install rain water tanks.	Accept		
289.7	FS1125.14	New Zealand Fire Service	27.2.5.9	Support	Allow in part. The submission is supported in part. The Commission is neutral on whether rain water tanks are encouraged. It does however wish to reiterate the importance, as set out in its submission, of having appropriate levels of water supply for fire fighting purposes (whether reticulated or non-reticulated) and that the provision or allowance of rain water tanks as sought by this submission should not replace that requirement.	Accept in Part		Refer Issue 16 in the Section 42a report.
453.20		Paterson Pitts Partners (Wanaka) Ltd	27.2.5.9	Oppose	Oppose 27.5.2.9 as this issue is better addressed as part of building not at the time of subdivision.	Reject		
632.48		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.9	Not Stated	27.2.5.9 Encourage, <u>where practical</u> , initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.	Reject		
632.48	FS1217.49	HL Dowell and MJM Brown Home Trust	27.2.5.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.48	FS1219.49	Bravo Trustee Company	27.2.5.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.48	FS1252.49	Tim & Paula Williams	27.2.5.9	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.48	FS1277.52	Jacks Point Residents and Owners Association	27.2.5.9	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.48	FS1316.48	Harris-Wingrove Trust	27.2.5.9	Oppose	Submission be disallowed	Accept		
632.48	FS1275.222	"Jacks Point" (Submitter number 762 and 856)	27.2.5.9	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.48	FS1283.162	MJ and RB Williams and Brabant	27.2.5.9	Oppose	Reject submission	Accept		
438.38		New Zealand Fire Service	27.2.5.10:	Other	Include reference to the NZFS Code of Practice to read: <i>Ensure appropriate water supply, design and installation by having regard to: Adequate water supplies for fire fighting purposes in accordance with the NZFS Code of Practice SNZ PAS 4509:2003</i>	Reject		Refer Issue 16 in the Section 42a report.
438.38	FS1097.420	Queenstown Park Limited	27.2.5.10:	Not Stated	Neutral. Recognise the importance of providing fire fighting supply but question the need to refer to the Code of Practice within the District Plan.	Accept		
632.24		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.10:	Not Stated	Delete this provision	Reject		
632.24	FS1217.25	HL Dowell and MJM Brown Home Trust	27.2.5.10:	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.24	FS1219.25	Bravo Trustee Company	27.2.5.10:	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.24	FS1252.25	Tim & Paula Williams	27.2.5.10:	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.24	FS1277.28	Jacks Point Residents and Owners Association	27.2.5.10:	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.24	FS1316.24	Harris-Wingrove Trust	27.2.5.10:	Oppose	Submission be disallowed	Accept		
632.24	FS1275.198	"Jacks Point" (Submitter number 762 and 856)	27.2.5.10:	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.24	FS1283.138	MJ and RB Williams and Brabant	27.2.5.10:	Oppose	Reject submission	Accept		
117.27		Maggie Lawton	27.2.5.11	Other	Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.	Reject		
453.21		Paterson Pitts Partners (Wanaka) Ltd	27.2.5.11	Oppose	Oppose 27.2.5.11 as these costs should be covered by development contributions.	Reject		
453.21	FS1117.191	Remarkables Park Limited	27.2.5.11	Support	Support submitter's opposition to 27.2.5.11 as these costs should be covered by development contributions.	Reject		
632.25		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.11	Not Stated	Delete this provision	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.25	FS1217.26	HL Dowell and MJM Brown Home Trust	27.2.5.11	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.25	FS1219.26	Bravo Trustee Company	27.2.5.11	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.25	FS1252.26	Tim & Paula Williams	27.2.5.11	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.25	FS1277.29	Jacks Point Residents and Owners Association	27.2.5.11	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.25	FS1316.25	Harris-Wingrove Trust	27.2.5.11	Oppose	Submission be disallowed	Accept		
632.25	FS1275.199	"Jacks Point" (Submitter number 762 and 856)	27.2.5.11	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.25	FS1283.139	MJ and RB Williams and Brabant	27.2.5.11	Oppose	Reject submission	Accept		
117.29		Maggie Lawton	27.2.5.12	Support	Add reference to the protection of areas and features of significance. Add reference to passive solar design of dwellings.	Reject		
289.20		A Brown	27.2.5.12	Support	Design collection of stormwater from roads in particular, so that it does not run into our lakes and rivers.	Reject		
453.22		Paterson Pitts Partners (Wanaka) Ltd	27.2.5.12	Other	Amend 27.2.5.12 to add "... where possible and practical."	Reject		
632.50		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.13	Not Stated	27.2.5.13 Treating and disposing of sewage is provided for in a manner that is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.	Accept		
632.50	FS1217.51	HL Dowell and MJM Brown Home Trust	27.2.5.13	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.50	FS1219.51	Bravo Trustee Company	27.2.5.13	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.50	FS1252.51	Tim & Paula Williams	27.2.5.13	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.50	FS1277.54	Jacks Point Residents and Owners Association	27.2.5.13	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.50	FS1316.50	Harris-Wingrove Trust	27.2.5.13	Oppose	Submission be disallowed	Reject		
632.50	FS1275.224	"Jacks Point" (Submitter number 762 and 856)	27.2.5.13	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.50	FS1283.164	MJ and RB Williams and Brabant	27.2.5.13	Oppose	Reject submission	Reject		
632.26		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.14	Not Stated	Delete this provision	Reject		
632.26	FS1217.27	HL Dowell and MJM Brown Home Trust	27.2.5.14	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.26	FS1219.27	Bravo Trustee Company	27.2.5.14	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.26	FS1252.27	Tim & Paula Williams	27.2.5.14	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.26	FS1277.30	Jacks Point Residents and Owners Association	27.2.5.14	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.26	FS1316.26	Harris-Wingrove Trust	27.2.5.14	Oppose	Submission be disallowed	Accept		
632.26	FS1275.200	"Jacks Point" (Submitter number 762 and 856)	27.2.5.14	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.26	FS1283.140	MJ and RB Williams and Brabant	27.2.5.14	Oppose	Reject submission	Accept		
453.23		Paterson Pitts Partners (Wanaka) Ltd	27.2.5.15.	Other	Amend 27.2.5.15 to add "... with upgrades credited against development contributions."	Reject		
179.11		Vodafone NZ	27.2.5.16	Support	Retain Policy 27.2.5.16	Accept		
191.9		Spark Trading NZ Limited	27.2.5.16	Support	Retain the policy as notified as it provides for the supply and installation of telecommunication facilities.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
289.19		A Brown	27.2.5.16	Other	Amend to require all new and replacement lighting in the district to be downward facing using energy efficient light bulbs.	Reject		
421.9		Two Degrees Mobile Limited	27.2.5.16	Support	supports policy 27.2.5.16 and requests this be retained.	Accept		
632.52		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.16	Not Stated	27.2.5.16 To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities while: <ul style="list-style-type: none"> • Providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations and • Ensure the method of reticulation is appropriate for the <u>having regard to effects on</u> visual amenity values of the area by generally requiring services are underground; 	Reject		
632.52	FS1217.53	HL Dowell and MJM Brown Home Trust	27.2.5.16	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.52	FS1219.53	Bravo Trustee Company	27.2.5.16	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.52	FS1252.53	Tim & Paula Williams	27.2.5.16	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.52	FS1277.56	Jacks Point Residents and Owners Association	27.2.5.16	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the <u>submission be disallowed</u>	Accept		
632.52	FS1316.52	Harris-Wingrove Trust	27.2.5.16	Oppose	Submission be disallowed	Accept		
632.52	FS1275.226	"Jacks Point" (Submitter number 762 and 856)	27.2.5.16	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.52	FS1283.166	MJ and RB Williams and Brabant	27.2.5.16	Oppose	Reject submission	Accept		
635.36		Aurora Energy Limited	27.2.5.16	Other	Support in part To ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while: <ul style="list-style-type: none"> • Providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations; • Ensure the method of reticulation is appropriate for the visual amenity values of the area by generally requiring services are <u>placed underground where technically and operationally feasible</u>; • Have regard to the design, location and direction of lighting to avoid upward light spill, recognising the night sky as an element that contributes to the District's sense of place; • Generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves. 	Reject		
781.10		Chorus New Zealand Limited	27.2.5.16	Support	Retain 27.2.5.16.	Accept		
632.27		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.17	Not Stated	Delete this provision	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.27	FS1217.28	HL Dowell and MJM Brown Home Trust	27.2.5.17	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.27	FS1219.28	Bravo Trustee Company	27.2.5.17	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.27	FS1252.28	Tim & Paula Williams	27.2.5.17	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.27	FS1277.31	Jacks Point Residents and Owners Association	27.2.5.17	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.27	FS1316.27	Harris-Wingrove Trust	27.2.5.17	Oppose	Submission be disallowed	Accept		
632.27	FS1275.201	"Jacks Point" (Submitter number 762 and 856)	27.2.5.17	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.27	FS1283.141	MJ and RB Williams and Brabant	27.2.5.17	Oppose	Reject submission	Accept		
635.38		Aurora Energy Limited	27.2.5.17	Support	Retain	Accept		
632.28		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.5.18	Not Stated	Delete this provision	Reject		
632.28	FS1217.29	HL Dowell and MJM Brown Home Trust	27.2.5.18	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.28	FS1219.29	Bravo Trustee Company	27.2.5.18	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.28	FS1252.29	Tim & Paula Williams	27.2.5.18	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.28	FS1277.32	Jacks Point Residents and Owners Association	27.2.5.18	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.28	FS1316.28	Harris-Wingrove Trust	27.2.5.18	Oppose	Submission be disallowed	Accept		
632.28	FS1275.202	"Jacks Point" (Submitter number 762 and 856)	27.2.5.18	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.28	FS1283.142	MJ and RB Williams and Brabant	27.2.5.18	Oppose	Reject submission	Accept		
635.39		Aurora Energy Limited	27.2.5.18	Support	Retain	Accept		
238.115		NZIA Southern and Architecture + Women Southern	27.2.6 Objective 6	Other	Add objective to preserve distinct edge to Urban Growth Boundaries and discourage edge sprawl. Add <u>27.2.6 Objective - Discourage subdivision adjacent to Urban Growth Boundaries</u>	Reject		These matters are already suitably addressed through chapter 3 (Strategic Directions) and Chapter 4 (Urban Development), which subdivision activities must accord with.
238.115	FS1157.46	Trojan Helmet Ltd	27.2.6 Objective 6	Oppose	That the submission be rejected. Distinctive edges between urban and rural areas may be appropriate in some, but not all cases. For instance, Arrowtown has an UGB but Millbrook is outside of that and still contributes to Arrowtown and does not detract from the rural environment. The proposed Hills Resort Zone and the proposed Rural Lifestyle zoning of Trojan Helmet Limited's McDonnell Road and Hogan's Gully Road land are comparable examples.	Accept		
238.115	FS1107.120	Man Street Properties Ltd	27.2.6 Objective 6	Oppose	The Submitter opposes this submission. Submission 238 will not promote or give effect to Part 2 of the Act. The matters raised in the submission do not meet section 32 of the Act, and are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
238.115	FS1226.120	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	27.2.6 Objective 6	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits	Accept		
238.115	FS1234.120	Shotover Memorial Properties Limited & Horne Water Holdings Limited	27.2.6 Objective 6	Oppose	States that submission 238 will not promote or give effect to Part 2 of the Act. Agrees that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		
238.115	FS1239.120	Skyline Enterprises Limited & O'Connells Pavillion Limited	27.2.6 Objective 6	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		
238.115	FS1241.120	Skyline Enterprises Limited & Accommodation and Booking Agents	27.2.6 Objective 6	Oppose	Agrees that submission 238 will not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives.	Accept		
238.115	FS1242.143	Antony & Ruth Stokes	27.2.6 Objective 6	Oppose	The submitter seeks submission be disallowed as it relates to the expansion of the Business Mixed Use Zone (submission point 238.93) with the High Density Residential Zone on the northern side of Henry Street being retained.	Accept		
238.115	FS1248.120	Trojan Holdings Limited & Beach Street Holdings Limited	27.2.6 Objective 6	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits	Accept		
238.115	FS1249.120	Tweed Development Limited	27.2.6 Objective 6	Oppose	The submitter opposes this submission . Alerts that the submission and matters sought in it will therefore not promote or give effect to Part 2 of the Act. States that matters raised in the submission do not meet section 32 of the Act. are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits	Accept		
285.16		Debbie MacColl	27.2.6 Objective 6	Other	Developers and sub dividers should only meet the cost of new services etc when the services are deemed to be up to standard and at an acceptable level. developers and sub dividers should not have to upgrade QLDC services or roads that are below recognized national standards.	Reject		These matters are determined at the time of subdivision and are governed by Code of Practice and Council's Development Contributions Policy
600.103		Federated Farmers of New Zealand	27.2.6 Objective 6	Support	Objective 27.2.6 is adopted as proposed.	Accept		
600.103	FS1034.103	Upper Clutha Environmental Society (Inc.)	27.2.6 Objective 6	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
600.103	FS1209.103	Richard Burdon	27.2.6 Objective 6	Support	Support entire submission	Accept		
632.29		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.6 Objective 6	Not Stated	Delete this provision	Reject		
632.29	FS1217.30	HL Dowell and MJM Brown Home Trust	27.2.6 Objective 6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.29	FS1219.30	Bravo Trustee Company	27.2.6 Objective 6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.29	FS1252.30	Tim & Paula Williams	27.2.6 Objective 6	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.29	FS1277.33	Jacks Point Residents and Owners Association	27.2.6 Objective 6	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.29	FS1316.29	Harris-Wingrove Trust	27.2.6 Objective 6	Oppose	Submission be disallowed	Accept		
632.29	FS1275.203	"Jacks Point" (Submitter number 762 and 856)	27.2.6 Objective 6	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.29	FS1283.143	MJ and RB Williams and Brabant	27.2.6 Objective 6	Oppose	Reject submission	Accept		
719.138		NZ Transport Agency	27.2.6 Objective 6	Support	Retain	Accept		
806.189		Queenstown Park Limited	27.2.6 Objective 6	Other	neutral/oppose. On the basis these subdivision policies do not apply to the Queenstown Park Special Zone, no amendments are sought. However if the Queenstown Park Special Zone is not approved then the policies are opposed.	Accept in Part		
632.30		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.6.1	Not Stated	Delete this provision	Reject		
632.30	FS1217.31	HL Dowell and MJM Brown Home Trust	27.2.6.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.30	FS1219.31	Bravo Trustee Company	27.2.6.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.30	FS1252.31	Tim & Paula Williams	27.2.6.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.30	FS1277.34	Jacks Point Residents and Owners Association	27.2.6.1	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.30	FS1316.30	Harris-Wingrove Trust	27.2.6.1	Oppose	Submission be disallowed	Accept		
632.30	FS1275.204	"Jacks Point" (Submitter number 762 and 856)	27.2.6.1	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.30	FS1283.144	MJ and RB Williams and Brabant	27.2.6.1	Oppose	Reject submission	Accept		
719.139		NZ Transport Agency	27.2.6.1	Support	Retain	Accept		
632.31		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.6.2	Not Stated	Delete this provision	Reject		
632.31	FS1217.32	HL Dowell and MJM Brown Home Trust	27.2.6.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.31	FS1219.32	Bravo Trustee Company	27.2.6.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.31	FS1252.32	Tim & Paula Williams	27.2.6.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.31	FS1277.35	Jacks Point Residents and Owners Association	27.2.6.2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.31	FS1316.31	Harris-Wingrove Trust	27.2.6.2	Oppose	Submission be disallowed	Accept		
632.31	FS1275.205	"Jacks Point" (Submitter number 762 and 856)	27.2.6.2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.31	FS1283.145	MJ and RB Williams and Brabant	27.2.6.2	Oppose	Reject submission	Accept		
632.54		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.6.2	Not Stated	27.2.6.2 <u>To govern requirements for developers to meet or contribute to</u> the costs of the provision of new services ontributions <u>using powers available under the Local Government Act</u> will be in accordance with Council's 10 Year Plan Development Contributions Policy.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.54	FS1217.55	HL Dowell and MJM Brown Home Trust	27.2.6.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.54	FS1219.55	Bravo Trustee Company	27.2.6.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.54	FS1252.55	Tim & Paula Williams	27.2.6.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.54	FS1277.58	Jacks Point Residents and Owners Association	27.2.6.2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.54	FS1316.54	Harris-Wingrove Trust	27.2.6.2	Oppose	Submission be disallowed	Accept		
632.54	FS1097.636	Queenstown Park Limited	27.2.6.2	Support	Support amendment to clarify that DCN's must be in accordance with the powers available under the Local Government Act.	Accept		
632.54	FS1275.228	"Jacks Point" (Submitter number 762 and 856)	27.2.6.2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.54	FS1283.168	MJ and RB Williams and Brabant	27.2.6.2	Oppose	Reject submission	Accept		
373.15		Department of Conservation	27.2.7 Objective 7	Support	Objective 27.2.7 and associated Policies 27.2.7.1 and 27.2.7.2 are supported as they support the protection of significant indigenous biodiversity as well as adjacent freshwater habitats, and are consistent with section 230 RMA. Retain as notified.	Accept		
373.15	FS1347.32	Lakes Land Care	27.2.7 Objective 7	Oppose	Opposes oversewing as a vegetation clearance definition. Assures that it is a management practice used to improve grazing species.	Reject		
632.32		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.7 Objective 7	Not Stated	Delete this provision	Reject		
632.32	FS1217.33	HL Dowell and MJM Brown Home Trust	27.2.7 Objective 7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.32	FS1219.33	Bravo Trustee Company	27.2.7 Objective 7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.32	FS1252.33	Tim & Paula Williams	27.2.7 Objective 7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.32	FS1277.36	Jacks Point Residents and Owners Association	27.2.7 Objective 7	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.32	FS1316.32	Harris-Wingrove Trust	27.2.7 Objective 7	Oppose	Submission be disallowed	Accept		
632.32	FS1275.206	"Jacks Point" (Submitter number 762 and 856)	27.2.7 Objective 7	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.32	FS1283.146	MJ and RB Williams and Brabant	27.2.7 Objective 7	Oppose	Reject submission	Accept		
378.28		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	27.2.7.1	Support	Supports Objective 27.7.1 and associated Policies 27.7.1.2 to 27.7.1.3 and seeks they been retained as notified.	Accept		
378.28	FS1049.28	LAC Property Trustees Limited	27.2.7.1	Oppose	The submitter seeks that the whole of the submission be disallowed	Reject		
378.28	FS1095.28	Nick Brasington	27.2.7.1	Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Reject		
632.55		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.7.1	Not Stated	Policies 27.2.7.1 Create esplanades reserves or strips where opportunities exist, particularly where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits, the subdivision is of large scale or has an impact on the District's landscape. In particular, Council will encourage esplanades where they:- <ul style="list-style-type: none"> ▲ are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access; ▲ have high actual or potential value with regard to the maintenance of indigenous biodiversity; ▲ comprise significant indigenous vegetation or significant habitats of indigenous fauna; ▲ are considered to comprise an integral part of an outstanding natural feature or landscape; ▲ would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river; ▲ would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land. 	Accept in Part		
632.55	FS1217.56	HL Dowell and MJM Brown Home Trust	27.2.7.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.55	FS1219.56	Bravo Trustee Company	27.2.7.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.55	FS1252.56	Tim & Paula Williams	27.2.7.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.55	FS1277.59	Jacks Point Residents and Owners Association	27.2.7.1	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.55	FS1316.55	Harris-Wingrove Trust	27.2.7.1	Oppose	Submission be disallowed	Reject		
632.55	FS1097.637	Queenstown Park Limited	27.2.7.1	Support	Suggested amendment provides better clarity.	Reject		
632.55	FS1275.229	"Jacks Point" (Submitter number 762 and 856)	27.2.7.1	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.55	FS1283.169	MJ and RB Williams and Brabant	27.2.7.1	Oppose	Reject submission	Reject		
632.33		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.7.2	Not Stated	Delete this provision	Reject		
632.33	FS1217.34	HL Dowell and MJM Brown Home Trust	27.2.7.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.33	FS1219.34	Bravo Trustee Company	27.2.7.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.33	FS1252.34	Tim & Paula Williams	27.2.7.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.33	FS1277.37	Jacks Point Residents and Owners Association	27.2.7.2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.33	FS1316.33	Harris-Wingrove Trust	27.2.7.2	Oppose	Submission be disallowed	Accept		
632.33	FS1275.207	"Jacks Point" (Submitter number 762 and 856)	27.2.7.2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.33	FS1283.147	MJ and RB Williams and Brabant	27.2.7.2	Oppose	Reject submission	Accept		
370.5		Paterson Pitts Group	27.2.8 Objective 8	Support	Supports the provisions.	Accept in Part		
383.48		Queenstown Lakes District Council	27.2.8 Objective 8	Other	Delete the words: " , and where appropriate, provide exemptions from the requirement of esplanade reserves"	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.34		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.8 Objective 8	Not Stated	Delete this provision	Reject		
632.34	FS1217.35	HL Dowell and MJM Brown Home Trust	27.2.8 Objective 8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.34	FS1219.35	Bravo Trustee Company	27.2.8 Objective 8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.34	FS1252.35	Tim & Paula Williams	27.2.8 Objective 8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.34	FS1277.38	Jacks Point Residents and Owners Association	27.2.8 Objective 8	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.34	FS1316.34	Harris-Wingrove Trust	27.2.8 Objective 8	Oppose	Submission be disallowed	Accept		
632.34	FS1275.208	"Jacks Point" (Submitter number 762 and 856)	27.2.8 Objective 8	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.34	FS1283.148	MJ and RB Williams and Brabant	27.2.8 Objective 8	Oppose	Reject submission	Accept		
806.190		Queenstown Park Limited	27.2.8 Objective 8	Other	Provide for boundary adjustments as a controlled activity, and recognise that they do not create a demand for services. Boundary adjustments are an important mechanism and the policy supporting provision for them should be reflected in the rules.	Accept in Part		Refer Issue 3 set out in the section 42a report
632.40		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.8.1	Not Stated	Retain as notified	Accept		
632.40	FS1217.41	HL Dowell and MJM Brown Home Trust	27.2.8.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.40	FS1219.41	Bravo Trustee Company	27.2.8.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.40	FS1252.41	Tim & Paula Williams	27.2.8.1	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.40	FS1277.44	Jacks Point Residents and Owners Association	27.2.8.1	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.40	FS1316.40	Harris-Wingrove Trust	27.2.8.1	Oppose	Submission be disallowed	Reject		
632.40	FS1275.214	"Jacks Point" (Submitter number 762 and 856)	27.2.8.1	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.40	FS1283.154	MJ and RB Williams and Brabant	27.2.8.1	Oppose	Reject submission	Reject		
632.41		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.2.8.2	Not Stated	Retain as notified	Accept in Part		
632.41	FS1217.42	HL Dowell and MJM Brown Home Trust	27.2.8.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.41	FS1219.42	Bravo Trustee Company	27.2.8.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		
632.41	FS1252.42	Tim & Paula Williams	27.2.8.2	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		
632.41	FS1277.45	Jacks Point Residents and Owners Association	27.2.8.2	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		
632.41	FS1316.41	Harris-Wingrove Trust	27.2.8.2	Oppose	Submission be disallowed	Reject		
632.41	FS1275.215	"Jacks Point" (Submitter number 762 and 856)	27.2.8.2	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		
632.41	FS1283.155	MJ and RB Williams and Brabant	27.2.8.2	Oppose	Reject submission	Reject		
719.140		NZ Transport Agency	27.2.8.2	Not Stated	Amend the 4th bullet point of Policy 27.2.8.2 as follows: . The location of existing or proposed accesses and easements for access and services.	Accept		
21.52		Alison Walsh	27.3 Other Provisions and Rules	Support	Supports the provisions.	Accept in Part		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
166.7		Aurum Survey Consultants	27.3 Other Provisions and Rules	Other	More thought is needed for different scenarios that would benefit from some direction in the Plan, in particular s226 and amalgamations.	Reject		
453.2		Paterson Pitts Partners (Wanaka) Ltd	27.3 Other Provisions and Rules	Support	The clarified relationship (27.3.2.1) between subdivision and earthworks is supported.	Reject		
805.65		Transpower New Zealand Limited	27.3.1 District Wide	Other	Support with amendments. Add the following clause: Attention is drawn to the following District Wide chapters, <u>particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid.</u> All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).	Reject		The relief sought seeks to place too much emphasis on Chapter 30, when it is clear that all of the District Chapters are relevant. The submitter's wider relief has been integrated into Chapter 27 that will also assist with cross referencing to Chapter 30 of the PDP.
805.65	FS1121.21	Aurora Energy Limited	27.3.1 District Wide	Support	Supports the amendments proposed but considers it should be extended to include the Critical Electricity Lines owned by Aurora as attention is drawn to the following District Wide chapters, particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid and Critical Electricity Lines. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).	Reject		For the reasons set out to the primary submission.
806.191		Queenstown Park Limited	27.3.2.1	Not Stated	Neutral. No change requested, on the basis that earthworks within Queenstown Park are managed in accordance with Plan Change 49.	Accept		
580.12		Contact Energy Limited	27.3.3 Zones exempt	Other	Amend the heading of section 27.3.3 to delete the word 'and'.	Reject		
580.11		Contact Energy Limited	27.3.3.2	Support	Retain this rule because it excludes the Hydro Generation zone from stage 1 of the District Plan Review.	Reject		
806.192		Queenstown Park Limited	27.3.3.2	Oppose	It is requested that 27.3.3.2 is amended to include Queenstown Park. Specific subdivision provisions will be provided in the Special Zone. Amend the statement at 27.3.3.2 to read: <i>27.3.3.2 In addition, all the Special Zones within Chapter 12 of the operative District Plan, except as identified below, are excluded from the proposed District Plan subdivision chapter.</i> <i>a Jacks Point</i> <i>b Waterfall Park</i> <i>c Millbrook</i> <i>d Queenstown Park</i>	Reject		
21.53		Alison Walsh	27.4 Rules - Subdivision	Support	Supports the provisions.	Accept in Part		
21.54		Alison Walsh	27.4 Rules - Subdivision	Support	Supports the provisions.	Accept in Part		
65.1		John Blennerhassett	27.4 Rules - Subdivision	Oppose	Amend Rule 27.4.1 so default subdivision remains a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
74.1		QLDC rates payer	27.4 Rules - Subdivision	Oppose	Amend Rule 27.4.1 so default subdivision remains a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
91.3		Orchard Road Holdings Limited	27.4 Rules - Subdivision	Oppose	Remove the discretionary activity status and add a new rule providing for subdivision in the residential zones as a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
91.3		Denise & John Prince	27.4 Rules - Subdivision	Oppose	This submission to stop council retaining discretion over the determination of the applicant should be disallowed in its entirety.	Accept in Part		
150.3		Mount Crystal Limited	27.4 Rules - Subdivision	Support	Restricted Discretionary Activity	Accept in Part		Refer Issue 1 set out in the section 42a report
179.12		Vodafone NZ	27.4 Rules - Subdivision	Other	Insert (New rule) Rule 27.4.1A <i>In all zones subdivision for utilities is a controlled activity.</i>	Reject		Consider that Utility infrastructure and subdivision linked with the same should be assessed on a case by case basis based on the sensitivity of the underlying zone.
179.12	FS1121.17	Aurora Energy Limited	27.4 Rules - Subdivision	Support	Supports the inclusion of this Rule as it will enable the efficient and effective provision of lots of an appropriate size for utilities.	Reject		For the reasons set out to the primary submission.
249.14		Willowridge Developments Limited	27.4 Rules - Subdivision	Oppose	Add new rule providing for subdivision in the residential zones as a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
		Paterson Pitts Group	27.4 Rules - Subdivision	Other	Clear guidance material for Council planning officers processing applications, to ensure consistency, and transparency in how the discretionary activity classes are designed to be administered and are to be generally understood by the community.	Accept in Part		Guidance Material
421.10		Two Degrees Mobile Limited	27.4 Rules - Subdivision	Other	Insert new rule 27.4.1A "In all zones subdivision for utilities is a controlled activity".	Reject		Consider that Utility infrastructure and subdivision linked with the same should be assessed on a case by case basis based on the sensitivity of the underlying zone.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
421.10	FS1121.19	Aurora Energy Limited	27.4 Rules - Subdivision	Support	Supports the inclusion of this Rule as it will enable the efficient and effective provision of lots of an appropriate size for utilities.	Reject		For the reasons set out to the primary submission.
427.2		MR & SL Burnell Trust	27.4 Rules - Subdivision	Support	Subdivision in the Low Density Residential zone should be a Discretionary Activity as proposed by the Proposed District Plan.	Accept in Part		Refer Issue 1 set out in the section 42a report
438.39		New Zealand Fire Service	27.4 Rules - Subdivision	Other	The NZFS recommends the requirement to comply with the NZFS Code of Practice in relation to water supply and access in non-reticulated areas. Requests insertion of new standard and matter of discretion which includes the requirement to comply with the NZFS Code of Practice SNZ PAS 4509:2003. Suggested amendments identified in Attachment 1 of submission 438.	Reject		Refer Issue 16 in the Section 42a report.
438.39	FS1160.4	Otago Regional Council	27.4 Rules - Subdivision	Support	Supports the NZ Fire Service submission as this requirement would provide for emergency services and critical infrastructure, giving effect to the Regional Policy Statements and the Resource Management Act 1991. Requests that Council amend the proposed Plan to adequately recognise and provide for the operational requirements of the Commission and the associated infrastructure in a way that enables the safety and wellbeing of Queenstown.	Reject		
473.3		Mr Richard Hanson	27.4 Rules - Subdivision	Not Stated	Amend rule 27.4.1 so that simple subdivisions of the Rural Residential zone are a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
501.22		Woodlot Properties Limited	27.4 Rules - Subdivision	Not Stated	Seeks that land identified within the hatched area on the map attached to submission 501 (generally located adjacent to Hansen Road and east of Quail Rise) be zoned as Rural Residential and/or Rural Lifestyle. Seeks that should this area be rezoned as rural residential or rural lifestyle that there be a restricted time period for development to provide an incentive to develop the land within a set time period, for example 10% of development completed in the first 10 years, 20% in the following 5 years.		Deferred to the hearing on mapping	
501.22	FS1112.5	Middleton Family Trust (Arnold Andrew Middletonm Isabella Gladys Middletonm Webb Farry Nominees Ltd & Steward Parker	27.4 Rules - Subdivision	Oppose	That the part of the submission that relates to land outlined in yellow on the plan contained in Attachment C to submission 501 be disallowed.		Deferred to the hearing on mapping	
501.22	FS1102.22	Bob and Justine Cranfield	27.4 Rules - Subdivision	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.		Deferred to the hearing on mapping	
501.22	FS1289.22	Oasis In The Basin Association	27.4 Rules - Subdivision	Oppose	The whole of the submission be allowed.		Deferred to the hearing on mapping	
501.22	FS1270.102	Hansen Family Partnership	27.4 Rules - Subdivision	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission		Deferred to the hearing on mapping	
543.6		P J & G H Hensman & Southern Lakes Holdings Limited	27.4 Rules - Subdivision	Not Stated	Remove the rules making all subdivision in the Low Density Residential Zone or High Density Residential Zone a Discretionary Activity and the objectives, policies and guidelines are amended accordingly.	Accept in Part		Refer Issue 1 set out in the section 42a report
567.15		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	27.4 Rules - Subdivision	Other	Oppose the PDP rules that informs and support Rule 27.4.1 making all subdivision activities discretionary.	Accept in Part		Refer Issue 1 set out in the section 42a report
567.15	FS1117.224	Remarkables Park Limited	27.4 Rules - Subdivision	Support	For the reasons outlined in RPL's primary submission.	Accept in Part		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
		Soho Ski Area Limited and Blackmans Creek No. 1 LP	27.4 Rules - Subdivision	Oppose	<p>Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: Council's control is limited to:</p> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <p>Or Insert new Rule 27.4.4, as follows: The following shall be Controlled activities: a. Subdivision within the Ski Area Sub Zones. Council's control is limited to:</p> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> 	Accept in Part		Refer Issue 1 set out in the section 42a report
610.17	FS1125.39	New Zealand Fire Service	27.4 Rules - Subdivision	Support	<p>Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.</p>	Accept in Part		Refer Issue 16 in the Section 42a report.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
		Treble Cone Investments Limited.	27.4 Rules - Subdivision	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: <u>Council's control is limited to:</u> <ul style="list-style-type: none"> •<u>Lot sizes, averages and dimensions</u> •<u>Subdivision design</u> •<u>Property access</u> •<u>Esplanade provision</u> •<u>Natural hazards</u> •<u>Fire fighting water supply</u> •<u>Water supply</u> •<u>Stormwater disposal</u> •<u>Sewage treatment and disposal</u> •<u>Energy supply and telecommunications</u> •<u>Open space and recreation</u> • <u>Easements</u> •<u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> Or Insert new Rule 27.4.4, as follows:	Accept in Part		Refer Issue 1 set out in the section 42a report
613.17	FS1125.40	New Zealand Fire Service	27.4 Rules - Subdivision	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
639.3		David Sinclair	27.4 Rules - Subdivision	Oppose	Oppose discretionary activity status.	Accept in Part		
781.11		Chorus New Zealand Limited	27.4 Rules - Subdivision	Not Stated	Insert Rule 27.4.1A <u>In all zones subdivision for utilities is a controlled activity.</u>			Consider that Utility infrastructure and subdivision linked with the same should be assessed on a case by case basis based on the sensitivity of the underlying zone.
78.1		Jennie Blennerhassett	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1 so default subdivision remains a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
87.1		Shelley McMeeken	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1 so default subdivision remains a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
98.5		Juie Q.T. Limited	27.4.1 Discretionary activities	Oppose	platform	Accept in Part		Refer Issue 1 set out in the section 42a report
145.32		Upper Clutha Environmental Society (Inc)	27.4.1 Discretionary activities	Oppose	Expresses concern regarding the Discretionary activity status for subdivision and development within Outstanding Natural Landscapes and Outstanding Natural Features; and the change from a proposed non-complying activity status which was indicated in the March 2015 Draft District Plan. The society seeks that the s32 Landscape Evaluation Report be re-written containing discussion of the costs and benefits associated with the option of residential subdivision and development becoming non-complying versus discretionary. The s32 Landscape Evaluation Report should then be publicly notified with a 40 working day submission period.	Reject		Refer Section 4 of the section 42a for a response to this submission
145.32	FS1029.3	Universal Developments Limited	27.4.1 Discretionary activities	Oppose	Universal seeks those parts of the submission that seek subdivision in Outstanding Natural Landscapes and Outstanding Natural Features have a Noncomplying Activity status rather than a Discretionary Activity status be disallowed.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
145.32	FS1336.5	Peninsula Bay Joint Venture	27.4.1 Discretionary activities	Oppose	Expresses concern regarding the Discretionary activity status for subdivision and development within Outstanding Natural Landscapes and Outstanding Natural Features; and the change from a proposed non-complying activity status which was indicated in the March 2015 Draft District Plan. The society seeks that the s32 Landscape Evaluation Report be re-written containing discussion of the costs and benefits associated with the option of residential subdivision and development becoming non-complying versus discretionary. The s32 Landscape Evaluation Report should then be publicly notified with a 40 working day submission period.	Accept		
145.32	FS1097.45	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	Oppose suggestion that subdivision and development should be noncomplying; applications should be considered on their merits and thus a balanced approach achieved, consistent with the purpose of the Act.	Accept		
145.32	FS1097.46	Queenstown Park Limited	27.4.1 Discretionary activities	Support	Support submission to the extent it disagrees with the proposed discretionary activity status for subdivision; oppose the submission to the extent it seeks to constrain any subdivision and development in areas classified as ONLs.	Accept in Part		
145.32	FS1162.32	James Wilson Cooper	27.4.1 Discretionary activities	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Accept		
145.32	FS1313.81	Darby Planning LP	27.4.1 Discretionary activities	Oppose	Seek tseek that whole of this submission be disallowed. DPL supports the concept of protection ONL/F's through enduring protections measures (eg covenants or other instruments) opposes the relief described within the summary of submissions, to elevate the status of subdivision and development within ONL/F's to non-complying, noting this does not form the package of relief sought in the actual submission.	Accept		
157.3		Miles Wilson	27.4.1 Discretionary activities	Oppose	Reject the change from controlled activity status to discretionary activity status for subdivision in the Rural Lifestyle zone that meets the density requirements.	Accept in Part		Refer Issue 1 set out in the section 42a report
157.3	FS1322.1	Juie Q.T. Limited	27.4.1 Discretionary activities	Support	Supports in part. Requests that subdivisions in the Rural Lifestyle Zone be assessed as controlled rather than discretionary activities.	Accept in Part		Refer Issue 1 set out in the section 42a report
159.19		Karen Boulay	27.4.1 Discretionary activities	Oppose	Most subdivision activity will become a discretionary activity rather than controlled	Accept in Part		Refer Issue 1 set out in the section 42a report
166.8		Aurum Survey Consultants	27.4.1 Discretionary activities	Oppose	Delete 27.4.1 and revise the rules to provide controlled subdivision activities where the subdivision is in keeping with the objectives of the zone.	Accept in Part		Refer Issue 1 set out in the section 42a report
166.8	FS1322.2	Juie Q.T. Limited	27.4.1 Discretionary activities	Support	Supports in part. Requests that subdivisions in the Rural Lifestyle Zone be assessed as controlled rather than discretionary activities.	Accept in Part		
166.8	FS1061.52	Otago Foundation Trust Board	27.4.1 Discretionary activities	Support	That the submission is accepted.	Accept in Part		
166.8	FS1157.53	Trojan Helmet Ltd	27.4.1 Discretionary activities	Support	That the submission point be accepted. Trojan Helmet Limited agrees that, under Rule 27.4.1 subdivision should be a controlled activity where the subdivision is in keeping with the objectives of the zone.	Accept in Part		Refer Issue 1 set out in the section 42a report
166.8	FS1340.41	Queenstown Airport Corporation	27.4.1 Discretionary activities	Oppose	QAC considers that in addition to the objectives of the zone/s it is necessary for subdivision proposals to respond positively to the Plan provisions relating to ASAN. This will require the inclusion of a rule specifying a noncomplying activity status for subdivisions that create lots at higher densities than the Operative Plan	Accept in Part		
169.8		Tim Proctor	27.4.1 Discretionary activities	Oppose	Amend the rule so that subdivision of a single lot for the purpose of infill housing pursuant to the relevant rules is a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
177.10		Universal Developments Limited	27.4.1 Discretionary activities	Oppose	Opposes the Discretionary status for subdivision. Amend rule so that subdivision is a controlled activity or a restricted discretionary activity and if deemed necessary, add design controls to the controlled or restricted discretionary activity rules that will ensure good urban design outcomes.	Accept		Refer Issue 1 set out in the section 42a report
177.10	FS1061.15	Otago Foundation Trust Board	27.4.1 Discretionary activities	Support	That the submission is accepted.	Accept		Refer Issue 1 set out in the section 42a report
219.7		Juie Q.T. Limited	27.4.1 Discretionary activities	Other	Amendment of Rule 27.4.1 to make all subdivision activity controlled within the Rural Residential Zone to be processed without the written consent of other persons and not notified or limited notified (requires amendment to Rule 22.6)	Accept in Part		Refer Issue 1 set out in the section 42a report
234.7		Dan Egerton	27.4.1 Discretionary activities	Oppose	That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.		Deferred to the hearing on mapping	
234.7	FS1266.8	Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust	27.4.1 Discretionary activities	Oppose	The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources		Deferred to the hearing on mapping	
248.8		Shotover Trust	27.4.1 Discretionary activities	Oppose	Oppose in part the PDP objectives, policies, rules, the QLDC Land Development and Subdivision Code of Practice and the QLDC Subdivision Design guidelines that informs and supports Rule 27.4.1 making all subdivision activities discretionary.	Accept in Part		

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248.8	FS1097.82	Queenstown Park Limited	27.4.1 Discretionary activities	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		
249.15		Willowridge Developments Limited	27.4.1 Discretionary activities	Oppose	Add new rule providing for subdivision in the residential zones as a controlled activity rather than discretionary	Accept in Part		Refer Issue 1 set out in the section 42a report
262.1		Susan Cleaver	27.4.1 Discretionary activities	Oppose	Reject discretionary status retain existing controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
262.1	FS1160.10	Otago Regional Council	27.4.1 Discretionary activities	Oppose	Requests the default activity stay as discretionary unless the QLDC is satisfied any change to the notified default activity status is in areas where development is already envisaged and matters such as Natural hazards, Infrastructure, Urban form give effect to the Regional Policy Statement.	Accept in Part		Discretionary Activity
265.5		Phillip Bunn	27.4.1 Discretionary activities	Oppose	Reject discretionary activity status and retain controlled activity status.	Accept in Part		Refer Issue 1 set out in the section 42a report
277.1		Alexander Reid	27.4.1 Discretionary activities	Oppose	Leave Rural General as requiring a discretionary consent for subdivision and provide a mix of Controlled Activity and Restricted Discretionary Activity subdivision rules for rural living areas and residential zones.	Accept in Part		Refer Issue 1 set out in the section 42a report
283.1		Sophie James	27.4.1 Discretionary activities	Oppose	For rural lifestyle subdivision to be classified as a controlled activity	Accept in Part		Refer Issue 1 set out in the section 42a report
285.15		Debbie MacColl	27.4.1 Discretionary activities	Oppose	Retain rules in zoned areas as they are now. all subdivision is a controlled activity	Accept in Part		Refer Issue 1 set out in the section 42a report
285.15	FS1097.130	Queenstown Park Limited	27.4.1 Discretionary activities	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		
326.1		Wanaka Central Developments Ltd	27.4.1 Discretionary activities	Oppose	Amend the activity status for subdivisions (Rule 27.4) so that complying subdivision and subdivision around an existing or approved development are controlled activities.	Accept in Part		Refer Issue 1 set out in the section 42a report
327.1		Lismore Estates Ltd	27.4.1 Discretionary activities	Oppose	Amend the activity status for subdivisions (Rule 27.4) so that complying subdivision and subdivision around an existing or approved development are controlled activities.	Accept in Part		Refer Issue 1 set out in the section 42a report
327.1		Willowridge Developments Limited	27.4.1 Discretionary activities	Support	That the submission be allowed.	Accept in Part		Refer Issue 1 set out in the section 42a report
335.18		Nic Blennerhassett	27.4.1 Discretionary activities	Oppose	Oppose the discretionary activity status.	Accept in Part		
335.18	FS1117.43	Remarkables Park Limited	27.4.1 Discretionary activities	Support	For the reasons outlined in RPL's primary submission.	Accept in Part		
336.4		Middleton Family Trust	27.4.1 Discretionary activities	Oppose	Make subdivision in the Low Density Residential Zone a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
345.13		(K)John McQuilkin	27.4.1 Discretionary activities	Oppose	Opposes the discretionary status of subdivision in the Rural Lifestyle Zone and seeks that the status should be controlled. <i>OR</i> In the alternative, any such other combination of objectives, policies, rules and standards provided that the intent of this submission is enabled.	Accept in Part		Refer Issue 1 set out in the section 42a report
346.7		Jillian Egerton	27.4.1 Discretionary activities	Oppose	That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.		Deferred to the hearing on mapping	Controlled Activity - Millbrook
346.7	FS1266.17	Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust	27.4.1 Discretionary activities	Oppose	The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources.		Deferred to the hearing on mapping	
350.7		Dalefield Trustee Ltd	27.4.1 Discretionary activities	Oppose	Oppose the discretionary status of subdivision in the Rural Lifestyle Zone and seeks that the status should be controlled.	Accept in Part		Refer Issue 1 set out in the section 42a report
360.3		Stuart Clark	27.4.1 Discretionary activities	Oppose	Provide for subdivision activities as controlled rather than discretionary with the Rural Lifestyle Zone	Accept in Part		Refer Issue 1 set out in the section 42a report
360.3	FS1206.7	Skipp Williamson	27.4.1 Discretionary activities	Support	Seeks that the entire submission to be allowed.	Accept in Part		Refer Issue 1 set out in the section 42a report
361.7		Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd	27.4.1 Discretionary activities	Oppose	Opposes the discretionary activity status and requests controlled activity status for subdivision in the Industrial B - Coneburn Zone; through amending the rule as follows: "27.4.1.1 Subdivision in the Industrial B: Coneburn is a Controlled Activity".		Deferred to the hearing on mapping	

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361.7	FS1118.7	Robins Road Limited	27.4.1 Discretionary activities	Support	Seeks that the whole of the submissions be allowed. Even though the Robins Road and Huff Street High Density Residential Zone has not yet been notified these transitional areas should be considered along with, and in the context of, the other nearby areas of similar character such as the southern end of Gorge Road		Deferred to the hearing on mapping	
361.7	FS1229.7	NXski Limited	27.4.1 Discretionary activities	Support	NZski Limited supports submission 361 in its entirety and agrees with the conclusions in the submitters Section 32 Report that the issues identified and options taken forward are the most appropriate way to achieve the purpose of the RMA. NZski Limited seeks that this submission be accepted by QLDC.		Deferred to the hearing on mapping	
361.7	FS1296.7	RCL Queenstown PTY Limited (RCL)	27.4.1 Discretionary activities	Oppose	Opposes the submitter's view. Seeks that the submission be declined. Believes that the Council has not had an opportunity to update its analyses of demand for industrial land nor consider various options as to what the most appropriate locations are for new industrial zonings should they be required. Assures that there is insufficient visual imagery to assist submitters to make assessments. Agrees that no assessment as to potential adverse effects on the visual amenity values enjoyed from Jacks Point and Hanley Downs appears to have been made. Believes that no comprehensive assessment appears to have been undertaken of the proposed district-wide landscape objectives and policies in Section 6, nor the Urban Development chapter in Section 4, nor the Noise objectives and policies in Section 36. It is therefore difficult to assess whether the proposal would accord with these sections of the Plan. Seeks that an assessment should be undertaken not only to establish whether the activities can be carried out to comply with District Plan noise standards, but also to more broadly assess effects on amenity values in other parts of the Coneburn Valley (including Jacks Point).		Deferred to the hearing on mapping	
395.3		Trustees of the Gordon Family Trust	27.4.1 Discretionary activities	Oppose	Opposes all subdivision being a discretionary activity and submits that subdivision of land zoned Medium Density Residential and Low Density Residential be a Controlled Activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
395.3	FS1029.32	Universal Developments Limited	27.4.1 Discretionary activities	Support	Universal seeks that the parts of the submission that seek subdivision as a controlled activity in the Medium Density Residential Zone be allowed.	Accept in Part		Refer Issue 1 set out in the section 42a report
396.3		James Canning Muspratt	27.4.1 Discretionary activities	Oppose	Opposes rule 27.4.1 and requests that subdivision of land zoned Rural Residential is a Controlled Activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
399.10		Peter and Margaret Arnott	27.4.1 Discretionary activities	Oppose	Opposes Rule 27.4.1 and requests that subdivision of the Medium Density Zone, Business Zone and the Local Shopping Centre Zone be a Controlled Activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
399.10	FS1029.33	Universal Developments Limited	27.4.1 Discretionary activities	Support	Universal seeks that those parts of the submission that seek subdivision should be a controlled activity on Medium Density Residential Zone land be allowed	Accept in Part		Refer Issue 1 set out in the section 42a report
399.10	FS1061.67	Otago Foundation Trust Board	27.4.1 Discretionary activities	Support	That the submission is accepted.	Accept in Part		Refer Issue 1 set out in the section 42a report
399.10	FS1270.67	Hansen Family Partnership	27.4.1 Discretionary activities	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.			Refer Issue 1 set out in the section 42a report
401.3		Max Guthrie	27.4.1 Discretionary activities	Oppose	Opposes rule 27.4.1 and requests that the subdivision of land zoned Rural Residential should be a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
402.3		Leslie Richard Nelson and Judith Anne Nelson	27.4.1 Discretionary activities	Oppose	Opposes Rule 27.4.1 and requests that the subdivision of land zoned Rural Lifestyle should be a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
403.2		Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others	27.4.1 Discretionary activities	Oppose	Opposes rule 27.4.1 and requests that subdivision in the rural residential zone be made a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
406.2		Graeme Morris Todd	27.4.1 Discretionary activities	Support	Subdivision in the Low Density Residential Zone should be a Discretionary Activity as proposed.	Accept in Part		Discretionary Activity
406.2	FS1261.2	Bridesdale Farm Developments Limited	27.4.1 Discretionary activities	Oppose	Disallow the submission and amend consent status of subdivision in the LDR zone to controlled activity status as requested in other submissions	Accept in Part		Refer Issue 1 set out in the section 42a report
415.3		Trustees of the Lake Hayes Investment Trust	27.4.1 Discretionary activities	Oppose	Opposes Proposed Rule 27.4.1 that makes subdivision of all land a Discretionary Activity. Requests that subdivision of the Rural Residential zone be a Controlled Activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
415.3	FS1164.3	Shotover Park Limited	27.4.1 Discretionary activities	Support	Agrees with the submitter that all subdivision should not be a discretionary activity. Believes this adds unnecessary complexity and cost.	Accept in Part		Refer Issue 1 set out in the section 42a report
415.3	FS1097.278	Queenstown Park Limited	27.4.1 Discretionary activities	Support	Agree with the submitter that all subdivision should not be a discretionary activity	Accept in Part		Refer Issue 1 set out in the section 42a report
416.1		Queenstown Lakes Lodge Limited	27.4.1 Discretionary activities	Oppose	opposes Proposed Rule 27.4.1 that makes subdivision of all land a Discretionary Activity. Requests that subdivision of the Rural Residential zone be a Controlled Activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
423.5		Carol Bunn	27.4.1 Discretionary activities	Oppose	Oppose the new rules that subdivision is a discretionary activity	Accept in Part		
423.5	FS1117.56	Remarkables Park Limited	27.4.1 Discretionary activities	Support	For the reasons outlined in RPL's primary submission.	Accept in Part		
430.10		Ayrburn Farm Estate Ltd	27.4.1 Discretionary activities	Oppose	Opposes the discretionary status of subdivision in the Rural Residential and Rural Lifestyle Zones and seeks that the status is controlled.	Accept in Part		Refer Issue 1 set out in the section 42a report
430.10	FS1050.30	Jan Andersson	27.4.1 Discretionary activities	Oppose	The submitter seeks that the whole of that submission be disallowed.	Reject		Refer Issue 1 set out in the section 42a report

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430.10	FS1082.27	J and R Hadley	27.4.1 Discretionary activities	Oppose	Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown	Reject		Refer Issue 1 set out in the section 42a report
430.10	FS1084.11	Wendy Clarke	27.4.1 Discretionary activities	Oppose	Seek that Submission #430 be rejected in its entirety and that the wording of Proposed District Plan as notified remains.	Reject		Refer Issue 1 set out in the section 42a report
430.10	FS1086.13	J Hadley	27.4.1 Discretionary activities	Oppose	Disallow the whole submission. The proposed rezoning will have significant adverse effects on the landscape and rural amenity of the surrounding properties; it will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown	Reject		Refer Issue 1 set out in the section 42a report
430.10	FS1087.11	Robyn Hart	27.4.1 Discretionary activities	Oppose	I seek that the entire submission #430 be disallowed, and I support the current wording of the Proposed District Plan.	Reject		Refer Issue 1 set out in the section 42a report
430.10	FS1089.29	Mark McGuiness	27.4.1 Discretionary activities	Oppose	Opposes the submission and believes that this will compromise the purpose and rural amenity of the North Lake Hayes Rural Residential Zone and destroy the existing settlement pattern and character of Arrowtown. Seeks that the whole submission be disallowed.	Reject		Refer Issue 1 set out in the section 42a report
430.10	FS1099.10	Brendon and Katrina Thomas	27.4.1 Discretionary activities	Oppose	Residential intensification in this area will adversely affect the rural character and significantly compromise the amenity values. Matters associated with the provision of infrastructure to such a development is also not addressed and would need to be adequately resolved before an assessment of the appropriateness of residential development on the relevant land. We submit that the whole of the submission be disallowed.	Reject		Refer Issue 1 set out in the section 42a report
430.10	FS1129.10	Graeme Hill	27.4.1 Discretionary activities	Oppose	Seeks that all of the relief sought be declined. The land the subject of the submission is not land that should be rezoned as Rural Residential, Resort- Waterfall Park Special zone, or a zone that establishes further residential development as: 1. It is not suitable for such zoning given its location and characteristics. 2. The adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity.	Reject		Refer Issue 1 set out in the section 42a report
430.10	FS1133.11	John Blair	27.4.1 Discretionary activities	Oppose	Agrees that the land should not be rezoned as Rural Residential, Resort - Waterfall Park Special zone, or a zone that establishes further residential development because it is not suitable for such zoning (given its location and characteristics) and believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seek that all of the relief sought be declined.	Reject		Refer Issue 1 set out in the section 42a report
430.10	FS1146.28	Lee Nicolson	27.4.1 Discretionary activities	Oppose	Seeks that the whole of the submission be disallowed. Of particular concern is relief sought to rezone land north of Lake Hayes and to extend the Arrowtown Urban Growth Boundary.	Reject		Refer Issue 1 set out in the section 42a report
430.10	FS1097.286	Queenstown Park Limited	27.4.1 Discretionary activities	Support	Making subdivision a discretionary activity imposes unnecessary complexity and cost	Accept in Part		
431.4		Barbara Kipke	27.4.1 Discretionary activities	Oppose	Opposes Rule 27.4.1 which proposes to make default subdivision a discretionary activity. Seeks that any subdivision that meets site and zone standards remains a controlled activity consistent with the existing regime under the Operative District Plan. Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
453.3		Paterson Pitts Partners (Wanaka) Ltd	27.4.1 Discretionary activities	Oppose	Reject subdivision as a Discretionary Activity	Accept in Part		Refer Issue 1 set out in the section 42a report
453.3	FS1097.425	Queenstown Park Limited	27.4.1 Discretionary activities	Support	Making subdivision a discretionary activity imposes unnecessary costs and complexity	Accept in Part		Refer Issue 1 set out in the section 42a report
467.3		Mr Scott Conway	27.4.1 Discretionary activities	Not Stated	Amend rule 27.4.1 so that simple subdivisions of the Rural Residential zone are a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
476.3		Keith Hindle & Dayle Wright	27.4.1 Discretionary activities	Not Stated	Amend Rule 27.4.1 so simple subdivisions of the Rural Residential zone are a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
480.3		Lloyd James Veint, Arcadia Station	27.4.1 Discretionary activities	Not Stated	Amend Rule 27.4.1 so simple subdivisions of the Rural Visitor zone are a controlled activity.		Out of scope not within Stage 1 of the PDP	
481.4		Cabo Limited	27.4.1 Discretionary activities	Not Stated	Oppose Rule 27.4.1 and seek that this rule is amended to a controlled activity consistent with the Operative District Plan.	Accept in Part		Refer Issue 1 set out in the section 42a report
485.2		Joanne Phelan and Brent Herdson	27.4.1 Discretionary activities	Not Stated	Amend Rule 27.4.1 so simple subdivisions of the Low Density Residential Zone remain a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
486.4		Temple Peak Ltd	27.4.1 Discretionary activities	Not Stated	Amend Rule 27.4.1 so complying subdivisions of the Rural Lifestyle zone are a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
487.4		Blennerhasset Family	27.4.1 Discretionary activities	Not Stated	Oppose Rule 27.4.1 and seek that this rule is amended to a controlled activity consistent with the Operative District Plan. Amend Rule 27.4.1 so default subdivision remains a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report

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488.4		Schist Holdings Limited and Bnzl Properties Limited	27.4.1 Discretionary activities	Not Stated	Amend Rule 27.4.1 so complying subdivisions of the Mixed Use Zone or the Industrial Zone are a controlled activity.	Accept in Part		Relief relating to controlled activity for subdivision within the Industrial Zone will need to form part of Stage 2 to the District Plan Review as the Industrial Zones do not form part of Stage 1.
493.1		S Jones	27.4.1 Discretionary activities	Not Stated	Opposes Rule 27.4.1. Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity as it is in the Operative District Plan	Accept in Part		Refer Issue 1 set out in the section 42a report
493.1	FS1127.4	Rene Kampman	27.4.1 Discretionary activities	Support	I seek that the whole submission be allowed.	Accept in Part		Refer Issue 1 set out in the section 42a report
493.1	FS1097.437	Queenstown Park Limited	27.4.1 Discretionary activities	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		Refer Issue 1 set out in the section 42a report
493.1	FS1117.192	Remarkables Park Limited	27.4.1 Discretionary activities	Support	For the reasons outlined in RPL's primary submission.	Accept in Part		Refer Issue 1 set out in the section 42a report
497.17		Arcadian Triangle Limited	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: <u>Council's control is limited to:</u> <ul style="list-style-type: none"> • Lot sizes, averages and dimensions • Subdivision design • Property access • Esplanade provision • Natural hazards • Fire fighting water supply • Water supply • Stormwater disposal • Sewage treatment and disposal • Energy supply and telecommunications • Open space and recreation • Easements • The nature, scale and adequacy of environmental protection measures associated with earthworks All subdivision activities in the Rural Zone are Discretionary activities.	Accept in Part	Refer Issue 1 set out in the section 42a report	
497.17	FS1125.20	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
497.17	FS1097.438	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the relief seeks to maintain a discretionary activity status for subdivision in the rural zone.	Accept		
497.17	FS1117.193	Remarkables Park Limited	27.4.1 Discretionary activities	Not Stated	Support/Oppose. For the reasons outlined in RP L's primary submission, support that part of the submission point seeking controlled activity status for subdivision, but oppose that part seeking to maintain discretionary activity status in the rural zone.	Accept in Part		Refer Issue 1 set out in the section 42a report
497.18		Arcadian Triangle Limited	27.4.1 Discretionary activities	Oppose	Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described in the previous submission point.	Accept in Part		Refer Issue 1 set out in the section 42a report
499.3		Skipp Williamson	27.4.1 Discretionary activities	Not Stated	Opposes rule 27.4.1. Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity consistent with the Operative District Plan.	Accept in Part		Refer Issue 1 set out in the section 42a report
500.5		Mr David Broomfield	27.4.1 Discretionary activities	Not Stated	Amend Rule 27.4.1 so simple subdivisions of the Rural Residential zone are a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
501.3		Woodlot Properties Limited	27.4.1 Discretionary activities	Oppose	Oppose Rule 27.4.1 which proposes to make default subdivision a discretionary activity. Requests that Rule 27.4.1 be amended so default subdivision that meets site and zone standards remains a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
501.3	FS1102.3	Bob and Justine Cranfield	27.4.1 Discretionary activities	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.	Reject		
501.3	FS1289.3	Oasis In The Basin Association	27.4.1 Discretionary activities	Oppose	The whole of the submission be allowed.	Accept in Part		Refer Issue 1 set out in the section 42a report

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501.13	501.13	Hansen Family Partnership	27.4.1 Discretionary activities	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission	Accept in Part		Refer Issue 1 set out in the section 42a report
501.13		Woodlot Properties Limited	27.4.1 Discretionary activities	Not Stated	Amend Rule 27.4.1 so default subdivision that meets site and zone standards remains a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
501.13	FS1102.13	Bob and Justine Cranfield	27.4.1 Discretionary activities	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.	Reject		
501.13	FS1270.93	Hansen Family Partnership	27.4.1 Discretionary activities	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission	Reject		
501.13	FS1289.13	Oasis In The Basin Association	27.4.1 Discretionary activities	Oppose	The whole of the submission be allowed.	Reject		
501.13	FS1097.439	Queenstown Park Limited	27.4.1 Discretionary activities	Support	Support for the reasons outlined in QPL's primary submission.	Reject		
501.13	FS1117.194	Remarkables Park Limited	27.4.1 Discretionary activities	Support	For the reasons outlined in RPL's primary submission.	Reject		
501.21		Woodlot Properties Limited	27.4.1 Discretionary activities	Not Stated	Amend rule 27.4.1 so simple subdivisions of the Rural Residential Zone are a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
501.21	FS1102.21	Bob and Justine Cranfield	27.4.1 Discretionary activities	Oppose	Oppose whole submission. The ONL line was clarified and confirmed in its present position in the Environment Court Judgement (HIL v QLDC) and should not be rezoned as rural residential or rural lifestyle.	Reject		Refer Issue 1 set out in the section 42a report
501.21	FS1289.21	Oasis In The Basin Association	27.4.1 Discretionary activities	Oppose	The whole of the submission be allowed.	Accept in Part		Refer Issue 1 set out in the section 42a report
501.21	FS1270.101	Hansen Family Partnership	27.4.1 Discretionary activities	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission	Accept in Part		Refer Issue 1 set out in the section 42a report
512.13		The Estate of Norma Kreft	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: <u>Council's control is limited to:</u> <ul style="list-style-type: none"> • Lot sizes, averages and dimensions • Subdivision design • Property access • Esplanade provision • Natural hazards • Fire fighting water supply • Water supply • Stormwater disposal • Sewage treatment and disposal • Energy supply and telecommunications • Open space and recreation • Easements • The nature, scale and adequacy of environmental protection measures associated with earthworks All subdivision activities in the Rural Zone are Discretionary activities. -	Accept in Part		Refer Issue 1 set out in the section 42a report
512.13	FS1029.35	Universal Developments Limited	27.4.1 Discretionary activities	Support	Universal seeks those parts of the submission that propose a draft controlled activity rule for 27.4.1 be allowed	Accept in Part		Refer Issue 1 set out in the section 42a report
512.13	FS1092.18	NZ Transport Agency	27.4.1 Discretionary activities	Oppose	That submission 512.13 be disallowed.	Accept in Part		Refer Issue 1 set out in the section 42a report
512.13	FS1260.35	Dato Tan Chin Nam	27.4.1 Discretionary activities	Support	Delete Chapter 27 and replace it with the Operative Subdivision Rules in Chapter 15. The subdivision chapter as notified is cumbersome and has not been adequately assessed under section 32 of the Act. The provisions result in a lack of certainty and are not mandated by any documented or researched failings in the current regime	Reject		Retain Operative Plan
512.13	FS1331.21	Mount Crystal Limited	27.4.1 Discretionary activities	Support	Delete Chapter 27 and replace it with the Operative Subdivision Rules in Chapter 15	Reject		Retain Operative Plan

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
513.43		Jenny Barb	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except <u>as</u> otherwise stated: <u>Council's control is limited to:</u> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <u>All subdivision activities in the Rural Zone are Discretionary activities.</u>	Accept in Part		Refer Issue 1 set out in the section 42a report
513.43	FS1125.22	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Reject		Refer Issue 16 in the Section 42a report.
513.43	FS1097.459	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	Oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.	Accept in Part		Refer Issue 1 set out in the section 42a report
515.37		Wakatipu Equities	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except <u>as</u> otherwise stated: <u>Council's control is limited to:</u> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <u>All subdivision activities in the Rural Zone are Discretionary activities.</u>	Accept in Part		Refer Issue 1 set out in the section 42a report
515.37	FS1097.481	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.	Accept in Part		
515.37	FS1117.196	Remarkables Park Limited	27.4.1 Discretionary activities	Not Stated	Support/Oppose. For the reasons outlined in RPL's primary submission, support that part of the submission point seeking controlled activity status for subdivision, but oppose that part seeking to maintain discretionary activity status in the rural zone.	Accept in Part		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
520.5		Fred van Brandenburg	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary-controlled activities, except as otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> All subdivision activities in the Rural Zone are Discretionary activities.	Accept in Part		Refer Issue 1 set out in the section 42a report
520.5	FS1164.6	Shotover Park Limited	27.4.1 Discretionary activities	Support	Agrees that the subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
520.5	FS1125.23	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
520.5	FS1097.490	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones .	Reject		
520.5	FS1117.199	Remarkables Park Limited	27.4.1 Discretionary activities	Support	Subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
522.40		Kristie Jean Brustad and Harry James Inch	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1 , as follows: All subdivision activities are discretionary-controlled activities, except as otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> All subdivision activities in the Rural Zone are Discretionary activities.	Accept in Part		Refer Issue 1 set out in the section 42a report
522.40	FS1125.24	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
522.40	FS1292.89	Roger and Carol Wilkinson	27.4.1 Discretionary activities	Support	That the submission be allowed in its entirety.	Accept in Part		
522.40	FS1097.498	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.			
523.14		Robert and Elvena Heywood	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> • Lot sizes, averages and dimensions • Subdivision design • Property access • Esplanade provision • Natural hazards • Fire fighting water supply • Water supply • Stormwater disposal • Sewage treatment and disposal • Energy supply and telecommunications • Open space and recreation • Easements • The nature, scale and adequacy of environmental protection measures associated with earthworks All subdivision activities in the Rural Zone are Discretionary activities.	Accept in Part		Refer Issue 1 set out in the section 42a report
523.14	FS1125.25	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commissions submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
523.14	FS1256.14	Ashford Trust	27.4.1 Discretionary activities	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Accept in Part		
523.14	FS1097.497	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.	Reject		
523.14	FS1117.201	Remarkables Park Limited	27.4.1 Discretionary activities	Not Stated	Support/Oppose. For the reasons outlined in RPL's primary submission, support that part of the submission point seeking controlled activity status for subdivision, but oppose that part seeking to maintain discretionary activity status in the rural zone.	Accept in Part		Refer Issue 1 set out in the section 42a report
525.2		F S Mee Developments Limited	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> • Subdivision design • Property access • Esplanade provision • Natural hazards • Fire fighting water supply • Water supply • Stormwater disposal • Sewage treatment and disposal • Energy supply and telecommunications • Open space and recreation • Easements • The nature, scale and adequacy of environmental protection measures associated with earthworks All subdivision activities in the Rural Zone are Discretionary activities.	Accept in Part		Refer Issue 1 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
525.2	FS1125.26	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
525.2	FS1097.499	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a <u>discretionary activity status for subdivision in rural zones.</u>	Reject		
527.4		Larchmont Developments Limited	27.4.1 Discretionary activities	Oppose	In the alternative to submission point 527.3, amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: <u>Council's control is limited to:</u> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <u>All subdivision activities in the Rural Zone are Discretionary activities.</u>	Accept in Part		Refer Issue 1 set out in the section 42a report
527.4	FS1125.27	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
527.4	FS1164.10	Shotover Park Limited	27.4.1 Discretionary activities	Support	Agrees that the subdivision should be a controlled activity to avoid unnecessary complexity and costs.	Accept in Part		Refer Issue 1 set out in the section 42a report
527.4	FS1097.500	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a <u>discretionary activity status for subdivision in rural zones.</u>	Reject		
527.4	FS1117.207	Remarkables Park Limited	27.4.1 Discretionary activities	Not Stated	Support/Oppose. For the reasons outlined in RP L's primary submission, support that part of the submission point seeking controlled activity status for subdivision, but oppose that part seeking to <u>maintain discretionary activity status in the rural zone.</u>	Accept in Part		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
529.5		Lakes Edge Development Limited	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary-controlled activities, except <u>as</u> otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <u>All subdivision activities in the Rural Zone are Discretionary activities.</u> Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above	Accept in Part		Refer Issue 1 set out in the section 42a report
529.5	FS1352.5	Kawarau Village Holdings Limited	27.4.1 Discretionary activities	Oppose	Disallow relief sought by submitter	Reject		
529.5	FS1125.28	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commissions submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
529.5	FS1097.506	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.	Accept in Part		
529.5	FS1117.208	Remarkables Park Limited	27.4.1 Discretionary activities	Not Stated	Support/Oppose. For the reasons outlined in RPL's primary submission, support that part of the submission point seeking controlled activity status for subdivision, but oppose that part seeking to maintain discretionary activity status in the rural zone.	Accept in Part		Refer Issue 1 set out in the section 42a report
530.14		Byron Ballan	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary-controlled activities, except <u>as</u> otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <u>All subdivision activities in the Rural Zone are Discretionary activities.</u>	Accept in Part		Refer Issue 1 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
530.14	FS1125.29	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
530.14	FS1097.507	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	Oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.	Reject		
530.14	FS1117.209	Remarkables Park Limited	27.4.1 Discretionary activities	Not Stated	Support/Oppose. For the reasons outlined in RPL's primary submission, support that part of the submission point seeking controlled activity status for subdivision, but oppose that part seeking to maintain discretionary activity status in the rural zone.	Accept in Part		Refer Issue 1 set out in the section 42a report
531.27		Crosshill Farms Limited	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary <u>controlled</u> activities, except as otherwise stated: <u>Council's control is limited to:</u> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <u>All subdivision activities in the Rural Zone are Discretionary activities.</u>	Accept in Part		Refer Issue 1 set out in the section 42a report
531.27	FS1125.30	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
532.32		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	27.4.1 Discretionary activities	Oppose	Delete Rule 27.4.1.	Reject		Refer Issue 1 set out in the section 42a report
532.32	FS1071.90	Lake Hayes Estate Community Association	27.4.1 Discretionary activities	Oppose	That the entire submission is disallowed and the existing zoning remains in place	Accept		
532.32	FS1322.36	Juie Q.T. Limited	27.4.1 Discretionary activities	Support	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
532.33		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> All subdivision activities in the Rural Zone are Discretionary activities.	Accept in Part		Refer Issue 1 set out in the section 42a report
532.33	FS1071.91	Lake Hayes Estate Community Association	27.4.1 Discretionary activities	Oppose	That the entire submission is disallowed and the existing zoning remains in place	Reject		
532.33	FS1125.31	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
532.33	FS1322.37	Juie Q.T. Limited	27.4.1 Discretionary activities	Support	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Accept in Part		
534.33		Wayne Evans, G W Stalker Family Trust, Mike Henry	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except as otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> All subdivision activities in the Rural Zone are Discretionary activities. Amend the relevant subdivision objectives and policies as appropriate so that they inform and achieve the controlled activity status subdivision described above.	Accept in Part		Refer Issue 1 set out in the section 42a report
534.33	FS1125.32	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
534.33	FS1322.73	Juie Q.T. Limited	27.4.1 Discretionary activities	Support	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Accept in Part		
535.33		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities , except as otherwise stated: <u>Council's control is limited to:</u> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> All subdivision activities in the Rural Zone are Discretionary activities.	Accept in Part		Refer Issue 1 set out in the section 42a report
535.33	FS1068.33	Keri & Roland Lemaire-Sicre	27.4.1 Discretionary activities	Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Reject		
535.33	FS1071.46	Lake Hayes Estate Community Association	27.4.1 Discretionary activities	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject		
535.33	FS1125.33	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commissions submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
535.33	FS1259.17	Bill and Jan Walker Family Trust	27.4.1 Discretionary activities	Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Accept in Part		
535.33	FS1267.17	DV Bill and Jan Walker Family Trust	27.4.1 Discretionary activities	Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Accept in Part		
535.33	FS1322.110	Juie Q.T. Limited	27.4.1 Discretionary activities	Support	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Accept in Part		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
536.13		Wanaka Trust	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary <u>controlled</u> activities, except <u>as</u> otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <u>All subdivision activities in the Rural Zone are Discretionary activities.</u> -	Accept in Part		Refer Issue 1 set out in the section 42a report
536.13	FS1125.34	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commissions submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
537.38		Slopehill Joint Venture	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary <u>controlled</u> activities, except <u>as</u> otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> <u>All subdivision activities in the Rural Zone are Discretionary activities.</u>	Accept in Part		Refer Issue 1 set out in the section 42a report
537.38	FS1120.42	Michael Brial	27.4.1 Discretionary activities	Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Reject		
537.38	FS1125.35	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commissions submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
537.38	FS1256.56	Ashford Trust	27.4.1 Discretionary activities	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Accept in Part		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
537.38	FS1286.47	Mr M and Mrs J Henry	27.4.1 Discretionary activities	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Accept in Part		
537.38	FS1292.42	Roger and Carol Wilkinson	27.4.1 Discretionary activities	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Accept in Part		
541.6		Boundary Trust	27.4.1 Discretionary activities	Not Stated	That subdivision in the Millbrook Resort Zone (including the extended zone across the 'land' described by the submitter as 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846) should continue to be a controlled activity as per the operative Plan provisions. OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission OR If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.		Deferred to the hearing on mapping	Controlled Activity -Millbrook
541.6	FS1266.25	Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust	27.4.1 Discretionary activities	Oppose	The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources.		Deferred to the hearing on mapping	
542.5		G H & P J Hensman	27.4.1 Discretionary activities	Not Stated	Amend rule to make subdivision a controlled activity. OR any consequential amendments to give effect to this submission.	Accept in Part		Refer Issue 1 set out in the section 42a report
545.5		High Peaks Limited	27.4.1 Discretionary activities	Not Stated	Amend rule to make subdivision a controlled activity. OR any consequential amendments to give effect to this submission.	Accept in Part		Refer Issue 1 set out in the section 42a report
545.5	FS1059.83	Erna Spijkerbosch	27.4.1 Discretionary activities	Support	Support in part. However heights between 12-20 mts should not be processed without affected party approval. Also there should be no Visitor Accommodation within the Mixed use Zone. This Zone is better suited to contain residential worker accommodation as it is close to town. Gorge Road east side could have greater heights than 20mts and suggest stepped increase from Gorge Road to greater heights with a front yard setback. West side Gorge Road should be no more than 12 mts		Deferred to Hearing Stream Business	
545.5	FS1097.515	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.	Reject		
545.5	FS1117.210	Remarkables Park Limited	27.4.1 Discretionary activities	Not Stated	Support/Oppose. For the reasons outlined in RPL's primary submission, support that part of the submission point seeking controlled activity status for subdivision, but oppose that part seeking to maintain discretionary activity status in the rural zone.	Accept in Part		Refer Issue 1 set out in the section 42a report
550.5		Ngai Tahu Property Limited	27.4.1 Discretionary activities	Not Stated	Amend rule to make subdivision a controlled activity. OR any consequential amendments to give effect to this submission.	Accept in Part		Refer Issue 1 set out in the section 42a report
550.5	FS1097.520	Queenstown Park Limited	27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.	Reject		
550.5	FS1117.219	Remarkables Park Limited	27.4.1 Discretionary activities	Not Stated	Support/Oppose. For the reasons outlined in RPL's primary submission, support that part of the submission point seeking controlled activity status for subdivision, but oppose that part seeking to maintain discretionary activity status in the rural zone.	Accept in Part		Refer Issue 1 set out in the section 42a report
556.11		Skyline Enterprises Limited	27.4.1 Discretionary activities	Not Stated	All subdivision should be amended to a Controlled Activity consistent with the Operative District Plan and any consequential amendments to give effect to this point. A discretionary activity regime will impose significant uncertainty, cost and time delays on simple subdivisions and does not represent sustainable management.	Accept in Part		Refer Issue 1 set out in the section 42a report
556.11	FS1117.221	Remarkables Park Limited	27.4.1 Discretionary activities	Support	Agrees that making subdivision discretionary imposes unnecessary costs and complexity.	Accept in Part		Refer Issue 1 set out in the section 42a report
561.5		Three Beaches Limited	27.4.1 Discretionary activities	Oppose	Existing controlled activity status in ODP should be maintained. No evidence that the monitoring of the operative provisions and the controlled activity status for subdivisions in the High Density Residential Zone has been ineffective or inefficient. Will impose significant uncertainty and costs on development without any justifiable benefits.	Accept in Part		Refer Issue 1 set out in the section 42a report
561.5	FS1301.23	Transpower New Zealand Limited (Transpower)	27.4.1 Discretionary activities	Oppose	Disallow, and accept the relief sought in Transpower's original submission regarding a rule for subdivision in close proximity to the National Grid			
564.2		Glenorchy Community Association Committee	27.4.1 Discretionary activities	Support	Support.	Accept in Part		
565.4		J M Martin	27.4.1 Discretionary activities	Other	To rezone the land located on the western side of Lake Hayes and State Highway 6 from Rural to Rural Lifestyle Zone.		Deferred to the hearing on mapping	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
567.18		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	27.4.1 Discretionary activities	Other	Amend the PDP so that the status of subdivision is a controlled activity within the JPRZ (with no minimum allotment size).	Accept in Part		Refer Issue 2 set out in the section 42a report
583.1		Glendhu Bay Trustees Limited	27.4.1 Discretionary activities	Oppose	All subdivision activities are discretionary controlled activities, except as otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> •<u>Lot sizes, averages and dimensions</u> •<u>Subdivision design</u> •<u>Property access</u> •<u>Esplanade provision</u> •<u>Natural hazards</u> •<u>Fire fighting water supply</u> •<u>Water supply</u> •<u>Stormwater disposal</u> •<u>Sewage treatment and disposal</u> •<u>Energy supply and telecommunications</u> •<u>Open space and recreation</u> •<u>Easements</u> •<u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> 	Accept in Part		Refer Issue 1 set out in the section 42a report
583.1	FS1053.1	Tui Advisers Ltd	27.4.1 Discretionary activities	Oppose	I wish that the whole submission be disallowed		Deferred to the hearing on mapping	
583.1	FS1094.1	John Johannes May	27.4.1 Discretionary activities	Oppose	The Environment Court granted consent to the Parkins Bay Preserve Limited development following an interim decision which ultimately concluded that the proposal would not achieve the purpose of the Act. The Applicant was invited to propose further conditions of consent to further mitigate and compensate for the effects of the proposed development. To the extent that submission 583 is consistent with the decision of the Environment Court the submitter does not oppose it. Where the relief sought by submission 583 is inconsistent with the decision of the Environment Court it is strongly opposed. The submitter opposes the relief to rezone the relevant land to 'Glendhu Station Special Zone'. The submitter further seeks that the relief sought to classify Fern Burn Valley 'Rural Landscape' be disallowed. The submitter relies on an Environment Court decision C73/2002 in seeking this relief. However, the Court's provisional finding from that decision was overridden by its finding in the subsequent decisions relating to Parkins Bay Preserve (Upper Clutha Tracks Trust and Ors v. Queenstown Lakes District Council [201 OJ NZEnvC 483] where at paragraphs [79]-[81] the Court concludes that the relevant landscape is an Outstanding Natural Landscape. There is nothing in the submission that suggests this conclusion is no longer accurate. Relief requested in relation to the subdivision chapter (Chapter 27) as a consequence to the rezoning of the relevant land is opposed for the reasons set out in this further submission.		Deferred to the hearing on mapping	
583.1	FS1149.1	Noel Williams	27.4.1 Discretionary activities	Oppose	The whole of the submission be disallowed		Deferred to the hearing on mapping	
583.1	FS1125.36	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part	Deferred to the hearing on mapping	Refer Issue 16 in the Section 42a report.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
583.1	FS1034.233	Upper Clutha Environmental Society (Inc.)	27.4.1 Discretionary activities	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.		Deferred to the hearing on mapping	
586.4		J D FAMILTON AND SONS TRUST	27.4.1 Discretionary activities	Oppose	Alter 27.4.1 to: All subdivision activities shall be <u>controlled</u> activities, except where otherwise stated	Accept in Part		Refer Issue 1 set out in the section 42a report
591.7		Varina Propriety Limited	27.4.1 Discretionary activities	Other	The provisions are modified so that subdivision within the Urban Zones are a controlled activity provided it meets the minimum lot sizes as identified in the PDP.	Accept in Part		Refer Issue 1 set out in the section 42a report
608.56		Darby Planning LP	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except <u>as</u> otherwise stated: <u>Council's control is limited to:</u> ? Lot sizes, averages and dimensions ? Subdivision design ? Property access ? Esplanade provision ? Natural hazards ? Fire fighting water supply ? Water supply ? Stormwater disposal ? Sewage treatment and disposal ? Energy supply and telecommunications ? Open space and recreation ? Easements ? The nature, scale and adequacy of environmental protection measures associated with earthworks All subdivision activities in the Rural Zone are Discretionary activities.	Accept in Part		Refer Issue 1 set out in the section 42a report
608.56	FS1125.38	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
608.56	FS1034.214	Upper Clutha Environmental Society (Inc.)	27.4.1 Discretionary activities	Oppose	The Society stands by its Primary Submissions. It follows from this by default that the Society seeks that that the vast majority, if not all, of the detailed changes to the PDP requested in the submission should be disallowed .	Reject		
634.11		Trojan Holdings Limited	27.4.1 Discretionary activities	Not Stated	All subdivision should be amended to a Controlled Activity consistent with the Operative District Plan and any consequential amendments to give effect to this point. A discretionary activity regime will impose significant uncertainty, cost and time delays on simple subdivisions and does not represent sustainable management.	Accept in Part		Refer Issue 1 set out in the section 42a report
691.3		Aaron and Rebecca Moody	27.4.1 Discretionary activities	Other	Amend as follows: All subdivision activities are discretionary <u>controlled</u> activities, except otherwise stated: And introduce suitable matters of control based on the matters proposed in objectives and policies or those matters listed under the Operative District Plan.	Accept in Part		Refer Issue 1 set out in the section 42a report
694.25		Glentui Heights Ltd	27.4.1 Discretionary activities	Oppose	Amend as follows: All subdivision activities are discretionary <u>controlled</u> activities, except otherwise stated: And introduce suitable matters of control based on the matters proposed in objectives and policies or those matters listed under the Operative District Plan.	Accept in Part		Refer Issue 1 set out in the section 42a report
712.14		Bobs Cove Developments Limited	27.4.1 Discretionary activities	Other	Amend as follows: All subdivision activities are discretionary <u>controlled</u> activities, except otherwise stated: And introduce suitable matters of control based on the matters proposed in objectives and policies or those matters listed under the Operative District Plan.	Accept in Part		Refer Issue 1 set out in the section 42a report
748.1		Jodi Todd	27.4.1 Discretionary activities	Not Stated	That complying subdivisions be either a Controlled or Restricted Discretionary Activity.	Accept in Part		Refer Issue 1 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
761.29		ORFEL Ltd	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except <u>as</u> otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> •<u>Lot sizes, averages and dimensions</u> •<u>Subdivision design</u> •<u>Property access</u> •<u>Esplanade provision</u> •<u>Natural hazards</u> •<u>Fire fighting water supply</u> •<u>Water supply</u> •<u>Stormwater disposal</u> •<u>Sewage treatment and disposal</u> •<u>Energy supply and telecommunications</u> •<u>Open space and recreation?</u> •<u>Easements</u> •<u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> 	Accept in Part		Refer Issue 1 set out in the section 42a report
761.29	FS1125.15	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commissions submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
762.2		Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary controlled activities, except <u>as</u> otherwise stated: Council's control is limited to: <ul style="list-style-type: none"> •<u>Lot sizes, averages and dimensions</u> •<u>Subdivision design</u> •<u>Property access</u> •<u>Esplanade provision</u> •<u>Natural hazards</u> •<u>Fire fighting water supply</u> •<u>Water supply</u> •<u>Stormwater disposal</u> •<u>Sewage treatment and disposal</u> •<u>Energy supply and telecommunications</u> •<u>Open space and recreation</u> •<u>Easements</u> •<u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> 	Accept in Part		Refer Issue 1 set out in the section 42a report
762.2	FS1346.1	Vivo Capital Limited	27.4.1 Discretionary activities	Support	Allow controlled activity status for subdivision. Supports controlled activity subdivision and for activity status to be provided for under the objectives, policies and rules for alternative zone sought by the submitter.	Accept in Part		Refer Issue 1 set out in the section 42a report
762.2	FS1125.16	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commissions submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
762.2	FS1217.114	HL Dowell and MJM Brown Home Trust	27.4.1 Discretionary activities	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed	Reject		
762.2	FS1219.114	Bravo Trustee Company	27.4.1 Discretionary activities	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed	Reject		
762.2	FS1252.114	Tim & Paula Williams	27.4.1 Discretionary activities	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. No analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. It is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. These effects have not be quantified or assessed. The submitter seeks the submission be disallowed.	Reject		
762.2	FS1277.150	Jacks Point Residents and Owners Association	27.4.1 Discretionary activities	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Reject		
762.2	FS1283.106	MJ and RB Williams and Brabant	27.4.1 Discretionary activities	Oppose	Reject submission	Reject		
762.2	FS1316.111	Harris-Wingrove Trust	27.4.1 Discretionary activities	Oppose	Submission be disallowed	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
763.14		Lake Hayes Limited	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary <u>controlled</u> activities, except <u>as otherwise stated</u> : <u>Council's control is limited to:</u> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> 	Accept in Part		Refer Issue 1 set out in the section 42a report
763.14	FS1125.18	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commissions submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
767.16		Lake Hayes Cellar Limited	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1, as follows: All subdivision activities are discretionary <u>controlled</u> activities, except as otherwise stated: <u>Council's control is limited to:</u> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions</u> • <u>Subdivision design</u> • <u>Property access?</u> • <u>Esplanade provision</u> • <u>Natural hazards</u> • <u>Fire fighting water supply</u> • <u>Water supply</u> • <u>Stormwater disposal</u> • <u>Sewage treatment and disposal</u> • <u>Energy supply and telecommunications</u> • <u>Open space and recreation</u> • <u>Easements</u> • <u>The nature, scale and adequacy of environmental protection measures associated with earthworks</u> 	Accept in Part		Refer Issue 1 set out in the section 42a report
767.16	FS1125.19	New Zealand Fire Service	27.4.1 Discretionary activities	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commissions submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
775.4		H R & D A Familton	27.4.1 Discretionary activities	Oppose	Alter 27.4.1 to: All subdivision activities shall be <u>controlled</u> activities, except where otherwise stated	Accept in Part		Refer Issue 1 set out in the section 42a report
803.4		H R Familton	27.4.1 Discretionary activities	Oppose	Alter 27.4.1 to: All subdivision activities shall be <u>controlled</u> activities, except where otherwise stated	Accept in Part		Refer Issue 1 set out in the section 42a report
820.9		Jeremy Bell Investments	27.4.1 Discretionary activities	Oppose	Amend Rule 27.4.1 so that subdivisions within the Rural Lifestyle zone that comply with all of the <u>relevant standards are a controlled activity.</u>	Accept in Part		Refer Issue 1 set out in the section 42a report
820.9	FS1034.153	Upper Clutha Environmental Society (Inc.)	27.4.1 Discretionary activities	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		
820.13		Jeremy Bell Investments	27.4.1 Discretionary activities	Not Stated	Amend Rule 27.4.1 so that subdivisions within the Rural Lifestyle zone that comply with all of the <u>relevant standards are a controlled activity.</u>	Accept in Part		Refer Issue 1 set out in the section 42a report
820.13	FS1034.157	Upper Clutha Environmental Society (Inc.)	27.4.1 Discretionary activities	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		
830.5		Duncan Edward Robertson	27.4.1 Discretionary activities	Oppose	Delete Rule 27.4.1	Accept in Part		
830.5	FS1286.78	Mr M and Mrs J Henry	27.4.1 Discretionary activities	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural <u>productivity.</u>	Accept in Part		
1366.4		Moraine Creek Limited	27.4.1 Discretionary activities	Oppose	Oppose discretionary resource consent activity status and the related objectives policies and guidelines for 27.4.1	Accept in Part		
1366.4	FS1301.21	Transpower New Zealand Limited (Transpower)	27.4.1 Discretionary activities	Oppose	Disallow, and accept the relief sought in Transpower's original submission regarding a rule for subdivision in close proximity to the National Grid	Accept in Part		
1366.4	FS1097.774	Queenstown Park Limited	27.4.1 Discretionary activities	Support	Submitter opposes the discretionary activity status for subdivision. This is supported for the reasons outlined in QPL's primary submission	Accept in Part		
166.9		Aurum Survey Consultants	27.4.2 Non-complying activities:	Oppose	Exclude Rural Residential zone from rule 27.4.1(b), which relates to the further subdivision of an allotment that has been used to calculate the average the minimum average densities of a subdivision.	Reject		
166.17		Aurum Survey Consultants	27.4.2 Non-complying activities:	Oppose	Delete rule	Reject		
166.18		Aurum Survey Consultants	27.4.2 Non-complying activities:	Oppose	Reject rule 27.4.2.e associated with unit title subdivision.	Reject		
350.8		Dalefield Trustee Ltd	27.4.2 Non-complying activities:	Oppose	Oppose and seek the deletion of Rule 27.4.2(b), which requires that the further subdivision of a lot that has previously been used to calculate the minimum average densities for subdivision in the Rural Lifestyle and Rural Residential Zones will be non-complying.	Reject		Minimum Lot Sizes
453.24		Paterson Pitts Partners (Wanaka) Ltd	27.4.2 Non-complying activities:	Other	clause 'd' associated with the subdivision of a residential flat lacks clarity.	Accept in Part		
583.2		Glendhu Bay Trustees Limited	27.4.2 Non-complying activities:	Other	Amend Rule 27.4.2 a, as follows: Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a discretionary activity. •Jacks Point Zone ? • <u>Glendhu Station Zone</u>		Deferred to the hearing on mapping	
583.2	FS1094.2	John Johannes May	27.4.2 Non-complying activities:	Oppose	The Environment Court granted consent to the Parkins Bay Preserve Limited development following an interim decision which ultimately concluded that the proposal would not achieve the purpose of the Act. The Applicant was invited to propose further conditions of consent to further mitigate and compensate for the effects of the proposed development. To the extent that submission 583 is consistent with the decision of the Environment Court the submitter does not oppose it. Where the relief sought by submission 583 is inconsistent with the decision of the Environment Court it is strongly opposed. The submitter opposes the relief to rezone the relevant land to 'Glendhu Station Special Zone'. The submitter further seeks that the relief sought to classify Fern Burn Valley 'Rural Landscape' be disallowed. The submitter relies on an Environment Court decision C73/2002 in seeking this relief. However, the Court's provisional finding from that decision was overridden by its finding in the subsequent decisions relating to Parkins Bay Preserve (Upper Clutha Tracks Trust and Ors v. Queenstown Lakes District Council [201 OJ NZEnvC 483) where at paragraphs [79]-[81] the Court concludes that the relevant landscape is an Outstanding Natural Landscape. There is nothing in the submission that suggests this conclusion is no longer accurate. Relief requested in relation to the subdivision chapter (Chapter 27) as a consequence to the rezoning of the relevant land is opposed for the reasons set out in this further submission.		Deferred to the hearing on mapping	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
583.2	FS1034.234	Upper Clutha Environmental Society (Inc.)	27.4.2 Non-complying activities:	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.		Deferred to the hearing on mapping	
631.5		Cassidy Trust	27.4.2 Non-complying activities:	Oppose	The Cassidy Trust opposes Rule 27.4.2.b to the extent that it applies to its property (submission 631).	Reject		
632.62		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.4.2 Non-complying activities:	Not Stated	Amend as follows: Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a <u>restricted discretionary activity</u>	Reject		
632.62	FS1217.63	HL Dowell and MJM Brown Home Trust	27.4.2 Non-complying activities:	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.62	FS1219.63	Bravo Trustee Company	27.4.2 Non-complying activities:	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.62	FS1252.63	Tim & Paula Williams	27.4.2 Non-complying activities:	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.62	FS1277.66	Jacks Point Residents and Owners Association	27.4.2 Non-complying activities:	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the <u>submission be disallowed</u>	Accept		
632.62	FS1316.62	Harris-Wingrove Trust	27.4.2 Non-complying activities:	Oppose	Submission be disallowed	Accept		
632.62	FS1275.236	"Jacks Point" (Submitter number 762 and 856)	27.4.2 Non-complying activities:	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.62	FS1283.176	MJ and RB Williams and Brabant	27.4.2 Non-complying activities:	Oppose	Reject submission	Accept		
762.1		Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	27.4.2 Non-complying activities:	Other	Support in Part Amend Rule 27.4.2,as follows: The following shall be non-complying activities: a Subdivision that does not comply with the standards in Part 27.5 and location specific standards in part 27.8. Except within the following zone where any non-compliance shall be a <u>restricted discretionary or discretionary activity</u> . • Jacks Point Zone	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
762.1	FS1217.113	HL Dowell and MJM Brown Home Trust	27.4.2 Non-complying activities:	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed	Accept		
762.1	FS1219.113	Bravo Trustee Company	27.4.2 Non-complying activities:	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed	Accept		
762.1	FS1252.113	Tim & Paula Williams	27.4.2 Non-complying activities:	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. No analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. It is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. These effects have not be quantified or assessed. The submitter seeks the submission be disallowed.	Accept		
762.1	FS1277.149	Jacks Point Residents and Owners Association	27.4.2 Non-complying activities:	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept		
762.1	FS1283.105	MJ and RB Williams and Brabant	27.4.2 Non-complying activities:	Oppose	Reject submission	Accept		
762.1	FS1316.110	Harris-Wingrove Trust	27.4.2 Non-complying activities:	Oppose	Submission be disallowed	Accept		
166.19		Aurum Survey Consultants	27.4.3 Restricted Discretionary activities:	Oppose	Reject the restricted discretionary activity status and make it a controlled activity	Accept		Refer Issue 2 set out in the section 42a report
166.19	FS1157.54	Trojan Helmet Ltd	27.4.3 Restricted Discretionary activities:	Support	That the submission point be accepted. Trojan Helmet Limited agrees that under Rule 27.4.3(a), subdivision should be a controlled activity where the subdivision is undertaken in accordance with a structure plan or spatial layout plan.	Accept		Refer Issue 2 set out in the section 42a report
456.30		Hogans Gully Farming Limited	27.4.3 Restricted Discretionary activities:	Oppose	The submitter opposes Rule 27.4.3 and seeks the following amendments: The following shall be Restricted Discretionary Controlled activities: A Subdivision undertaken in accordance with a structure plan or spatial layout plan that is identified in the District Plan. Discretion Control is restricted reserved to the matters specified in the Location Specific Objectives, Policies and Provisions in Part 27.7.0 OR In the alternative, additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested.	Accept		Refer Issue 2 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.4.3 Restricted Discretionary activities:	Not Stated	Amend as follows: The following shall be Restricted Discretionary controlled activities: a Subdivision undertaken in accordance with a structure plan or spatial layout plan that is identified in the District Plan. Discretion Control is restricted to the matters specified in the Location Specific Objectives, Policies and Provisions in Part 27.7.	Accept		Refer Issue 2 set out in the section 42a report
632.63	FS1217.64	HL Dowell and MJM Brown Home Trust	27.4.3 Restricted Discretionary activities:	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Refer Issue 2 set out in the section 42a report
632.63	FS1219.64	Bravo Trustee Company	27.4.3 Restricted Discretionary activities:	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Reject		Refer Issue 2 set out in the section 42a report
632.63	FS1252.64	Tim & Paula Williams	27.4.3 Restricted Discretionary activities:	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Reject		Refer Issue 2 set out in the section 42a report
632.63	FS1277.67	Jacks Point Residents and Owners Association	27.4.3 Restricted Discretionary activities:	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Reject		Refer Issue 2 set out in the section 42a report
632.63	FS1316.63	Harris-Wingrove Trust	27.4.3 Restricted Discretionary activities:	Oppose	Submission be disallowed	Reject		Refer Issue 2 set out in the section 42a report
632.63	FS1097.638	Queenstown Park Limited	27.4.3 Restricted Discretionary activities:	Support	Support provision for subdivision that is consistent with structure plan as a controlled activity.	Accept		Refer Issue 2 set out in the section 42a report
632.63	FS1275.237	"Jacks Point" (Submitter number 762 and 856)	27.4.3 Restricted Discretionary activities:	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Reject		Refer Issue 2 set out in the section 42a report
632.63	FS1283.177	MJ and RB Williams and Brabant	27.4.3 Restricted Discretionary activities:	Oppose	Reject submission	Reject		Refer Issue 2 set out in the section 42a report
696.20		Millbrook Country Club Ltd	27.4.3 Restricted Discretionary activities:	Not Stated	Amend as follows: The following shall be Restricted Discretionary controlled activities: Subdivision undertaken in accordance with a the Millbrook Structure Plan or spatial layout plan that is as set out in Section 43 identified in of the District Plan. Discretion Control is restricted to: <ul style="list-style-type: none"> • Allotment sizes and configuration. • Property access. • Landscaping and vegetation. • Heritage. • Infrastructure and servicing (including stormwater design). • Natural and other hazards. • Open space or reserves. • Earthworks. • Easements. 	Accept in Part		Refer Issue 2 set out in the section 42a report
21.55		Alison Walsh	27.5 Rules - Standards for Subdivision Activities	Support	Supports the provisions.	Accept in Part		Refer Issue 5 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
26.3		David Clarke	27.5 Rules - Standards for Subdivision Activities	Other	Supports the retention of the North Lake Hayes Rural Residential Rules. Questions reduction in block sizes to 1 acre.	Accept		Refer Issue 5 set out in the section 42a report
		Stewart Mahon	27.5 Rules - Standards for Subdivision Activities	Other	Allow a minimum allotment size of 5 acres in the Rural Zone.	Reject		Refer Issue 5 set out in the section 42a report
38.4	FS1109.3	Phillip Bunn	27.5 Rules - Standards for Subdivision Activities	Support	That the entire submission be allowed. Supports rezoning from Rural General to Rural Lifestyle with minimum lot sizes of 5 acres/2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
38.4	FS1097.12	Queenstown Park Limited	27.5 Rules - Standards for Subdivision Activities	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Accept		Refer Issue 5 set out in the section 42a report
179.14		Vodafone NZ	27.5 Rules - Standards for Subdivision Activities	Other	Insert new standard: <i>27.5.4.5 That each building be able to connect to the electricity and telecommunication networks to ensure occupants have access to network services of their choice. The minimum connection standard is the installation of separate ducting for each network between the building termination point to the exit pit for each network or overhead when connecting to an existing overhead network.</i>	Reject		
179.14	FS1132.5	Federated Farmers of New Zealand	27.5 Rules - Standards for Subdivision Activities	Support	The proposed policy affords too much protection to utilities, particularly in relation to upgrading, where the impacts on other productive activities and values should be appropriately considered, in relation to each specific context (particularly in relation to upgrading of utilities).	Accept		
179.14	FS1097.52	Queenstown Park Limited	27.5 Rules - Standards for Subdivision Activities	Oppose	Insertion of standard is not necessary and fails to recognise alternative technologies, and that buildings do not need to connect to network infrastructure to be adequately serviced.	Accept in Part		
208.38		Pounamu Body Corporate Committee	27.5 Rules - Standards for Subdivision Activities	Support	Retain the rule (Minimum lot size of 450m2 for high density and low density zones)	Accept in Part		
293.1		Murray Fraser	27.5 Rules - Standards for Subdivision Activities	Oppose	Seek the minimum lot size within the Large Lot Residential Zone is reduced from 4000m ² to 2000m ² as 4000m ² is too restrictive and is the same as the minimum lot size for the Rural Residential zone. The creation of the Large Lot Residential Zone provides the opportunity to transition from Rural Residential to Low Density Residential. This would provide for the community's economic and cultural well being		Deferred to Hearing Stream Residential	Refer Section 4 of the section 42a report
293.1	FS1111.3	Colin Mantel	27.5 Rules - Standards for Subdivision Activities	Support	That changes to the District Plan that allow reduction of minimum lot size from 4000sqm to 2000sqm for Large Lot Residential sites be strongly supported.	Reject		Refer Issue 5 set out in the section 42a report
354.4		Middleton Family Trust	27.5 Rules - Standards for Subdivision Activities	Oppose	Restricted Discretionary status is removed from Part 27.5 and replaced with controlled activity status for subdivision in the Low Density Residential Zone.	Accept in Part		Refer Issue 1 set out in the section 42a report
389.9		Body Corporate 22362	27.5 Rules - Standards for Subdivision Activities	Support	Generally support the subdivision standards.	Accept in Part		
391.15		Sean & Jane McLeod	27.5 Rules - Standards for Subdivision Activities	Support	Supports the provisions.	Accept in Part		
414.3		Clark Fortune McDonald & Associates Ltd	27.5 Rules - Standards for Subdivision Activities	Oppose	Subdivision should be a controlled activity within all Residential, Township, Town Centres, Business, Industrial and Special Zones subject to standards.	Accept in Part		Refer Issue 1 set out in the section 42a report
414.3	FS1117.53	Remarkables Park Limited	27.5 Rules - Standards for Subdivision Activities	Support	For the reasons outlined in RPL's primary submission.	Accept in Part		Refer Issue 1 set out in the section 42a report
414.3	FS1255.12	Arcadian Triangle Limited	27.5 Rules - Standards for Subdivision Activities	Support	Allow the submission.	Accept in Part		Refer Issue 1 set out in the section 42a report
414.3	FS1071.106	Lake Hayes Estate Community Association	27.5 Rules - Standards for Subdivision Activities	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject		Refer Issue 1 set out in the section 42a report
414.3	FS1097.277	Queenstown Park Limited	27.5 Rules - Standards for Subdivision Activities	Support	Support for the reasons outlined in QPL's primary submission.	Accept in Part		Refer Issue 1 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
443.7		Trojan Helmet Limited	27.5 Rules - Standards for Subdivision Activities	Other	Seeks the following additional rules (or similar), be included in Chapter 27, to give effect to the proposed rezoning and the proposed objective and policies: <u>27.8.10 McDonnell Rural Lifestyle Zoning</u> <u>27.8.10.1 McDonnell Road Structure Plan – Subdivision failing comply with this rule shall be a discretionary activity.</u> <u>(a) In the McDonnell Rural Lifestyle Zone, subdivision shall be in general accordance with the Structure Plan located within Part 27.13 of this Chapter. All subdivision shall result in the following: Location of all building platforms within the zone</u> <u>(b) Location of internal lot boundaries</u> <u>(c) Access to the zone to be provided from the main entrance to The Hills golf course</u> <u>(d) Provision of a Landscape Management Plan which details landscape treatment and management within the Landscape Amenity Management Area, and includes the following:</u> <u>(i) A planting layout plan for the Landscape Amenity Management Area, which includes species and densities of tussocks and naturalised groups of exotic and indigenous trees and shrubs and mowed grass. The purpose of the planting layout shown in the plan is to create a predominately open character;</u> <u>(ii) Timeframes and sequencing of works;</u> <u>(iii) Details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.</u> <u>(e) Registration of a consent notice which requires the Landscape Amenity Management Area to be established and maintained by the subdividing owner and/or subsequent owners of any individual</u>		Deferred to the hearing on mapping	
532.34		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	27.5 Rules - Standards for Subdivision Activities	Not Stated	Insert new Rule 27.5.5 Boundary adjustments, as follows: Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided: (i) the building platform is retained. (ii) no additional separately saleable lots are created. (iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.	Accept in Part		Refer Issue 3 set out in the section 42a report
532.34	FS1071.92	Lake Hayes Estate Community Association	27.5 Rules - Standards for Subdivision Activities	Oppose	That the entire submission is disallowed and the existing zoning remains in place	Reject		
532.34	FS1322.38	Juie Q.T. Limited	27.5 Rules - Standards for Subdivision Activities	Support	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		
534.35		Wayne Evans, G W Stalker Family Trust, Mike Henry	27.5 Rules - Standards for Subdivision Activities	Not Stated	Insert new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>	Accept in Part		Refer Issue 3 set out in the section 42a report
534.35	FS1157.59	Trojan Helmet Ltd	27.5 Rules - Standards for Subdivision Activities	Support	That the submission point be accepted. The submission seeking a new rule be included in the Proposed Plan that provides for boundary adjustments as a controlled activity is supported.	Accept in Part		Refer Issue 3 set out in the section 42a report
534.35	FS1322.75	Juie Q.T. Limited	27.5 Rules - Standards for Subdivision Activities	Support	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Accept in Part		Refer Issue 3 set out in the section 42a report
535.35		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	27.5 Rules - Standards for Subdivision Activities	Not Stated	Insert new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>	Accept in Part		Refer Issue 3 set out in the section 42a report
535.35	FS1068.35	Keri & Roland Lemaire-Sicre	27.5 Rules - Standards for Subdivision Activities	Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
535.35	FS1071.48	Lake Hayes Estate Community Association	27.5 Rules - Standards for Subdivision Activities	Oppose	That the entire submission is disallowed and the existing zoning remains in place	Reject		
535.35	FS1259.19	Bill and Jan Walker Family Trust	27.5 Rules - Standards for Subdivision Activities	Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Accept in Part		
535.35	FS1267.19	DV Bill and Jan Walker Family Trust	27.5 Rules - Standards for Subdivision Activities	Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Accept in Part		
535.35	FS1322.112	Juie Q.T. Limited	27.5 Rules - Standards for Subdivision Activities	Support	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Accept in Part		
567.14		Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	27.5 Rules - Standards for Subdivision Activities	Other	Oppose the PDP rules that inform and support Rule 27.4.1 making all subdivision activities discretionary.	Accept in Part		
567.14	FS1117.223	Remarkables Park Limited	27.5 Rules - Standards for Subdivision Activities	Support	For the reasons outlined in RPL's primary submission.	Accept in Part		
600.104		Federated Farmers of New Zealand	27.5 Rules - Standards for Subdivision Activities	Support	The Standards for Subdivision Activities in the Rural zones is adopted as proposed.	Accept in Part		
600.104	FS1034.104	Upper Clutha Environmental Society (Inc.)	27.5 Rules - Standards for Subdivision Activities	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		
600.104	FS1209.104	Richard Burdon	27.5 Rules - Standards for Subdivision Activities	Support	Support entire submission	Accept		
631.6		Cassidy Trust	27.5 Rules - Standards for Subdivision Activities	Support	The Cassidy Trust supports Rule 27.5: Standards for subdivision activities, as they apply to the rural lifestyle zone, but seeks an amendment to the relevant rule to strike out the second sentence which reads "For the purpose of calculating any average, any allotment greater than four hectares, including the balance, is deemed to be four hectares".	Reject		
761.30		ORFEL Ltd	27.5 Rules - Standards for Subdivision Activities	Oppose	Insert new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>	Accept in Part		Refer Issue 3 set out in the section 42a report
761.30	FS1097.702	Queenstown Park Limited	27.5 Rules - Standards for Subdivision Activities	Support	Support the intent of the submission; provision for boundary adjustments recognising that, given the limited effects resulting from them, they can be processed efficiently and should be considered differently to those subdivisions that create additional new titles.	Accept in Part		Refer Issue 3 set out in the section 42a report
762.3		Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	27.5 Rules - Standards for Subdivision Activities	Other	Submitter requests the insertion of a new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>	Accept in Part		Refer Issue 3 set out in the section 42a report
762.3	FS1097.704	Queenstown Park Limited	27.5 Rules - Standards for Subdivision Activities	Support	Support the intent of the submission; provision for boundary adjustments recognising that, given the limited effects resulting from them, they can be processed efficiently and should be considered differently to those subdivisions that create additional new titles.	Accept in Part		Refer Issue 3 set out in the section 42a report
762.3	FS1217.115	HL Dowell and MJM Brown Home Trust	27.5 Rules - Standards for Subdivision Activities	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
762.3	FS1219.115	Bravo Trustee Company	27.5 Rules - Standards for Subdivision Activities	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed.	Reject		
762.3	FS1252.115	Tim & Paula Williams	27.5 Rules - Standards for Subdivision Activities	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. No analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. It is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. These effects have not be quantified or assessed. The submitter seeks the submission be disallowed.	Reject		
762.3	FS1277.151	Jacks Point Residents and Owners Association	27.5 Rules - Standards for Subdivision Activities	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept in Part		
762.3	FS1283.107	MJ and RB Williams and Brabant	27.5 Rules - Standards for Subdivision Activities	Oppose	Reject submission	Reject		
762.3	FS1316.112	Harris-Wingrove Trust	27.5 Rules - Standards for Subdivision Activities	Oppose	Submission be disallowed	Reject		
763.15		Lake Hayes Limited	27.5 Rules - Standards for Subdivision Activities	Not Stated	Insert new Rule 27.5.5 Boundary Adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>	Accept in Part		Refer Issue 3 set out in the section 42a report
767.17		Lake Hayes Cellar Limited	27.5 Rules - Standards for Subdivision Activities	Not Stated	Insert new Rule 27.5.5 Boundary adjustments, as follows: <u>Where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:</u> <u>(i) the building platform is retained.</u> <u>(ii) no additional separately saleable lots are created.</u> <u>(iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone.</u>	Accept in Part		Refer Issue 3 set out in the section 42a report
781.13		Chorus New Zealand Limited	27.5 Rules - Standards for Subdivision Activities	Not Stated	<u>Utilities</u> <u>27.5.4.5 That each building be able to connect to the electricity and telecommunications networks to ensure occupants have access to network services of their choice. The minimum connection standard is the installation of separate ducting for each network between the building termination point to the exit pit for each network or overhead when connecting to an existing overhead.</u>	Reject		Refer Issue 11 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
781.13	FS1097.707	Queenstown Park Limited	27.5 Rules - Standards for Subdivision Activities	Oppose	Given advances in technology, and potential for self sufficiency, providing telecommunications at time of subdivision should not be a requirement, allow for a range of telecommunications providers.	Accept in Part		
781.13	FS1117.282	Remarkables Park Limited	27.5 Rules - Standards for Subdivision Activities	Oppose	Given advances in technology, and potential for self sufficiency, providing telecommunications at time of subdivision should not be a requirement, allow for a range of telecommunications providers.	Accept in Part		
850.4		R & R Jones	27.5 Rules - Standards for Subdivision Activities	Oppose	Restricted Discretionary status is removed from Part 27.5 of the Proposed District Plan and replaced with a controlled activity status for subdivision within the Low Density Residential Zone.	Accept in Part		Refer Issue 1 set out in the section 42a report
850.4	FS1071.114	Lake Hayes Estate Community Association	27.5 Rules - Standards for Subdivision Activities	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject		
65.2		John Blennerhassett	27.5.1	Support	Adopt Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive within the Large Lot residential Zone.	Accept		Large Lot Residential Zone
65.2		Willowridge Developments Limited	27.5.1	Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Deferred to the hearing on mapping	Large Lot Residential Zone
74.2		QLDC rates payer	27.5.1	Support	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, Large Lot Residential Zone as shown on Planning map 18.	Accept		Large Lot Residential Zone
74.2		Willowridge Developments Limited	27.5.1	Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Deferred to the hearing on mapping	Large Lot Residential Zone
78.2		Jennie Blennerhassett	27.5.1	Support	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive in the Large Lot Residential Zone.	Accept		Large Lot Residential Zone
78.2		Willowridge Developments Limited	27.5.1	Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Deferred to the hearing on mapping	Large Lot Residential Zone
87.2		Shelley McMeeken	27.5.1	Support	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, in the Large Lot Residential Zone.	Accept		Large Lot Residential Zone
87.2		Willowridge Developments Limited	27.5.1	Oppose	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]		Deferred to the hearing on mapping	Large Lot Residential Zone
157.1		Miles Wilson	27.5.1	Support	Support the existing Rural Lifestyle Density rules that require a minimum allotment size of 1 hectare, with an average of 2 hectares.	Accept		Refer Issue 5 set out in the section 42a report
166.10		Aurum Survey Consultants	27.5.1	Oppose	Amend the minimum lot sizes: High Density - no minimum Low Density Residential - 300m ² Large Lot Residential - 2000m ² across the zone Rural Lifestyle - reject capping average calculations at 4 hectares.		Deferred to Hearing Stream Residential	Refer Issue 5 set out in the section 42a report
166.10	FS1111.6	Colin Mantel	27.5.1	Support	That changes to the District Plan that allow reduction of minimum lot size from 4000sqm to 2000sqm for Large Lot Residential sites be strongly supported.		Deferred to Hearing Stream Residential	
231.2		Antony Strain, Sarah Strain and Samuel Strain	27.5.1	Oppose	The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below. <i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.</i>	Reject		Refer Issue 5 set out in the section 42a report
231.2	FS1065.1	Ohapi Trust	27.5.1	Support	The Trust seeks the submissions be allowed to the extent that the 2 hectare average is deleted from the Rural Lifestyle Zone, either generally or specifically in relation to their property.	Reject		Refer Issue 5 set out in the section 42a report
231.2	FS1286.61	Mr M and Mrs J Henry	27.5.1	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Refer Issue 5 set out in the section 42a report
232.5		Don Andrew, Kathleen Andrew and Roger Macassey	27.5.1	Other	The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below. <i>27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.</i>	Reject		Refer Issue 5 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
232.5	FS1065.2	Ohapi Trust	27.5.1	Support	The Trust seeks the submissions be allowed to the extent that the 2 hectare average is deleted from the Rural Lifestyle Zone, either generally or specifically in relation to their property.	Reject		Refer Issue 5 set out in the section 42a report
232.5	FS1286.71	Mr M and Mrs J Henry	27.5.1	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Refer Issue 5 set out in the section 42a report
233.2		Dean Gallagher	27.5.1	Other	The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below. 27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
233.2	FS1065.3	Ohapi Trust	27.5.1	Support	The Trust seeks the submissions be allowed to the extent that the 2 hectare average is deleted from the Rural Lifestyle Zone, either generally or specifically in relation to their property.	Reject		Refer Issue 5 set out in the section 42a report
234.6		Dan Egerton	27.5.1	Oppose	Amend Rule 27.5.1 to state that the minimum allotment size within the land shall be 1000m ² at the time of subdivision.		Deferred to the hearing on mapping	Minimum Lot Sizes
234.6	FS1266.7	Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust	27.5.1	Oppose	The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources.		Deferred to the hearing on mapping	
235.2		Graeme Sim	27.5.1	Other	The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle Zone being limited to a 1 ha minimum allotment size. Amend as below. 27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
235.2	FS1065.4	Ohapi Trust	27.5.1	Support	The Trust seeks the submissions be allowed to the extent that the 2 hectare average is deleted from the Rural Lifestyle Zone, either generally or specifically in relation to their property.	Reject		Refer Issue 5 set out in the section 42a report
239.1		Don Moffat	27.5.1	Other	The 2ha average rule to be removed, with the requirements for new lots in the Rural Lifestyle zone being limited to a 1 hectare minimum allotment size: 27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified - Rural Lifestyle - One hectare, providing the average lot size is not less than 2 hectares. 2.5.12.2 On sites less than 2 hectares there shall be only one residential unit. 22.5.12.3 On sites equal to or greater than 2 hectares there shall be no more than one residential unit per two hectares on average. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.	Reject		Refer Issue 5 set out in the section 42a report
239.1	FS1065.5	Ohapi Trust	27.5.1	Support	The Trust seeks the submissions be allowed to the extent that the 2 hectare average is deleted from the Rural Lifestyle Zone, either generally or specifically in relation to their property.	Reject		Refer Issue 5 set out in the section 42a report
239.1	FS1071.98	Lake Hayes Estate Community Association	27.5.1	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept		Refer Issue 5 set out in the section 42a report
248.20		Shotover Trust	27.5.1	Oppose	The submitters oppose the average density of 2 hectares within the Rural Lifestyle Zone. Requests that the PDP is modified to delete the requirement for an average density and/or lot size of 2 hectares within the Rural Lifestyle Zone.	Reject		Refer Issue 5 set out in the section 42a report
249.16		Willowridge Developments Limited	27.5.1	Oppose	Increase the minimum lot size for low density residential development in table 27.5.1 to 700m ² .	Reject		The existing provisions for LDRZ minimum site area are considered effective.
271.18		Board of Airline Representatives of New Zealand (BARNZ)	27.5.1	Other	Add a new line to the activity table at 27.5.1 providing that land within the Queenstown Airport outer control boundary (which includes land within the air noise boundary) should have a minimum lot area of 600m ² .	Accept		Refer Issue 6 set out in the section 42a report

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271.18	FS1117.38	Remarkables Park Limited	27.5.1	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Refer Issue 6 set out in the section 42a report
271.18	FS1097.121	Queenstown Park Limited	27.5.1	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Refer Issue 6 set out in the section 42a report
275.2		Robertson Family Trust	27.5.1	Oppose	That the rule be changed so that the minimum lot area for the High Density Residential Zone would be less than for the Medium and Low Density Zones.			The notified provisions for the HDRZ are considered effective.
314.5		Wakatipu Holdings	27.5.1	Oppose	That the minimum lot size applicable for the Rural Lifestyle zone be 1 hectare average	Reject		Refer Issue 5 set out in the section 42a report
314.5	FS1309.5	The Alpine Group	27.5.1	Oppose	the submission of Wakatipu Holdings Limited is rejected.	Accept		Refer Issue 5 set out in the section 42a report
328.4		Noel Gutzewitz	27.5.1	Other	Remove the requirement for a 2 ha average in the rural lifestyle zone. such that the minimum lot size is 1 ha.	Reject		Refer Issue 5 set out in the section 42a report
331.2		The Station at Waitiri	27.5.1	Oppose	The minimum lot size applicable for the Rural Lifestyle Zone (standard 27.5.1) shall be a 1 hectare average.	Reject		Refer Issue 5 set out in the section 42a report
335.30		Nic Blennerhassett	27.5.1	Other	Make the minimum allotment size in the Large Lot Residential zone 2000m ² .		Deferred to Hearing Stream Residential	
336.2		Middleton Family Trust	27.5.1	Oppose	Remove any references to the Queenstown Heights Overlay Area.	Reject		The Queenstown Heights Overlay Area is not referenced within the Subdivision chapter.
336.2	FS1340.77	Queenstown Airport Corporation	27.5.1	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Accept in Part		
338.6		Middleton Family Trust	27.5.1	Oppose	Make subdivision in the low density residential zone a controlled activity.	Accept in Part		Refer Issue 1 set out in the section 42a report
338.6	FS1270.79	Hansen Family Partnership	27.5.1	Support	Supports in part. Leave is reserved to alter this position, and seek changes to the proposed provisions, after review of further information from the submitter. Seeks conditional support for allowing the submission, subject to the review of further information that will be required to advance the submission.	Accept in Part		Refer Issue 1 set out in the section 42a report
338.6	FS1289.28	Oasis In The Basin Association	27.5.1	Oppose	The whole of the submission be allowed.	Accept in Part		Refer Issue 1 set out in the section 42a report
346.6		Jillian Egerton	27.5.1	Oppose	Amend Rule 27.5.1 to state that the minimum allotment size within the land shall be 1000m ² at the time of subdivision.		Deferred to the hearing on mapping	Minimum Lot Sizes
346.6	FS1266.16	Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust	27.5.1	Oppose	The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources.		Deferred to the hearing on mapping	
348.5		Mrs M K Greenslade	27.5.1	Oppose	Submits that the minimum lot size applicable for the Rural Lifestyle Zone (standard 27.5.1) shall be a 1 hectare average.	Reject		Refer Issue 5 set out in the section 42a report
348.5	FS1286.7	Mr M and Mrs J Henry	27.5.1	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Refer Issue 5 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
350.9		Dalefield Trustee Ltd	27.5.1	Support	Supports the minimum lot size of 1.0 hectare.	Reject		Refer Issue 5 set out in the section 42a report
350.10		Dalefield Trustee Ltd	27.5.1	Oppose	Oppose the average minimum lot area requirements and seeks that the average lot size of not less than 2ha is reduced to 1.5ha.	Reject		Refer Issue 5 set out in the section 42a report
351.3		Sam Strain	27.5.1	Oppose	The minimum lot size applicable for the Rural Lifestyle Zone shall be 1 hectare.	Reject		Refer Issue 5 set out in the section 42a report
351.3	FS1071.57	Lake Hayes Estate Community Association	27.5.1	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept		Refer Issue 5 set out in the section 42a report
354.2		Middleton Family Trust	27.5.1	Oppose	Remove reference to the Queenstown Heights Overlay Area from 27.5.1.	Reject		The Queenstown Heights Overlay Area is not referenced within the Subdivision chapter
359.3		Manor Holdings Limited & Body Corporate 364937	27.5.1	Oppose	Remove the rules making all subdivision in the Low Density Residential Zone a Discretionary Activity and amend the objectives, policies and guidelines accordingly AND any other consequential amendments to give effect to this point.	Accept in Part		Refer Issue 1 set out in the section 42a report
359.3	FS1215.1	Goldridge Resort Limited	27.5.1	Support	Support this submission in its entirety and seek that the submission is allowed.	Accept in Part		Refer Issue 1 set out in the section 42a report
367.6		John Borrell	27.5.1	Oppose	Change the rule requiring an average of 2ha so that the minimum Lot size for subdivision in the rural lifestyle zone be 1 hectare.	Reject		Refer Issue 5 set out in the section 42a report
383.49		Queenstown Lakes District Council	27.5.1	Other	Amend the minimum allotment size in the Township Zone at Albert Town to 800m ² .	Reject	Out of scope not within Stage 1 of the PDP	Minimum Lot Sizes
414.4		Clark Fortune McDonald & Associates Ltd	27.5.1	Oppose	Amend the Rural Lifestyle minimum lot size standard 27.5.1 to a 1 ha average	Reject		Refer Issue 5 set out in the section 42a report
414.4	FS1255.13	Arcadian Triangle Limited	27.5.1	Support	Allow the submission.	Reject		Refer Issue 5 set out in the section 42a report
414.4	FS1071.107	Lake Hayes Estate Community Association	27.5.1	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept		Refer Issue 5 set out in the section 42a report
431.3		Barbara Kipke	27.5.1	Other	Seeks that the average allotment size of the Rural Lifestyle Zone is reduced from 2 hectares to 1.5 hectares for the submitters property at Lot 1 DP 474749, Wye Creek, shown on Proposed District Plan Map 13a. Amend Rule 27.5.1 by adding a new row under the heading Rural Lifestyle: <i>Rural lifestyle – Wye Creek One hectare, provide the average lot size is not less than 1.5 hectares.</i>		Deferred to the hearing on mapping	Minimum Lot Size
433.95		Queenstown Airport Corporation	27.5.1	Support	Retain the minimum lot size for subdivision within the Queenstown Airport Mixed Use Zone.	Accept		
433.95	FS1097.381	Queenstown Park Limited	27.5.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		
433.95	FS1117.143	Remarkables Park Limited	27.5.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		
433.96		Queenstown Airport Corporation	27.5.1	Oppose	Retain the operative minimum allotment size of 600m ² .	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
433.96	FS1097.382	Queenstown Park Limited	27.5.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		
433.96	FS1117.144	Remarkables Park Limited	27.5.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Reject		
		Blennerhassett Family	27.5.1	Not Stated	Adopt Rule 27.5.1 as it relates to the 2000m ² minimum lot area for land between Studholme Road and Meadowstone Drive.	Accept		
497.20		Arcadian Triangle Limited	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
497.21		Arcadian Triangle Limited	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare	Reject		Refer Issue 5 set out in the section 42a report
500.6		Mr David Broomfield	27.5.1	Not Stated	Submitter requests the rezoning of land located immediately northwest of the Quail Rise zone on Tucker Beach Road, Lower Shotover, Wakatipu. That the land identified in the attached graphic be rezoned to Rural Residential zone with a minimum lot size of 4000m ² .		Deferred to the hearing on mapping	Minimum Lot Size
513.46		Jenny Barb	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
513.47		Jenny Barb	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare	Reject		Refer Issue 5 set out in the section 42a report
514.6		Duncan Fea	27.5.1	Oppose	Amend Rule 27.5.1 as follows: 4000m² One hectare providing the average lot size is not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
515.38		Wakatipu Equities	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Minimum Lot Size
515.39		Wakatipu Equities	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare	Reject		Refer Issue 5 set out in the section 42a report
522.42		Kristie Jean Brustad and Harry James Inch	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
522.42	FS1292.91	Roger and Carol Wilkinson	27.5.1	Support	That the submission be allowed in its entirety.	Reject		Refer Issue 5 set out in the section 42a report
522.43		Kristie Jean Brustad and Harry James Inch	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare	Reject		Refer Issue 5 set out in the section 42a report
522.43	FS1292.92	Roger and Carol Wilkinson	27.5.1	Support	That the submission be allowed in its entirety.	Reject		Refer Issue 5 set out in the section 42a report
523.17		Robert and Elvena Heywood	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
523.17	FS1256.17	Ashford Trust	27.5.1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Refer Issue 5 set out in the section 42a report
523.18		Robert and Elvena Heywood	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare	Reject		Refer Issue 5 set out in the section 42a report
523.18	FS1256.18	Ashford Trust	27.5.1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Refer Issue 5 set out in the section 42a report
530.15		Byron Ballan	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
530.16		Byron Ballan	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare	Reject		Refer Issue 5 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
532.35		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
532.35	FS1071.93	Lake Hayes Estate Community Association	27.5.1	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept		Refer Issue 5 set out in the section 42a report
532.35	FS1322.39	Juie Q.T. Limited	27.5.1	Support	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specifk nature in respect of which I do not express a view).	Reject		Refer Issue 5 set out in the section 42a report
532.36		Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	27.5.1	Oppose	Amend Rule 27.5.1 as follows: <u>One hectare</u>	Reject		Refer Issue 5 set out in the section 42a report
532.36	FS1071.94	Lake Hayes Estate Community Association	27.5.1	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept		Refer Issue 5 set out in the section 42a report
532.36	FS1322.40	Juie Q.T. Limited	27.5.1	Support	Supports. Requests that the decisions requested by the original submitter in original submission 532 be allowed (save for those of a site specifk nature in respect of which I do not express a view).	Reject		Refer Issue 5 set out in the section 42a report
534.36		Wayne Evans, G W Stalker Family Trust, Mike Henry	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
534.36	FS1322.76	Juie Q.T. Limited	27.5.1	Support	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Refer Issue 5 set out in the section 42a report
534.37		Wayne Evans, G W Stalker Family Trust, Mike Henry	27.5.1	Oppose	Amend Rule 27.5.1 as follows: <u>One hectare</u>	Reject		Refer Issue 5 set out in the section 42a report
534.37	FS1322.77	Juie Q.T. Limited	27.5.1	Support	Supports. Requests that the decisions requested by the original submitter in original submission 534 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Refer Issue 5 set out in the section 42a report
535.36		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
535.36	FS1068.36	Keri & Roland Lemaire-Sicre	27.5.1	Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Accept		Refer Issue 5 set out in the section 42a report
535.36	FS1071.49	Lake Hayes Estate Community Association	27.5.1	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept		Refer Issue 5 set out in the section 42a report
535.36	FS1259.20	Bill and Jan Walker Family Trust	27.5.1	Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject		Refer Issue 5 set out in the section 42a report
535.36	FS1267.20	DV Bill and Jan Walker Family Trust	27.5.1	Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject		Refer Issue 5 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
535.36	FS1322.113	Juie Q.T. Limited	27.5.1	Support	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Refer Issue 5 set out in the section 42a report
535.37		G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	27.5.1	Oppose	Amend Rule 27.5.1 as follows: <i>One hectare</i>	Reject		Refer Issue 5 set out in the section 42a report
535.37	FS1068.37	Keri & Roland Lemaire-Sicre	27.5.1	Oppose	Seek that the whole submission be disallowed. The over domestication on this area (Ladies Mile between Lower Shotover Road and Lake Hayes southern end) which is the intent of this submission will have adverse effects by introducing domestic activities which will disturb our boarding pets and compromise the operation of the Pet Lodge; creating huge reverse sensitivity issues. This site was chosen for its rural location (over 40 years ago).	Accept		Refer Issue 5 set out in the section 42a report
535.37	FS1071.50	Lake Hayes Estate Community Association	27.5.1	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Accept		Refer Issue 5 set out in the section 42a report
535.37	FS1259.21	Bill and Jan Walker Family Trust	27.5.1	Support	That the submission be allowed insofar as it seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject		Refer Issue 5 set out in the section 42a report
535.37	FS1267.21	DV Bill and Jan Walker Family Trust	27.5.1	Support	Supports. Seeks amendments to chapters 21, 22, 27 and Planning Map 30 of the Proposed Plan.	Reject		Refer Issue 5 set out in the section 42a report
535.37	FS1322.114	Juie Q.T. Limited	27.5.1	Support	Supports. Requests that the decisions requested by the original submitter in original submission 535 be allowed (save for those of a site specific nature in respect of which I do not express a view).	Reject		Refer Issue 5 set out in the section 42a report
537.40		Slopehill Joint Venture	27.5.1	Oppose	Amend Rule 27.5.1 as follows: One hectare providing the average lot size is not less than 2 hectares. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares. An average lot size of not less than 1 hectare. For the purpose of calculating any average, any allotment greater than 2 hectares, including the balance, is deemed to be 2 hectares.	Reject		Refer Issue 5 set out in the section 42a report
537.40	FS1120.44	Michael Brial	27.5.1	Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Accept		Refer Issue 5 set out in the section 42a report
537.40	FS1256.58	Ashford Trust	27.5.1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Refer Issue 5 set out in the section 42a report
537.40	FS1286.49	Mr M and Mrs J Henry	27.5.1	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Refer Issue 5 set out in the section 42a report
537.40	FS1292.44	Roger and Carol Wilkinson	27.5.1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Refer Issue 5 set out in the section 42a report
537.41		Slopehill Joint Venture	27.5.1	Oppose	Amend Rule 27.5.1 as follows: <i>One hectare</i>	Reject		Refer Issue 5 set out in the section 42a report
537.41	FS1120.45	Michael Brial	27.5.1	Oppose	Does not agree that the land of the submission should be rezoned Rural Lifestyle due to its location and characteristics. Believes that the adverse cumulative effect development allowed by such zoning would have on the environment of itself and in association with other land for which such zoning has been sought in the immediate vicinity. Seeks that all of the relief sought be declined.	Accept		Refer Issue 5 set out in the section 42a report
537.41	FS1256.59	Ashford Trust	27.5.1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Refer Issue 5 set out in the section 42a report
537.41	FS1286.50	Mr M and Mrs J Henry	27.5.1	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Refer Issue 5 set out in the section 42a report
537.41	FS1292.45	Roger and Carol Wilkinson	27.5.1	Support	Insofar as the submission seeks changes to the provisions of chapters 3, 6, 21, 22, and 27, the submission is supported.	Reject		Refer Issue 5 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
541.5		Boundary Trust	27.5.1	Not Stated	That the following amendment applies to the 'land' described by the submitter as 459 Arrowtown-Lake Hayes Road (Lot 3 and Part Lot 2 DP 19667), Lots 1-2 DP 327817 and Lots 1-2 DP 27846: - amend Rule 27.5.1 to state that the minimum allotment size for the land shall be 1000m2 at the time of subdivision. OR Any consequential relief or alternative amendments to objectives and provisions to give effect to the matters raised in this submission OR If the aforementioned relief sought by the submitter in this submission is not granted, then the submitter opposes any extension of the operative Millbrook Resort Zone in its entirety, specifically in a westerly direction as proposed under the PDP.		Deferred to the hearing on mapping	Minimum Lot Size
541.5	FS1266.24	Millbrook Country Club Limited (Millbrook); - Dan and Jillian Egerton m Boundary Road Trust, Spruce Grove Trust	27.5.1	Oppose	The submission seek that the Millbrook Resort Zone be extended to cover additional land of interest to these submitters not included within the re-notified zone boundary. Such amendments to the Proposed Plan are opposed as they would give rise to an inefficient zoning regime, add to administrative complexity and would not support the integrated management of natural and physical resources.			Minimum Lot Size
583.3		Glendhu Bay Trustees Limited	27.5.1	Other	Insert the following to minimum lot size table: Zone: <u>Glendhu Station</u> Minimum Lot Area: <u>No minimum</u>		Deferred to the hearing on mapping	Minimum Lot Size
583.3	FS1094.3	John Johannes May	27.5.1	Oppose	The Environment Court granted consent to the Parkins Bay Preserve Limited development following an interim decision which ultimately concluded that the proposal would not achieve the purpose of the Act. The Applicant was invited to propose further conditions of consent to further mitigate and compensate for the effects of the proposed development. To the extent that submission 583 is consistent with the decision of the Environment Court the submitter does not oppose it. Where the relief sought by submission 583 is inconsistent with the decision of the Environment Court it is strongly opposed. The submitter opposes the relief to rezone the relevant land to 'Glendhu Station Special Zone'. The submitter further seeks that the relief sought to classify Fern Burn Valley 'Rural Landscape' be disallowed. The submitter relies on an Environment Court decision C73/2002 in seeking this relief. However, the Court's provisional finding from that decision was overridden by its finding in the subsequent decisions relating to Parkins Bay Preserve (Upper Clutha Tracks Trust and Ors v. Queenstown Lakes District Council [201 OJ NZEnvC 483] where at paragraphs [79]-[81] the Court concludes that the relevant landscape is an Outstanding Natural Landscape. There is nothing in the submission that suggests this conclusion is no longer accurate. Relief requested in relation to the subdivision chapter (Chapter 27) as a consequence to the rezoning of the relevant land is opposed for the reasons set out in this further submission.		Deferred to the hearing on mapping	Minimum Lot Size
583.3	FS1034.235	Upper Clutha Environmental Society (Inc.)	27.5.1	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.		Deferred to the hearing on mapping	Minimum Lot Size
586.3		J D Familton and Sons Trust	27.5.1	Support	Retain 250 m2 minimum lot size	Accept		Minimum Lot Size
631.7		Cassidy Trust	27.5.1	Oppose	The Cassidy Trust strongly opposes Rule 27.5.1 particularly because it is difficult to understand. It should be redrafted to make it clear for the community how it might apply to their properties.	Reject		The outline of the Minimum Lot Area under Rule 27.5.1 is considered effective in guiding plan users as to the minimum lot area requirements of the Stage 1 District Plan Review zones.
717.18		The Jandel Trust	27.5.1	Support	Retain Rule 27.5.1 – Standards for Subdivision	Accept in Part		
717.18	FS1029.24	Universal Developments Limited	27.5.1	Oppose	Universal seeks that the entire submission be disallowed	Reject		
717.18	FS1270.124	Hansen Family Partnership	27.5.1	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Accept		
719.141		NZ Transport Agency	27.5.1	Oppose	Amend and provide a minimum lot size for subdivisions within the Rural Zone and Gibbston Character Zone.	Reject		
719.141	FS1155.4	Mt Rosa Wines Ltd	27.5.1	Oppose	Opposes the submitter's request to introduce a minimum lot size for subdivisions within the Gibbston Character Zone. Agrees that a minimum lot size is inefficient and not appropriate or necessary for the sustainable management of the resources of the Zone. Seeks that <u>submission is rejected</u>	Accept		
728.3		Wanaka Residents Association	27.5.1	Oppose	That the Council increase the minimum lot size for the proposed medium density residential zone	Reject		The notified provisions for the MDRZ are considered effective.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
762.4		Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	27.5.1	Other	Support in part Amend Rule 27.5.1 Lot Size Table for the Jacks Point Zone, as follows: Table shown in submission 762.	Accept		
762.4	FS1217.116	HL Dowell and MJM Brown Home Trust	27.5.1	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed.	Reject		
762.4	FS1219.116	Bravo Trustee Company	27.5.1	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed.	Reject		
762.4	FS1252.116	Tim & Paula Williams	27.5.1	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. No analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. It is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. These effects have not be quantified or assessed. The submitter seeks the submission be disallowed.	Reject		
762.4	FS1277.152	Jacks Point Residents and Owners Association	27.5.1	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept		
762.4	FS1283.108	MJ and RB Williams and Brabant	27.5.1	Oppose	Reject submission	Reject		
762.4	FS1316.113	Harris-Wingrove Trust	27.5.1	Oppose	Submission be disallowed	Reject		
763.16		Lake Hayes Limited	27.5.1	Oppose	Amend Rule 27.5.1 Lot Zone Table in relation to the Rural Lifestyle Zone, as follows: Minimum Lot Area Rural Lifestyle <i>One hectare providing the average lot size is not less than 2 hectares. For the purposes of calculating any average, any allotment greater than 4 hectares, including the balance is deemed to be 4 hectares.</i>	Reject		
775.3		H R & D A Familton	27.5.1	Support	Retain 250 m2 minimum lot size	Accept		
803.3		H R Familton	27.5.1	Support	Retain 250 m2 minimum lot size	Accept		
830.6		Duncan Edward Robertson	27.5.1	Not Stated	Delete Rule 27.5.1 to the extent that it requires an average lot size of 2 hectares in the Rural Lifestyle Zone	Reject		Refer Issue 5 set out in the section 42a report

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
830.6	FS1286.79	Mr M and Mrs J Henry	27.5.1	Support	The submission be allowed. The Submission is supported in its entirety. The rezoning is considered to achieve the most efficient and effective use of resources as that land is no longer capable of rural productivity.	Reject		Refer Issue 5 set out in the section 42a report
847.17		FII Holdings Limited	27.5.1	Support	Retain Rule 27.5.1 – Standards for Subdivision	Accept in Part		
847.17	FS1270.23	Hansen Family Partnership	27.5.1	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.			Minimum Lot Size
367.5		John Borrell	27.5.1.1	Oppose	Rule 27.5.1.1 be changed so that the building platform in the Rural Lifestyle zone has a maximum area of 600m2. That the building platform in the rural lifestyle zone should be smaller than the rural zone reflecting the smaller building size permitted and the more closely settled environment. A smaller platform enables a more accurate assessment, both by neighbours and planners, of the effects of future buildings.	Reject		Minimum Lot Size
367.5	FS1150.13	ORFEL Limited	27.5.1.1	Oppose	We seek that the part of this submission relating to Rule 27.5.1.1 be disallowed. ORFEL opposes the suggested change to this rule to limit the size of any building platform created at the time of subdivision to 600m2. ORFEL supports the proposed 1,000m2 maximum building platform size, leaving the discretion for the subdivider/applicant to create smaller platforms if necessary. ORFEL considers 1,000m2 an appropriate area to accommodate building within this zone and does not believe it should be distinguished or made smaller than within the rural zone.	Accept		Minimum Lot Size
367.5	FS1325.13	Lake Hayes Cellars Limited, Lake Hayes Limited and Mount Christina Limited	27.5.1.1	Oppose	seek that the part of this submission relating to Rule 27.5.1.1 be disallowed for the reasons expressed in this further submission - Lake Hayes opposes the suggest change to this rule to limit the size of any building platform created at the time of subdivision to 600m2. Lake Hayes supports the proposed 1,000m2 maximum building platform size, leaving the discretion for the subdivider/applicant to create smaller platforms if necessary. Lake Hayes considers 1,000m2 an appropriate area to accommodate building within this zone and does not believe it should be distinguished or made smaller than within the rural zone.	Accept		Minimum Lot Size
208.39		Pounamu Body Corporate Committee	27.5.1.2	Support	Retain the minimum dimension rule Minimum Dimension of 15 x 15m for Township and All Others		Out of scope not within Stage 1 of the PDP	Minimum Dimensions
586.5		J D FAMILTON and Sons Trust	27.5.1.2	Support	Retain minimum dimensions of 12m X 12 for medium density housing	Accept		Minimum Dimensions
775.5		H R & D A FAMILTON	27.5.1.2	Support	Retain minimum dimensions of 12m X 12 for medium density housing	Accept		Minimum Dimensions
803.5		H R FAMILTON	27.5.1.2	Support	Retain minimum dimensions of 12m X 12 for medium density housing	Accept		Minimum Dimensions
586.6		J D FAMILTON and Sons Trust	27.5.1.3	Support	Retain Rules 27.5.1.3- 7 Historical and Reserves, access, roads and utilities.	Accept		
635.40		Aurora Energy Limited	27.5.1.3	Other	Support in part Amend Rule 27.5.1.3 as follows: Lots created for access, utilities, roads and reserves shall have no minimum size <u>and shall not be required to identify a building platform.</u>	Reject		The relief sought by the submitter is not effective given that the need to identified a residential building platform only applies to lots being created for the purposes of containing residential activity under Rule 27.5.1.1.
775.6		H R & D A FAMILTON	27.5.1.3	Support	Retain Rules 27.5.1.3- 7 Historical and Reserves, access, roads and utilities.	Accept		
803.6		H R FAMILTON	27.5.1.3	Support	Retain Rules 27.5.1.3- 7 Historical and Reserves, access, roads and utilities.	Accept		
426.19		Heritage New Zealand	27.5.1.6	Other	Neutral / advice. Heritage New Zealand's policy guidance recommends discretionary activity status for the subdivision of land containing a scheduled heritage item (including scheduled archaeological sites). Heritage New Zealand does not usually seek that this same level of subdivision control be applied to all land containing a known archaeological site, as many archaeological sites will not be of sufficient archaeological heritage value to merit such regulation where there are no other consent triggers. Heritage New Zealand's interpretation of the subdivision provisions is that all subdivision activities require resource consent and accordingly the presence of an archaeological site would not, in itself, trigger a requirement for resource consent. In this context Heritage New Zealand is comfortable that the provision 27.5.1.6 is not unduly onerous.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
426.19		Straterra	27.5.1.6	Support	I seek that 426.19 be allowed: "Heritage New Zealand's policy guidance recommends discretionary activity status for the subdivision of land containing a scheduled heritage item (including scheduled archaeological sites). Heritage New Zealand does not usually seek that this same level of subdivision control be applied to all land containing a known archaeological site, as many archaeological sites will not be of sufficient archaeological heritage value to merit such regulation where there are no other consent triggers. Heritage New Zealand's interpretation of the subdivision provisions is that all subdivision activities require resource consent and accordingly the presence of an archaeological site would not, in itself, trigger a requirement for resource consent. In this context Heritage New Zealand is comfortable that the provision 27.5.1.6 is not unduly onerous."	Accept		
166.11		Aurum Survey Consultants	27.5.2 Subdivision associated with infill development	Support	Remove reference to code of compliance and simply make reference to roof installation. ie 'For the purposes of this rule, an established residential unit is one that has been constructed to not less than the installation of the roof'. Enabling subdivision in this situation improves funding opportunity and facilitates the completion of the development. Code of compliance should not included and is a potential barrier to subdivision and the efficient completion of projects.	Accept in Part		Refer Issue 6 in the Section 42a report.
169.9		Tim Proctor	27.5.2 Subdivision associated with infill development	Other	Amend Rule 27.5.2.1 as follows: 27.5.2.1 The specified minimum allotment size in Rule 27.5.1, and minimum dimensions in Rule 27.5.1.2 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Low Density Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit, whereby a unit is deemed to be 'established' once construction has been completed to not less than the installation of the roof. I support the intention of Rule 27.5.2.1 but seek that it is clarified that an 'established residential unit' means that the installation of the roof has occurred. as drafted the rule seems to confuse.	Accept in Part		Refer Issue 6 in the Section 42a report.
208.40		Pounamu Body Corporate Committee	27.5.2 Subdivision associated with infill development	Oppose	Delete the rule 27.5.2 Lot size exemption	Reject		Refer Issue 6 in the Section 42a report.
275.3		Robertson Family Trust	27.5.2 Subdivision associated with infill development	Other	The wording should be changed so that in the High Density Residential Zone the minimum lot size need not apply to any lots being created which contain a residential unit provided that any vacant lots also being created do meet the minimum lot size	Reject		Refer Issue 6 in the Section 42a report.
370.7		Paterson Pitts Group	27.5.2 Subdivision associated with infill development	Support	Supports the provisions.	Accept in Part		Refer Issue 6 in the Section 42a report.
		Body Corporate 22362	27.5.2 Subdivision associated with infill development	Other	That all cases where the words 'established meaning a Building Code of Compliance Certificate has been issued' are removed Support the rule in general but the wording '(established meaning a Building Code of Compliance Certificate has been issued) ' be removed. Code of compliance certificates have only been in effect since July 1992. Residential Units constructed earlier will have established residential use but will not have a CCC, others built after July 1992 may only have a certificate of acceptance when consenting authorities were closed down due to not being able to obtain insurance.	Accept in Part		Refer Issue 6 in the Section 42a report.
433.97		Queenstown Airport Corporation	27.5.2 Subdivision associated with infill development	Oppose	Delete the rule.	Accept in Part		Refer Issue 7 in the Section 42a report.
433.97	FS1097.383	Queenstown Park Limited	27.5.2 Subdivision associated with infill development	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Refer Issue 7 in the Section 42a report.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
433.97	FS1117.145	Remarkables Park Limited	27.5.2 Subdivision associated with infill development	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Refer Issue 7 in the Section 42a report.
453.4		Paterson Pitts Partners (Wanaka) Ltd	27.5.2 Subdivision associated with infill development	Support	This rule is supported.	Accept		Refer Issue 6 in the Section 42a report.
391.14		Sean & Jane McLeod	27.5.2.1	Other	That we generally Support the subdivision rules but the wording '(established meaning a Building Code of Compliance Certificate has been issued)' should be removed. Code of compliance certificates have only been in effect since July 1992. Residential Units constructed earlier will have established residential use but will not have a CCC, others built after July 1992 may only have a certificate of acceptance when consenting authorities were closed down due to not being able to obtain insurance. Using CCC as a means of establishing residential use is not very fair for the above reasons nor even accurate as a building can have a CCC and can be used for something else and may never have residential use established. ie any new commercial building.	Accept in Part		Refer Issue 6 in the Section 42a report.
586.7		J D Familton and Sons Trust	27.5.2.1	Support	Retain 27.5.2.1	Accept in Part		Infill
775.7		H R & D A Familton	27.5.2.1	Support	Retain 27.5.2.1	Accept in Part		Infill
803.7		H R Familton	27.5.2.1	Support	Retain 27.5.2.1	Accept in Part		Infill
166.12		Aurum Survey Consultants	27.5.3 Subdivision associated with residential	Oppose	Delete rule 27.5.3 and seek to revise a more enabling wording across more zones.	Reject		Refer Issue 6 in the Section 42a report.
169.10		Tim Proctor	27.5.3 Subdivision associated with residential	Other	Consider whether rule 27.5.3.1 makes Rule 27.5.2 null and void such that it can be deleted or whether the two rules need to be combined; and Amend bullet point d of the rule regarding covenants relating to 5.5 m building heights to align with the relief sought in my other points of submission (i.e. that the building shall be no higher than 5,5 m Or no higher than the second floor/ level of the parapet/ eaves of the existing dwelling - whichever is higher.	Reject		Refer Issue 6 in the Section 42a report.
433.98		Queenstown Airport Corporation	27.5.3 Subdivision associated with residential	Oppose	Delete the rule.	Accept in Part		Refer Issue 6 in the Section 42a report.
433.98	FS1097.384	Queenstown Park Limited	27.5.3 Subdivision associated with residential	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Refer Issue 6 in the Section 42a report.
433.98	FS1117.146	Remarkables Park Limited	27.5.3 Subdivision associated with residential	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept in Part		Refer Issue 6 in the Section 42a report.

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
453.5		Paterson Pitts Partners (Wanaka) Ltd	27.5.3 Subdivision associated with residential	Oppose	The intent is supported but consider the wording of these provisions to make them more practical.	Accept in Part		Refer Issue 6 in the Section 42a report.
166.13		Aurum Survey Consultants	27.5.4 Standards related to servicing and infrastructure	Support	Consistency is needed here with current standards Rule 27.5.4.3 Is it the intention of Council to revert from 2100L/day back to 1000L/day What is the minimum supply where a communal supply does exist?	Accept in Part		Clarification on this point provided for within the evidence of Mr Glasner (Council's Chief Engineer) and addressed at paragraph x of the section 42a report.
179.13		Vodafone NZ	27.5.4 Standards related to servicing and infrastructure	Other	Insert: <u>Utilities 27.5.4.4 The provision of telecommunications services to each allotment to the requirements of the telecommunications network provider.</u>	Accept in Part		Servicing and Infrastructure
191.11		Spark Trading NZ Limited	27.5.4 Standards related to servicing and infrastructure	Other	Insert new rule: <u>Utilities</u> <u>27.5.4.4 The provision of telecommunications services to each allotment to the requirements of the telecommunications network provider.</u>	Accept in Part		Servicing and Infrastructure
191.11	FS1097.61	Queenstown Park Limited	27.5.4 Standards related to servicing and infrastructure	Oppose	Submitter requests inclusion of additional rule requiring services to each allotment. Opposed because it is not necessary to connect all allotments to service infrastructure given availability of <u>alternative technologies.</u>	Accept in Part		Servicing and Infrastructure
191.11	FS1132.10	Federated Farmers of New Zealand	27.5.4 Standards related to servicing and infrastructure	Oppose	This is a commercial matter for the infrastructure provider and sub-divider; not an issue to be addressed in the District Plan.	Reject		Servicing and Infrastructure
191.12		Spark Trading NZ Limited	27.5.4 Standards related to servicing and infrastructure	Other	Insert new rule: <u>Utilities</u> <u>27.5.4.5 That each building be able to connect to the electricity and telecommunications networks to ensure occupants have access to network services of their choice. The minimum connection standard is the installation of separate ducting for each network between the building termination point to the exit pit for each network or overhead when connecting to an existing overhead network.</u>	Reject		New Rule - Utility
191.12	FS1097.62	Queenstown Park Limited	27.5.4 Standards related to servicing and infrastructure	Oppose	Opposed because it is not necessary to connect all allotments servicing and infrastructure to service infrastructure given availability of alternative technologies.	Accept in Part		Servicing and Infrastructure
191.12	FS1132.11	Federated Farmers of New Zealand	27.5.4 Standards related to servicing and infrastructure	Support	This is a commercial matter for the infrastructure provider and sub-divider; not an issue to be addressed in the District Plan.	Accept		Servicing and Infrastructure
421.11		Two Degrees Mobile Limited	27.5.4 Standards related to servicing and infrastructure	Other	Insert a new standard requiring telecommunication reticulation to all allotments in new subdivisions. Proposed wording outlined in submission 421 Insert a new standard requiring that connection to the telecommunication network be provided for each building. Proposed wording outlined in submission 421	Accept in Part		Servicing and Infrastructure
453.6		Paterson Pitts Partners (Wanaka) Ltd	27.5.4 Standards related to servicing and infrastructure	Support	These provisions are supported.	Accept in Part		Servicing and Infrastructure
781.12		Chorus New Zealand Limited	27.5.4 Standards related to servicing and infrastructure	Not Stated	Insert <u>Utilities</u> <u>27.5.4.4 The provision of telecommunications services to each allotment to the requirements of the telecommunications network provider</u>	Accept in Part		New Rule - Utility
781.12	FS1164.15	Shotover Park Limited	27.5.4 Standards related to servicing and infrastructure	Oppose	Believes that given advances in technology, and potential for self sufficiency, providing telecommunications at time of subdivision should not be a requirement, allow for a range of telecommunications providers.	Accept in Part		Servicing and Infrastructure
781.12	FS1097.706	Queenstown Park Limited	27.5.4 Standards related to servicing and infrastructure	Oppose	Given advances in technology, and potential for self sufficiency, providing telecommunications at time of subdivision should not be a requirement, allow for a range of telecommunications providers.	Accept in Part		Servicing and Infrastructure
781.12	FS1117.281	Remarkables Park Limited	27.5.4 Standards related to servicing and infrastructure	Oppose	Given advances in technology, and potential for self sufficiency, providing telecommunications at time of subdivision should not be a requirement, allow for a range of telecommunications providers.	Accept in Part		Servicing and Infrastructure
586.8		J D Familton and Sons Trust	27.5.4.1	Support	Retain Rules 27.5.4.1 - 27.5.4.3	Accept in Part		Servicing and Infrastructure
775.8		H R & D A Familton	27.5.4.1	Support	Retain Rules 27.5.4.1 - 27.5.4.3	Accept in Part		Servicing and Infrastructure
803.8		H R Familton	27.5.4.1	Support	Retain Rules 27.5.4.1 - 27.5.4.3	Accept in Part		Servicing and Infrastructure
21.56		Alison Walsh	27.6 Rules -Exemptions	Support	Supports the provisions.			Servicing and Infrastructure

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
370.8		Paterson Pitts Group	27.6 Rules -Exemptions	Support	For subdivision exempt from resource consent it requires an application for a 'certificate of compliance' from Council, see section 223. Ideally, for clarity, identify this requirement in the wording under exemptions 27.6.1.	Accept		The proposed relief would make the wording of the exemption rule more accurate and better guide plan users
389.11		Body Corporate 22362	27.6 Rules -Exemptions	Support	Support the exemption for Unit alterations in Rule 27.6.1.1	Accept		Rule Exemptions
391.16		Sean & Jane McLeod	27.6 Rules -Exemptions	Support	Support rule 27.6.1.1 in regards to alteration to unit plans. It would be good if this could go as far as extending to simple boundary adjustments but understand the necessity to look at services, access and easements.	Accept in Part		Recommended changes to the status of boundary adjustments means that where applicable these could be advanced as a controlled activity
453.7		Paterson Pitts Partners (Wanaka) Ltd	27.6 Rules -Exemptions	Support	Support 27.6.1 .1, but suggest the word 'an' be inserted to read 'An adjustment to an existing cross-lease...' There looks to be a heading missing and the rule 27.6.1.2 should be 27.6.2.1 with a heading for 26.7.2 Exemptions from the Requirement for the Provision of Esplanade Reserves or Strips.	Reject		The rules have been reformatted so that they sit within the District Wide Rule Table.
635.41		Aurora Energy Limited	27.6.1.2	Support	Retain Rule 27.6.1.2	Accept		
719.142		NZ Transport Agency	27.6.1.2	Support	Retain	Accept		
361.8		Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd	27.7 Location-specific objectives, policies and provisions	Other	Requests additional objectives and policies be added as detailed in Appendix D to the submission.		Deferred to the hearing on mapping	
361.8	FS1118.8	Robins Road Limited	27.7 Location-specific objectives, policies and provisions	Support	Seeks that the whole of the submissions be allowed.		Deferred to the hearing on mapping	
361.8	FS1229.8	NXski Limited	27.7 Location-specific objectives, policies and provisions	Support	NZski Limited supports submission 361 in its entirety and agrees with the conclusions in the submitters Section 32 Report that the issues identified and options taken forward are the most appropriate way to achieve the purpose of the RMA. NZski Limited seeks that this submission be accepted by QLDC.		Deferred to the hearing on mapping	
361.8	FS1296.8	RCL Queenstown PTY Limited (RCL)	27.7 Location-specific objectives, policies and provisions	Oppose	Opposes the submitter's view. Seeks that the submission be declined. Believes that the Council has not had an opportunity to update its analyses of demand for industrial land nor consider various options as to what the most appropriate locations are for new industrial zonings should they be required. Assures that there is insufficient visual imagery to assist submitters to make assessments. Agrees that no assessment as to potential adverse effects on the visual amenity values enjoyed from Jacks Point and Hanley Downs appears to have been made. Believes that no comprehensive assessment appears to have been undertaken of the proposed district-wide landscape objectives and policies in Section 6, nor the Urban Development chapter in Section 4, nor the Noise objectives and policies in Section 36. It is therefore difficult to assess whether the proposal would accord with these sections of the Plan. Seeks that an assessment should be undertaken not only to establish whether the activities can be carried out to comply with District Plan noise standards, but also to more broadly assess effects on amenity values in other parts of the Coneburn Valley (including Jacks Point).		Deferred to the hearing on mapping	
456.31		Hogans Gully Farming Limited	27.7 Location-specific objectives, policies and provisions	Not Stated	The submitter seeks the addition of site specific zonings for the land described as 'a 130ha block located between State Highway 6, McDonnell Road, Hogan Gully Road and the Bendemeer Special Zone', also referred to as the Hogan Gully Farm, and as shown on Planning Map 26. The detail of the zone put forward by the submitter is set out in Part 3.6 of the submission.		Deferred to the hearing on mapping	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
456.31	FS1197.1	Duane Te Paa	27.7 Location-specific objectives, policies and provisions	Support	Planning Map 26 - seek that the part of this submission relating to the Planning Maps be allowed to the extent it is consistent with the reasons expressed within this further submission. Section 32 Evaluation, RMA Part 2 (5) (1) and (2)(a-c) - seek that the part of this submission and/or future development be consistent with the purpose and principles of the RMA. The proposed Rural Residential Structure Plan - seek that the part of this submission relating to the Structure Plan (as submitted by BDG) be allowed to the extent it is consistent with the reasons expressed within this further submission Protection of the existing rural frame, and visible escarpments - seek protection of the existing rural frame and any escarpments (as submitted by BDG) to the extent it is consistent with this further submission. Design Controls on Buildings and Landscape - seek inclusion of appropriate design controls on building and landscape elements to protect rural values, and to the extent it is consistent with the reasons expressed within this submission Road Entry Points - seek that the part of this submission relating to proposed road entry points (as submitted by BC) be identified on a structure plan or spatial layout plan to the extent it is consistent with the reasons expressed within this further submission. Main Access Road Alignment (in part), Maintenance Facilities and Driving Range - seek that the part of this submission relating these points (as submitted by BC) be identified on a structure plan or spatial layout plan to the extent it is consistent with the reasons expressed within this further submission. Wastewater Treatment - seek that the part of this submission relating to Wastewater Treatment (as submitted by HCG) be allowed to the extent it is consistent with the reasons expressed within this further submission Water Source - Potable - seek that the part of this submission relating to potable water supply (as submitted by HCG) be allowed to the extent it is consistent with the reasons expressed within this further submission Water Source - Golf Course - seek that the part of this submission relating to golf course water supply (as submitted by HCG) be allowed to the extent it is consistent with the reasons expressed within this further submission		Deferred to the hearing on mapping	
583.4		Glendhu Bay Trustees Limited	27.7 Location-specific objectives, policies and provisions	Other	<p>Insert a new location specific objective, policy and provisions for the Glendhu Station Zone as follows:</p> <p><u>27.7.21 Objective – Glendhu Station Zone – Subdivision shall have regard to the identified location specific opportunities and constraints.</u></p> <p><u>Policy 27.7.21.1 Ensure subdivision and development achieves the objectives and policies of the Glendhu Station Zone (Chapter 44).</u></p> <p><u>Matters of Discretion</u></p> <p><u>27.7.21.2 Council’s discretion for subdivision activities is discretion to:</u></p> <p><u>Consistency with the Glendhu Station Structure Plan identified in 44.8</u></p> <ul style="list-style-type: none"> • <u>Lot sizes, averages and dimensions.</u> • <u>Subdivision design.</u> • <u>Property access.</u> • <u>Esplanade provision.</u> • <u>Natural hazards.</u> • <u>Fire fighting water supply</u> • <u>Water supply.</u> • <u>Stormwater disposal.</u> • <u>Sewage treatment and disposal.</u> • <u>Energy supply and telecommunications.</u> • <u>Open space and recreation.</u> 		Deferred to the hearing on mapping	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
583.4	FS1094.4	John Johannes May	27.7 Location-specific objectives, policies and provisions	Oppose	The Environment Court granted consent to the Parkins Bay Preserve Limited development following an interim decision which ultimately concluded that the proposal would not achieve the purpose of the Act. The Applicant was invited to propose further conditions of consent to further mitigate and compensate for the effects of the proposed development. To the extent that submission 583 is consistent with the decision of the Environment Court the submitter does not oppose it. Where the relief sought by submission 583 is inconsistent with the decision of the Environment Court it is strongly opposed. The submitter opposes the relief to rezone the relevant land to 'Glendhu Station Special Zone'. The submitter further seeks that the relief sought to classify Fern Burn Valley 'Rural Landscape' be disallowed. The submitter relies on an Environment Court decision C73/2002 in seeking this relief. However, the Court's provisional finding from that decision was overridden by its finding in the subsequent decisions relating to Parkins Bay Preserve (Upper Clutha Tracks Trust and Ors v. Queenstown Lakes District Council [201 OJ NZEnvC 483] where at paragraphs [79]-[81] the Court concludes that the relevant landscape is an Outstanding Natural Landscape. There is nothing in the submission that suggests this conclusion is no longer accurate. Relief requested in relation to the subdivision chapter (Chapter 27) as a consequence to the rezoning of the relevant land is opposed for the reasons set out in this further submission.		Deferred to the hearing on mapping	
583.4	FS1125.37	New Zealand Fire Service	27.7 Location-specific objectives, policies and provisions	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.		Deferred to the hearing on mapping	Refer Issue 16 in the Section 42a report.
583.4	FS1034.236	Upper Clutha Environmental Society (Inc.)	27.7 Location-specific objectives, policies and provisions	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.		Deferred to the hearing on mapping	
661.8		Land Information New Zealand	27.7 Location-specific objectives, policies and provisions	Oppose	That the objectives and provisions detailed in the submission are added Chapter 27 to provide location-specific controls that would apply to the land at Section 2 Survey Office Plan 448337 as shown on Proposed Planning Maps 31a and 33, described by the submitters as 'the Peninsula Road site'			
809.23		Queenstown Lakes District Council	27.7.2.8	Other	Wording of policy could be stronger for protection of native plant remnants and wording relating to open space isn't clear. Recommended Decision: Amend the wording to read - Minimise - Avoid disturbance of existing native plant remnants and enhance areas of native vegetation by providing linkages to other open space areas and to areas of ecological value.	Accept		
656.1		Crescent Investments Limited	27.7.3 Kirimoko Structure Plan	Oppose	That the matters of discretion set out at 27.7.3 of the Proposed District Plan are amended and made operative as follows (underlined text denotes text to be added while text that is struck through denotes text to be deleted): 27.7.3 Kirimoko Structure Plan – Matters of Discretion for Restricted Discretionary Activities 27.7.3.1 In order to achieve Objective 27.7.2 and policies 27.7.2.1 to 27.7.2.10, when assessing any subdivision in accordance with the principal roading layout depicted in the Kirimoko Structure plan shown in part 27.13, in accordance with rule 27.8.2, particular regard shall be had to the following: ? Any earthworks required to create any <u>road</u> , vehicle access es-of , building platform <u>or modify the natural landform</u> ; ? The design of the subdivision including lot configuration , <u>servicing</u> and roading patterns <u>and design (including footpaths and walkways)</u> ; ? Creation and planting of road reserves; ? The provision and location of walkways and the green network as illustrated on the Structure Plan for the Kirimoko Block in part 27.13; ? The protection of native species as identified on the structure plan as green network.	Accept		
656.1		David Barton	27.7.3 Kirimoko Structure Plan	Not Stated	Neither supports nor opposes. Seeks clarification on the changes regarding the implications on submitter's land at Lot 2 DP300734.	Accept		This is a clause 16 amendment as the Landscape Classification referenced as 'RLC' identified on planning map 20 of the PDP should in fact sit over the Rural Zoned area of the Kirimoko Special Zone

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
65.3		John Blennerhassett	27.7.4 Objective - Large Lot Residential	Other	Adopt Objective 27.7.4 and Amend Policy 27.7.4.1 with word 'ridgelines' to 'skyline ridges'. Delete Policy 27.7.4.2.	Reject		Existing policy wording effective.
74.3		QLDC rates payer	27.7.4 Objective - Large Lot Residential	Other	Adopt Objective 27.7.4 and Amend Policy 27.7.4.1 with word 'ridgelines' to 'skyline ridges'. Delete Policy 27.7.4.2.	Accept		
487.2		Blennerhassett Family	27.7.4 Objective - Large Lot Residential	Not Stated	Adopt Objective 27.7.4 and amend policy 27.7.4.1. by deleting the word 'ridgelines' and replacing this with the words 'skyline ridges' to be consistent with Operative District plan.	Reject		
335.31		Nic Blennerhassett	27.7.4.2	Oppose	That 27.7.4.2 be deleted and that the Urban Landscape Protection designation be removed.	Reject		Existing policy wording effective.
487.3		Blennerhassett Family	27.7.4.2	Not Stated	Opposes Policy 27.7.4.2. Delete Policy 27.7.4.2 .	Reject		Existing policy wording effective.
383.50		Queenstown Lakes District Council	27.7.6 Objective - Ferry Hill	Other	Delete the words" "the subdivision design has had regard to"	Accept		Makes rule more effective to administer.
481.6		Cabo Limited	27.7.8 Objective - Wyuna Station	Not Stated	Adopt Objective 27.7.8 and related Policy 27.7.8.1 as they relate to the proposed Wyuna Station Rural Lifestyle zone identified on Planning Map 25	Accept		
481.7		Cabo Limited	27.7.8 Objective - Wyuna Station	Not Stated	Adopt Objective 27.7.9 and related Policies 27.7.9.1 and 27.7.9.2 as they relate to the proposed Wyuna Station Rural Lifestyle zone identified on Planning Map 25. Reference correction in Objective 27.7.9 where reference is made to Objective 27.7.7 it should be made to Objective 27.7.8.	Accept		Amendment required due to incorrect reference to Objective 27.7.7 in objective 27.7.9.
632.61		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.7.14 Objective - Jacks Point Zone	Not Stated	Add the following: <u>Anticipate and provide for lots which breach the minimum lot size standard subject to appropriate design controls being in place.</u>		Deferred to Hearing Stream Special Zones	
632.61	FS1217.62	HL Dowell and MJM Brown Home Trust	27.7.14 Objective - Jacks Point Zone	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to Hearing Stream Special Zones	
632.61	FS1219.62	Bravo Trustee Company	27.7.14 Objective - Jacks Point Zone	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to Hearing Stream Special Zones	
632.61	FS1252.62	Tim & Paula Williams	27.7.14 Objective - Jacks Point Zone	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.		Deferred to Hearing Stream Special Zones	
632.61	FS1277.65	Jacks Point Residents and Owners Association	27.7.14 Objective - Jacks Point Zone	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed		Deferred to Hearing Stream Special Zones	
632.61	FS1316.61	Harris-Wingrove Trust	27.7.14 Objective - Jacks Point Zone	Oppose	Submission be disallowed		Deferred to Hearing Stream Special Zones	
632.61	FS1275.235	"Jacks Point" (Submitter number 762 and 856)	27.7.14 Objective - Jacks Point Zone	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.		Deferred to Hearing Stream Special Zones	
632.61	FS1283.175	MJ and RB Williams and Brabant	27.7.14 Objective - Jacks Point Zone	Oppose	Reject submission		Deferred to Hearing Stream Special Zones	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
762.5		Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	27.7.14 Objective - Jacks Point Zone	Other	Support in part 1. Insert a heading below Policy 27.7.14.1, as follows: <u>27.14.2 Matters of discretion for subdivision within the Jacks Point Zone</u> 2. Renumber subsequent rules and provisions; and Amend Rule 27.7.14.3, as follows: In addition to above (provisions 27.7.14.1-2) within the R(HD) Activity Areas	Accept in Part		
762.5	FS1217.117	HL Dowell and MJM Brown Home Trust	27.7.14 Objective - Jacks Point Zone	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed.	Reject		
762.5	FS1219.117	Bravo Trustee Company	27.7.14 Objective - Jacks Point Zone	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed.	Reject		
762.5	FS1252.117	Tim & Paula Williams	27.7.14 Objective - Jacks Point Zone	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. No analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. It is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. These effects have not be quantified or assessed. The submitter seeks the submission be disallowed.	Reject		
762.5	FS1277.153	Jacks Point Residents and Owners Association	27.7.14 Objective - Jacks Point Zone	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept in Part		
762.5	FS1283.109	MJ and RB Williams and Brabant	27.7.14 Objective - Jacks Point Zone	Oppose	Reject submission	Reject		
762.5	FS1316.114	Harris-Wingrove Trust	27.7.14 Objective - Jacks Point Zone	Oppose	Submission be disallowed	Reject		
762.6		Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	27.7.14.3	Other	Support in Part 1. Insert a heading below Policy 27.7.14.1, as follows: <u>27.14.2 Matters of discretion for subdivision within the Jacks Point Zone</u> 2. Renumber subsequent rules and provisions; and Amend Rule 27.7.14.3, as follows: In addition to above (provisions 27.7.14.1-2) within the R(HD) Activity Areas	Accept in Part		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
762.6	FS1217.118	HL Dowell and MJM Brown Home Trust	27.7.14.3	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed.	Reject		
762.6	FS1219.118	Bravo Trustee Company	27.7.14.3	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed.	Reject		
762.6	FS1252.118	Tim & Paula Williams	27.7.14.3	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. No analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. It is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. These effects have not be quantified or assessed. The submitter seeks the submission be disallowed.	Reject		
762.6	FS1277.154	Jacks Point Residents and Owners Association	27.7.14.3	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Accept in Part		
762.6	FS1283.110	MJ and RB Williams and Brabant	27.7.14.3	Oppose	Reject submission	Reject		
762.6	FS1316.115	Harris-Wingrove Trust	27.7.14.3	Oppose	Submission be disallowed	Reject		
632.64		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.7.14.5	Not Stated	Amend as follows: Within the R(HD) Activity Area, the creation of sites sized between 380m² or smaller and 550m² , without limiting any other matters of discretion that apply to subdivision for that site, particular regard shall be had to the following matters and whether they shall be given effect to by imposing appropriate legal mechanism of controls over: ? Building setbacks from boundaries. ? Location and heights of garages and other accessory buildings. ? Height limitations for parts of buildings, including recession plane requirements. ? Window locations. ? Building coverage. ? Roadside fence heights.		Deferred to Hearing Stream Special Zones	

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632.64	FS1217.65	HL Dowell and MJM Brown Home Trust	27.7.14.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to Hearing Stream Special Zones	
632.64	FS1219.65	Bravo Trustee Company	27.7.14.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.		Deferred to Hearing Stream Special Zones	
632.64	FS1252.65	Tim & Paula Williams	27.7.14.5	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.		Deferred to Hearing Stream Special Zones	
632.64	FS1277.68	Jacks Point Residents and Owners Association	27.7.14.5	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed		Deferred to Hearing Stream Special Zones	
632.64	FS1316.64	Harris-Wingrove Trust	27.7.14.5	Oppose	Submission be disallowed		Deferred to Hearing Stream Special Zones	
632.64	FS1275.238	"Jacks Point" (Submitter number 762 and 856)	27.7.14.5	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.		Deferred to Hearing Stream Special Zones	
632.64	FS1283.178	MJ and RB Williams and Brabant	27.7.14.5	Oppose	Reject submission		Deferred to Hearing Stream Special Zones	
632.65		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.7.14.7	Not Stated	Delete the following: Within the R(HD) A – E Activity Areas, ensure cul-de-sacs are straight (+/- 15 degrees).	Reject		
632.65	FS1217.66	HL Dowell and MJM Brown Home Trust	27.7.14.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.65	FS1219.66	Bravo Trustee Company	27.7.14.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.65	FS1252.66	Tim & Paula Williams	27.7.14.7	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		
632.65	FS1277.69	Jacks Point Residents and Owners Association	27.7.14.7	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.65	FS1316.65	Harris-Wingrove Trust	27.7.14.7	Oppose	Submission be disallowed	Accept		
632.65	FS1275.239	"Jacks Point" (Submitter number 762 and 856)	27.7.14.7	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.65	FS1283.179	MJ and RB Williams and Brabant	27.7.14.7	Oppose	Reject submission	Accept		
632.66		RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	27.7.14.8	Not Stated	Delete the following: In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m² in area:- a The extent to which such sites are configured:- ? with good street frontage- ? to enable sunlight to existing and future residential units- ? To achieve an appropriate level of privacy between homes- c The extent to which parking, access and landscaping are configured in a manner which:- ? minimises the dominance of driveways at the street edge- ? provides for efficient use of the land- ? maximises pedestrian and vehicular safety- ? addresses nuisance effects such as from vehicle lights- d The extent to which subdivision design satisfies:- ? public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership- ? Whether design parameters are required to be secured through an appropriate legal mechanism- These are height, building mass, window sizes and locations, building setbacks, fence heights, locations and transparency, building materials and landscaping.	Reject		
632.66	FS1217.67	HL Dowell and MJM Brown Home Trust	27.7.14.8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.66	FS1219.67	Bravo Trustee Company	27.7.14.8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR in submission 632 is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.	Accept		
632.66	FS1252.67	Tim & Paula Williams	27.7.14.8	Oppose	The submitter opposes this submission and considers that operative provisions as they relate to the Jacks Point zone provide the most appropriate and effective controls to provide for sustainable resource management within Jacks Point. The submitter considers the re-zoning of open space land referred to as OSCR is inappropriate and would result in significant adverse effects that have not been quantified or assessed. The submission does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives. The submitter seeks the submission be disallowed.	Accept		

Appendix 2 to the Section 42A report for Chapter 27 - Subdivision

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
632.66	FS1277.70	Jacks Point Residents and Owners Association	27.7.14.8	Oppose	Opposes. Believes that the rezoning will have cumulative adverse effects on landscape values, creating potential lightspill effects in the absence of specific measures to avoid such effects, and will not maintain the character and amenity values of the residential environment. Seeks that the submission be disallowed	Accept		
632.66	FS1316.66	Harris-Wingrove Trust	27.7.14.8	Oppose	Submission be disallowed	Accept		
632.66	FS1275.240	"Jacks Point" (Submitter number 762 and 856)	27.7.14.8	Oppose	Opposes. Agrees that the submission is opposed as it will not enable the efficient and effective development of the JPZ land in respect of which Jacks Point has an interest. Seeks that to the extent that the submission may inadvertently oppose the JPZ as notified as it affects land in which the submitter Jacks Point has an interest, and is inconsistent with submissions 762 and 856 in relation to land in which the submitter Jacks Point has an interest, disallow the submission.	Accept		
632.66	FS1283.180	MJ and RB Williams and Brabant	27.7.14.8	Oppose	Reject submission	Accept		
696.21		Millbrook Country Club Ltd	27.7.17 Objective – Millbrook	Not Stated	Move Objective 27.7.17 and Policy 27.7.17.1 to the “front end” of the chapter so that it sits with the other objectives and policies.	Accept		Refer Issue 13 in the Section 42a report.
696.22		Millbrook Country Club Ltd	27.7.17.1	Not Stated	Move Objective 27.7.17 and Policy 27.7.17.1 to the “front end” of the chapter so that it sits with the other objectives and policies.	Accept		Refer Issue 13 in the Section 42a report.
696.23		Millbrook Country Club Ltd	27.7.18.1	Not Stated	Delete 27.7.18.1	Accept		Refer Issue 13 in the Section 42a report.
798.51		Otago Regional Council	27.7.18.1	Oppose	Where discretion is restricted to traffic and access, ORC requests this should also include the ability to provide and support public transport services, infrastructure, and connections.	Accept in Part		
361.9		Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson, Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd	27.8 Rules - Location Specific Standards	Other	Requests additional rules be added specific to the industrial B - Coneburn Zone, as detailed in Appendix D to the submission.		Deferred to the hearing on mapping	
361.9	FS1118.9	Robins Road Limited	27.8 Rules - Location Specific Standards	Support	Seeks that the whole of the submissions be allowed. Even though the Robins Road and Huff Street High Density Residential Zone has not yet been notified these transitional areas should be considered along with, and in the context of, the other nearby areas of similar character such as the southern end of Gorge Road		Deferred to the hearing on mapping	
361.9	FS1229.9	NXski Limited	27.8 Rules - Location Specific Standards	Support	NZSki Limited supports submission 361 in its entirety and agrees with the conclusions in the submitters Section 32 Report that the issues identified and options taken forward are the most appropriate way to achieve the purpose of the RMA. NZSki Limited seeks that this submission be accepted by QLDC.		Deferred to the hearing on mapping	
361.9	FS1296.9	RCL Queenstown PTY Limited (RCL)	27.8 Rules - Location Specific Standards	Oppose	Opposes the submitter's view. Seeks that the submission be declined. Believes that the Council has not had an opportunity to update its analyses of demand for industrial land nor consider various options as to what the most appropriate locations are for new industrial zonings should they be required. Assures that there is insufficient visual imagery to assist submitters to make assessments. Agrees that no assessment as to potential adverse effects on the visual amenity values enjoyed from Jacks Point and Hanley Downs appears to have been made. Believes that no comprehensive assessment appears to have been undertaken of the proposed district-wide landscape objectives and policies in Section 6, nor the Urban Development chapter in Section 4, nor the Noise objectives and policies in Section 36. It is therefore difficult to assess whether the proposal would accord with these sections of the Plan. Seeks that an assessment should be undertaken not only to establish whether the activities can be carried out to comply with District Plan noise standards, but also to more broadly assess effects on amenity values in other parts of the Coneburn Valley (including Jacks Point).		Deferred to the hearing on mapping	

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
452.7		Trojan Helmet Limited	27.8 Rules - Location Specific Standards	Not Stated	seeks the following additional rules (or similar), be included in Chapter 27, to give effect to the proposed rezoning, and proposed new objective and policies: <u>27.8.10 Hogans Gully Rural Lifestyle Zoning</u> <u>27.8.10.1 Hogans Gully Structure Plan – Subdivision failing comply with this rule shall be a discretionary activity.</u> <u>(a) In the Hogans Gully Rural Lifestyle Zone, subdivision shall be in general accordance with the Structure Plan located within Part 27.13 of this Chapter. All subdivision shall result in the following:</u> <u>(i) Location of all building platforms within the zone</u> <u>(ii) Location of internal lot boundaries</u> <u>(iii) Access to the zone to be provided from Hogans Gully Road</u> <u>(iv) Provision of a Landscape Management Plan which details landscape treatment and management within the Landscape Amenity Management Area, and includes the following:</u> <u>- A planting layout plan for the Landscape Amenity Management Area, which includes species and densities of tussocks and naturalised groups of exotic and</u> <u>- indigenous trees and shrubs and mowed grass. The purpose of the planting layout shown in the plan is to create a predominately open character;</u> <u>- Timeframes and sequencing of works;</u> <u>- Details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.</u> <u>(b) Registration of a consent notice which requires the Landscape Amenity Management Area to be established and maintained by the subdividing owner and/or subsequent owners of any individual allotment on a continuing basis.</u>		Deferred to the hearing on mapping	
583.5		Glendhu Bay Trustees Limited	27.8 Rules - Location Specific Standards	Other	Insert new Location specific standards for the Glendhu Station Zone, as follows: <u>27.8.10 Glendhu Station</u> <u>27.8.10.1 Glendhu Station Structure Plan – Subdivision activities failing to comply with this rule shall be a discretionary activity</u> <u>In the Glendhu Station Zone, subdivision shall be in general accordance with the Structure Plan located within Chapter 44.8</u> <u>27.8.10.2 Subdivision of land located within Activity Area R in the absence of a resource consent granted under Rule 44.5.4 (Chapter 44)</u>		Deferred to the hearing on mapping	
583.5	FS1094.5	John Johannes May	27.8 Rules - Location Specific Standards	Oppose	The Environment Court granted consent to the Parkins Bay Preserve Limited development following an interim decision which ultimately concluded that the proposal would not achieve the purpose of the Act. The Applicant was invited to propose further conditions of consent to further mitigate and compensate for the effects of the proposed development. To the extent that submission 583 is consistent with the decision of the Environment Court the submitter does not oppose it. Where the relief sought by submission 583 is inconsistent with the decision of the Environment Court it is strongly opposed. The submitter opposes the relief to rezone the relevant land to 'Glendhu Station Special Zone'. The submitter further seeks that the relief sought to classify Fern Burn Valley 'Rural Landscape' be disallowed. The submitter relies on an Environment Court decision C73/2002 in seeking this relief. However, the Court's provisional finding from that decision was overridden by its finding in the subsequent decisions relating to Parkins Bay Preserve (Upper Clutha Tracks Trust and Ors v. Queenstown Lakes District Council [201 OJ NZEnvC 483] where at paragraphs [79]-[81] the Court concludes that the relevant landscape is an Outstanding Natural Landscape. There is nothing in the submission that suggests this conclusion is no longer accurate. Relief requested in relation to the subdivision chapter (Chapter 27) as a consequence to the rezoning of the relevant land is opposed for the reasons set out in this further submission.		Deferred to the hearing on mapping	
583.5	FS1034.237	Upper Clutha Environmental Society (Inc.)	27.8 Rules - Location Specific Standards	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.		Deferred to the hearing on mapping	
729.2		Infinity Investment Group Limited	27.8 Rules - Location Specific Standards	Other	The medium density land at Wanaka on the southern side of Aubrey Road is further evaluated and the medium density zoning is removed from visually prominent locations. An outline development plan requirement is imposed over the site that identifies areas of the site that are not suitable for development		Deferred to the hearing on mapping	
378.39		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	27.8.2 Peninsula Bay	Support	Supports Rule 27.8.2 (as it relates to Peninsula Bay) and seeks it be retained as notified.	Accept in Part		Ruel retained, however transferred into new Location specific rule table.
378.39	FS1049.39	LAC Property Trustees Limited	27.8.2 Peninsula Bay	Oppose	The submitter seeks that the whole of the submission be disallowed	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
378.39	FS1095.39	Nick Brasington	27.8.2 Peninsula Bay	Oppose	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Reject		
656.2		Crescent Investments Limited	27.8.3 Kirimoko	Oppose	That the following location specific standard is added under Rule 27.8.3: 27.8.3.4 Any subdivision shall be designed so as to achieve, during a 1 in 100 year event, a rate of post development stormwater runoff that is no greater than the pre-development situation.	Reject		
656.2		David Barton	27.8.3 Kirimoko	Not Stated	Neither supports nor opposes. Seeks clarification on the changes regarding the implications on submitter's land at Lot 2 DP300734.			This is a clause 16 amendment as the Landscape Classification referenced as 'RLC' identified on planning map 20 of the PDP should in fact sit over the Rural Zoned area of the Kirimoko Special Zone
762.7		Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	27.8.9.2	Other	Support in Part Amend Rule 27.8.9.2, as follows: Jacks Point Zone Conservation Lots - Subdivision failing to comply with <u>this</u> rule shall be a restricted discretionary activity. ... Discretion is restricted to all of the following: <ul style="list-style-type: none"> • The visibility of future development from State Highway 6 and Lake Wakatipu • Traffic, access. • Maintenance or enhancement of nature conservation values. • Creation of open space and infrastructure. 	Accept in Part		Amendment sought make the rule more effective to administer.
762.7	FS1217.119	HL Dowell and MJM Brown Home Trust	27.8.9.2	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed	Reject		
762.7	FS1219.119	Bravo Trustee Company	27.8.9.2	Oppose	The submitter opposes this submission as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits. States that no analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Believes that increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. Assures that it is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. States that these effects have not be quantified or assessed	Reject		
762.7	FS1252.119	Tim & Paula Williams	27.8.9.2	Oppose	The submitter opposes as it does not promote or give effect to Part 2 of the Act. Matters raised in the submission do not meet section 32 of the Act. Are not the most appropriate method for achieving the objectives of the Proposed District Plan. No analysis has been provided to support the increased height promoted within the Village and the proposed amendment may result in adverse visual and amenity effects that have not be quantified or assessed. Increased intensity of development may result in adverse effects on existing infrastructure that was not designed with the additional development enabled by 'four level buildings' as promoted in submission 762. It is unclear to what extent activity area boundaries are sought to amendment and therefore they may result in adverse effects. These effects have not be quantified or assessed. The submitter seeks the submission be disallowed.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
762.7	FS1277.155	Jacks Point Residents and Owners Association	27.8.9.2	Support	Supports. The submitter supports in relation to properties yet to be developed to the extent they deliver reliable protection of open space, walking access and conservation benefits and the properties associated with the Jacks Point developer to fulfill the vision of an integrated community. In respect to all the R Activity Areas, such areas need not be part of the JPROA. The submitters generally support the provision for increased urban growth capacity subject to design controls for buildings and management of any adverse effects from lighting and there being no impact on JPROA administered infrastructure or reading capacity. The submitter supports the Henley Downs Village being now primarily for residential activities as this is important for the sustainability of one commercial village to service the wider JPZ.	Reject		
762.7	FS1283.111	MJ and RB Williams and Brabant	27.8.9.2	Oppose	Reject submission	Reject		
762.7	FS1316.116	Harris-Wingrove Trust	27.8.9.2	Oppose	Submission be disallowed	Reject		
798.52		Otago Regional Council	27.8.9.2	Oppose	Where discretion is restricted to traffic and access, ORC requests this should also include the ability to provide and support public transport services, infrastructure, and connections.	Reject		Provision of public transport services, infrastructure and connections through Farm Preserve 1 (FP-1) is not applicable within this part of the Jacks Point Structure Plan
272.3		Robert Devine	27.9 Rules - Non Notification of Applications	Support	All subdivisions in the Lake Hawea area to be a 'notified' process, providing a public consultation process.	Reject		The relief sought by the submitter is not accepted on the basis that notification determination would be addressed on a case by case basis, where a subdivision application sits outside the exemptions listed under Rule 27.9.1
275.4		Robertson Family Trust	27.9 Rules - Non Notification of Applications	Oppose	Reject rule 27.9.2a. If the intention of the rule is to ensure that adequate consultation is undertaken with the NZTA then this should be made clear in the rule wording. The proposed wording allows for boundary adjustments and other complying subdivisions to potentially be notified or limited notified for any reason if the land is located next to a state highway, which is unfair to landowners adjoining the highway if such activities in other locations are not required to be notified.	Reject		The intent of Rule 27.9.2 is simply clarifying that the normal notification tests apply where an application site triggers any of the matters listed in a to f of this rule. This is no less onerous than the existing provisions listed in the ODP under Rule 15.2.2.5 and 15.2.2.6 (iii).
370.9		Paterson Pitts Group	27.9 Rules - Non Notification of Applications	Support	Generally support the provisions.	Accept in Part		
427.3		MR & SL Burnell Trust	27.9 Rules - Non Notification of Applications	Oppose	Applications for Restricted Discretionary and Discretionary subdivisions in the Low Density Residential zone should be supported by the written approval of affected parties before they are considered on a non-notified basis or e limited or public notified.	Reject		The relief sought by the submitter is not accepted on the basis that notification determination would be addressed on a case by case basis, where a subdivision application sits outside the exemptions listed under Rule 27.9.1
453.8		Paterson Pitts Partners (Wanaka) Ltd	27.9 Rules - Non Notification of Applications	Oppose	Rules 27.9.1 - 2 are supported	Accept in Part		
613.18		Treble Cone Investments Limited.	27.9 Rules - Non Notification of Applications	Other	Support in part. Amend 27.9.1, as follows: Except where as specified in RULE 27.9.2, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified; a Boundary adjustments. b All restricted discretionary and discretionary activities, except within the Rural Zone. c Subdivision within the SASZ.	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
406.3		Graeme Morris Todd	27.9.1	Oppose	Requests that applications for Restricted Discretionary and Discretionary Activity subdivisions in the Low Density Residential Zone should be supported by the written approval of affected parties before they are considered on a non-notified bases or be limited or public notified.	Reject		The relief sought by the submitter is not accepted on the basis that notification determination would be addressed on a case by case basis, where a subdivision applicatuion sits outside the exemtions listed under Rule 27.9.1
406.3	FS1261.3	Bridesdale Farm Developments Limited	27.9.1	Oppose	Disallow the submission and retain provision for non-notification status	Accept in Part		
433.99		Queenstown Airport Corporation	27.9.1	Other	Amend the rule as follows: Where the application site or activity: •.... •Discretionary activities within the Jacks Point Zone; <u>Is located within the Air Noise Boundary or Outer Control Boundary at Queenstown or Wanaka Airports</u>	Reject		
433.99	FS1097.385	Queenstown Park Limited	27.9.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		
433.99	FS1117.147	Remarkables Park Limited	27.9.1	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Accept		
610.18		Soho Ski Area Limited and Blackmans Creek No. 1 LP	27.9.1	Other	Support in part. Amend 27.9.1, as follows: Except where as specified in RULE 27.9.2, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified; a Boundary adjustments. b All restricted discretionary and discretionary activities, except within the Rural Zone. c <u>Subdivision within the Ski Area Sub-Zones.</u>	Reject		
1366.5		Moraine Creek Limited	27.9.1	Oppose	Oppose discretionary resource consent activity status and the related objectives policies and guidelines for 27.9.1	Reject		
1366.5	FS1301.22	Transpower New Zealand Limited (Transpower)	27.9.1	Oppose	Disallow, and accept the relief sought in Transpower's original submission regarding a rule for <u>subdivision in close proximity to the National Grid</u>	Accept in Part		
719.143		NZ Transport Agency	27.9.2	Support	Retain	Accept in Part		
798.17		Otago Regional Council	27.9.2	Oppose	ORC requests that Rule 27.9.2 provide for notifying any application where there is a need to assess whether the natural hazard risk extends beyond the site and is tolerable to the community.	Accept in Part		
1366.6		Moraine Creek Limited	27.9.2	Oppose	Oppose objectives policies and guidelines for 27.9.2	Reject		

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Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
719.144		NZ Transport Agency	27.10.1.1.	Not Stated	Amend Rule 27.10.1.1 to read as follows: Attention is drawn to the need to obtain a Section 93 notice consent from the Minister of Transport- NZ Transport Agency for all subdivisions with access onto State highways that are declared Limited Access Roads (LAR)... ..	Accept		
809.24		Queenstown Lakes District Council	27.10.2 Esplanades	Other	Change reference from 27.2.5 to 27.2.7	Accept		
806.193		Queenstown Park Limited	27.11 Natural Hazards	Other	Amend to reference Section 106 of the Act.	Accept		
335.32		Nic Blennerhassett	27.12 Financial Contributions	Support	Support financial contributions being imposed on subdivision activities.	Accept		
335.32	FS1117.44	Remarkables Park Limited	27.12 Financial Contributions	Oppose	For the reasons outlined in RPL's primary submission.	Reject		
453.9		Paterson Pitts Partners (Wanaka) Ltd	27.12 Financial Contributions	Support	Should this section be titled Development Contributions rather than Financial Contributions.	Accept		
600.105		Federated Farmers of New Zealand	27.12 Financial Contributions	Support	The Policy is adopted as proposed.	Accept in Part		
600.105	FS1034.105	Upper Clutha Environmental Society (Inc.)	27.12 Financial Contributions	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Reject		
600.105	FS1209.105	Richard Burdon	27.12 Financial Contributions	Support	Support entire submission	Accept in Part		
21.57		Alison Walsh	27.13 Structure Plans and Spatial Layout Plans	Support	Supports the provisions.	Accept		
21.58		Alison Walsh	27.13 Structure Plans and Spatial Layout Plans	Support	Supports the provisions.	Accept		
145.6		Upper Clutha Environmental Society (Inc)	Entire Plan	Not Stated	The rural provisions of the Operative District Plan, meaning all of Parts 4, 5 and 15 that relate to subdivision and/or development in rural areas and any other part or provision in the Operative District Plan that relates to or has any bearing whatsoever on subdivision and/or development in the rural areas, are retained in their exact current form except where set out in the submission.	Reject		Refer Section 4 of the section 42a for a response to this submission
145.22	FS1313.73	C/- Boffa Miskell Ltd	Entire Plan	Oppose	Seek that the part of this submission relating to Chapter 3 (Strategic Directions) Landscapes (Chapter 6), Rural Zone (Chapter 21) and Subdivision and Development (Chapter 27) be disallowed. DPL opposes the relief sought in this submission to retain all of the objectives, policies and rules and assessment matters relating to the Visual Amenity Landscapes in the exactly the same form as in the operative District Plan. The reason for opposing this relief is that the PDP seeks to reduce the current 5 landscape classifications into 3, including most importantly combining VAL and ORL into a new Rural Landscape Classification. The values of the natural and physical resources which underpin the existing policies cannot be therefore applied to a new RLC classification which applies to a different area. The outcome would be to create an inappropriate level of protection over landscape values.	Accept		
145.28		Upper Clutha Environmental Society (Inc)	Entire Plan	Other	The Society seeks that all of the provisions in the Operative District Plan relating to subdivision and/or development in rural areas are rolled-over in the exact form that they appear in the Operative District Plan but with amendments that are sought in other submissions made by the Society at this time. The rural area amendments sought by the Society are detailed in other submissions. The Society seeks that Council carries out an analysis of the economic impact of tourism to the District in relation to other activities (such as farming) that take place in the District.	Reject		Refer Section 4 of the section 42a for a response to this submission
558.3		Spruce Grove Trust	Millbrook	Not Stated	That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.	Accept in Part		
559.3		Spruce Grove Trust	Millbrook	Not Stated	That subdivision in the Millbrook Resort Zone (including the extended Millbrook Resort Zone on the land) should continue to be a controlled activity as per the Operative District Plan provisions.	Accept in Part		
560.3		Spruce Grove Trust	Arrowtown Residential Historic Management Zone	Not Stated	That 'complying' subdivision within the Arrowtown Residential Historic Management Zone provisions are processed as a controlled activity consent, as per the Operative District Plan provisions.	Accept in Part		
516.3		MacFarlane Investments	9 High Density Residential	Oppose	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR 2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block. AND 3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.		Out of scope not within Stage 1 of the PDP	

Appendix 2 to the Section 42A report for Chapter 27 - Subdivision

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Planner Recommendation	Deferred	Issue Reference
517.3		John Thompson	9 High Density Residential	Oppose	Amend the proposed plan and Map 36 as follows: 1. Withdraw the High Density Residential zoning for the Isle Street Block (identified as hatched on the map attached to this submission at Appendix 1; So that it is not part of the District Plan Review, enabling PC 50 to run its course. OR 2. Insert the PC 50 provisions, or provisions that have the same effect as the PC 50 provisions, in a manner that applies to all activities in the Isle Street Block. AND 3. Remove any provisions in the Town Centre, High Density Residential, Historic Heritage and Subdivision chapters which are in conflict with PC 50 or have a different effect to PC 50, and replace them with provisions the same effect as PC 50, for the Isle Street Block.		Out of scope not within Stage 1 of the PDP	
805.52		Transpower New Zealand Limited	9 High Density Residential 9.3.1 District Wide	Other	Support with amendments. Add the following clause: Attention is drawn to the following District Wide chapters, <u>particularly Chapter 30: Energy and Utilities for any use, development or subdivision located near the National Grid.</u> All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).	Accept in Part		The relief sought seeks to place too much emphasis on Chapter 30, when it is clear that all of the District Chapters are relevant. The submitter's wider relief has been integrated into Chapter 27 that will also assist with cross referencing to Chapter 30 of the PDP.
512.3	FS1125.21	New Zealand Fire Service	8 Medium Density Residential 8.2.7.3	Support	Allow in part. The Commission is neutral on whether or not subdivision is changed from a Discretionary to a Controlled Activity. However, should the Commission's submission point 438.39 requesting the inclusion of new standards requiring the provision of fire fighting water supply in accordance with the NZFS Code of Practice (SNZ PAS 4509:2008) not be accepted, and this submission point is accepted, then the Commission supports the inclusion of fire fighting water supply as a matter over which Council will restrict its control. The Commission requests though that the provisions include a specific reference to the the NZFS Code of Practice SNZ PAS 4509:2008.	Accept in Part		Refer Issue 16 in the Section 42a report.
370.1		Paterson Pitts Group	Definitions	Other	Amend the definition of site, which refers to the Unit Titles Act 1972, to include ' <u>and replacement Acts</u> ', or ' <u>or Unit Titles Act 2010</u> '. References to the Unit Titles Act 1972 throughout the Plan also include reference to replacement legislation. i.e. for now, the Unit Titles Act 2010.	Accept		This is a clause 16 amendment as the definition of 'site' should reflect subsequent changes in legislation.

APPENDIX 3
SECTION 32 REPORT/LINK TO S32 REPORT



Section 32 Evaluation Report

Subdivision and Development

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Section 32 Evaluation Report: Subdivision and Development

1. Purpose of the report

Section 32 of the *Resource Management Act 1991* (the Act) requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their efficiency, effectiveness and risk in achieving the objectives (MFE, 2014).

Accordingly, this report provides an analysis of the key issues, objectives and policy response for the subdivision and development chapter of the Proposed District Plan;

As required by section 32 of the RMA, this report provides the following:

- An overview of the applicable **Statutory Policy Context**
- Description of the **Non-Statutory Context** (strategies, studies and community plans) which have informed proposed provisions
- Description of the **Resource Management Issues** which provide the driver for proposed provisions
- An **Evaluation** against Section 32(1)(a) and Section 32(1)(b) of the Act, that is:
 - Whether the objectives are the most appropriate way to achieve the RMA's purpose (s32(1)(a)).
 - Whether the provisions (policies and methods) are the most appropriate way to achieve the objectives (S32(1)(b)), including:
 - identifying other reasonably practicable options for achieving the objectives,
 - assessing the efficiency and effectiveness of the provisions in achieving the objectives, and
 - summarising the reasons for deciding on the provisions.
- A **level of detail** that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal (s32(1)(c))
- Consideration of **Risk**

2. Statutory Context

Resource Management Act 1991

The purpose of the Act requires an integrated planning approach and direction, as reflected below:

5 Purpose

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

The assessment contained within this report considers the proposed provisions in the context of advancing the purpose of the Act to achieve the sustainable management of natural and physical resources.

Subdivision and the resultant development enables the creation of new housing and land use opportunities, and is a key driver of the District's economy. Subdivision is a key determinant of the pattern, layout, function and performance of the District's neighbourhoods. The infrastructure, development pattern and connection between neighbourhoods is established at the time of subdivision.

The Queenstown Lakes District is one of the fastest growing areas in New Zealand and the recent estimates (refer to more detail in the Strategic Directions Section 32 report) predict that the District will continue to experience significant population growth over the coming years, largely off the back of strong forecasted growth in visitors. A strategic policy approach is essential to manage future growth pressures and the management of subdivision is an important component because it facilitates the release of new land parcels for development and sale.

District plan subdivision provisions will need to be responsive to the demands of the District, both in terms of certainty for those directly involved with subdivision and land development, and for the wider community who will become the future residents and owners of the infrastructure and assets that would be managed by the Council.

Section 31 of the Act outlines the function of a territorial authority in giving effect to the purpose of the Act:

31 Functions of territorial authorities under this Act

(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:

(a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.

Section 31 provides the basis for objectives, policies, and methods within a District Plan, to manage the effects of use, development or protection of land and associated natural and physical resources of the district.

Consistent with the intent of Section 31, the proposed provisions of the Subdivision and Development Chapter enable an integrated approach to the management of the multiple issues that need to be addressed through the approval of subdivision.

Section 6 Matters of National Importance is of relevant to subdivision.

6 Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

(g) the protection of protected customary rights

Section 7 Other matters also includes a number of matters relevant to subdivision.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:*
- (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
- (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (e) [Repealed]*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*
- (h) the protection of the habitat of trout and salmon:*
- (i) the effects of climate change:*
- (j) the benefits to be derived from the use and development of renewable energy.*

Local Government Act 2002

Section 14 - Principles relating to local authorities

Sections 14(c), (g) and (h) of the Local Government Act 2002 are also of relevance in terms of policy development and decision making:

- (c) when making a decision, a local authority should take account of—*
 - (i) the diversity of the community, and the community's interests, within its district or region; and*
 - (ii) the interests of future as well as current communities; and*
 - (iii) the likely impact of any decision on the interests referred to in subparagraphs (i) and (ii):*

- (g) a local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including by planning effectively for the future management of its assets; and*

- (h) in taking a sustainable development approach, a local authority should take into account—*
 - (i) the social, economic, and cultural interests of people and communities; and*
 - (ii) the need to maintain and enhance the quality of the environment; and*
 - (iii) the reasonably foreseeable needs of future generations*

As per Part II of the RMA, the provisions emphasise a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. They demand a future focussed policy approach, balanced with considering current needs and interests. Like the RMA, the provisions also emphasise the need to take into account social, economic and cultural matters in addition to environmental ones.

Section 14(g) is of relevance in so far as a planning approach emphasises the multiple issues that need to be considered with subdivision including, the health and safety and wellbeing of communities, the construction and vesting of roads, water, wastewater and stormwater infrastructure, and parks and reserves.

The approach through this review is to provide a balanced framework in the District Plan to manage these resources appropriately. Furthermore, there is an emphasis on presenting the provisions in a manner that is clearly interpreted to facilitate effective and efficient District Plan administration.

3. Iwi Management Plans

When preparing or changing a district plan, Section 74(2A)(a) of the RMA states that Council's must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

The following iwi management plans are relevant:

The Cry of the People, Te Tangi a Tauria: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008)

Section 3.4, Takitimu Me Ona Uri: High Country and Foothills contain the following policies that have specific regard to subdivision and development:

3.4.14 Protecting Sites of Significance in High Country and Foothill Areas

Policy 6. Avoid compromising unidentified, or unknown, sites of cultural significance as a consequence of ground disturbance associated with land use, subdivision and development.

Section 3.5, Southland Plains: Te Rā a Takitimu contains the following policies that have specific regard to subdivision and development:

3.5.2 Wastewater

9. Encourage creative, innovative and sustainable approaches to wastewater disposal that make use of the best technology available, and that adopt principles of waste reduction and cleaner production (e.g. recycling grey water for use on gardens, collecting stormwater for a pond that can then be used for recreation in a new subdivision).

3.5.7 Subdivision and Development

Policies 1- 18 contain a range of policies that are relevant to Subdivision and Development and cover iwi involvement in planning processing and plan development, interaction with developers and iwi, particularly where there may be significant effects, long term planning and cumulative effects, avoiding adverse effects on the natural environment and advocating for the use of esplanades reserves.

Kāi Tahu ki Otago Natural Resource Management Plan 2005 (KTKO NRMP 2005)

Part 10: Clutha/Mata-au Catchments *Te Riu o Mata-au* outlines the issues, and policies for the Clutha/Mata-au Catchments. Included in this chapter is a description of some of the Kāi Tahu ki Otago values associated with the Clutha/Mata-au Catchments. Generic issues, objectives and policies for all catchments across the Otago Region are recorded in Chapter 5 Otago Region.

The following policies are of particular relevance;

5.6.4 Cultural Landscapes General Policies

Subdivisions:

- 1. To discourage subdivisions and buildings in culturally significant and highly visible landscapes.*
- 2. To encourage a holistic planning approach to subdivisions between the Local Government Agencies that takes into account the following:*

- i. *All consents related to the subdivision to be sought at the same time.*
 - ii. *Protection of Kāi Tahu ki Otago cultural values.*
 - iii. *Visual amenity.*
 - iv. *Water requirements.*
 - v. *Wastewater and storm water treatment and disposal.*
 - vi. *Landscaping.*
 - vii. *Location of building platforms.*
3. *To require that where any earthworks are proposed as part of a subdivision activity, an accidental discovery protocol is to be signed between the affected papatipu Rūnaka and the Company .*
 4. *To require applicants, prior to applying for subdivision consents, to contact Kāi Tahu ki Otago to determine the proximity of the proposed subdivision to sites of significance identified in the resource inventory.*
 5. *To require public foot access along lakeshores and riverbanks within subdivisions.*

Land Use 10.2.3 Wai Māori Policies in the Clutha/Mata-au Catchment

9. *To encourage the adoption of sound environmental practices, adopted where land use intensification occurs.*
10. *To promote sustainable land use in the Clutha/Mata-au Catchment.*
11. *To encourage all consents related to subdivision and lifestyle blocks are applied for at the same time including, land use consents, water consents, and discharge consents.*
12. *To require reticulated community sewerage schemes that have the capacity to accommodate future population growth.*

4. Regional Planning Documents

Operative Regional Policy Statement 1998 (RPS)

Section 74 of the Act requires that a District Plan must “*give effect to*” any proposed regional policy statement.

The operative RPS contains a number of objectives and policies of relevance to this plan change, specifically Objectives 5.4.1 to 5.4.4 (Land) and related policies which, in broad terms promote the sustainable management of Otago’s land resource by:

- Maintaining and enhancing the primary productive capacity and life supporting capacity of land resources;
- Avoid, remedy or mitigate degradation of Otago’s natural and physical resources resulting from activities utilising the land resource;
- Protect outstanding natural features and landscapes from inappropriate subdivision, use and development.
- Ensure public access opportunities.

Objective 9.3.3 and 9.4.3 (Built Environment) and related policies are relevant and seek to avoid remedy or mitigate the adverse effects of Otago’s built environment on Otago’s natural and physical resources, and promote the sustainable management of infrastructure.

Proposed Regional Policy Statement 2015

Section 74 of the Act requires that a District Plan must “*have regard to*” any proposed regional policy statement.

The Proposed RPS was notified for public submissions on 23 May 2015, and contains the following objectives and policies relevant to subdivision and development:

Proposed RPS 2015 Objective	Objectives	Policies	Relevance to the review of the subdivision and development chapter
The principles of Te Tiriti o Waitangi are taken into account in resource management decision.	1.1	1.1.1, 1.1.2	The Ngāi Tahu Claims Settlement Act 1998 and several associated Statutory Acknowledgement Areas within the Queenstown Lakes District
Kai Tahu values, rights and customary resources are sustained.	1.2	21.2.1, 1.2.2, 1.2.3	Subdivision and development can affect land that is of interest and value in terms of culture and practices, ancestral lands, water, site, wahi tapu and other taoka.
The values of Otago's natural and physical resources are recognised, maintained and enhanced.	2.1	2.1.1, 2.1.2, 2.1.5, 2.1.6, 2.1.7	Without falling out of scope or unnecessarily duplicating functions, the integrated management of resources includes the management of activities with regard to freshwater values, margins of water bodies, soil values, ecosystem and biodiversity values, recognising values of natural features and landscapes.
Otago's significant and highly-valued natural resources are identified, and protected or enhanced.	2.2	2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6, 2.2.14, 2.2.15. Schedule 4, Schedule 5	Subdivision facilitates future land uses that can impact on resources including significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes and highly valued soil resources.
Natural resource systems and their interdependencies are recognised.	2.3	2.3.1, 2.3.2	Applying an integrated approach to the management of Otago's physical resources to achieve sustainable management.
Protection, use and development of natural and physical resources recognises environmental constraints.	3.1	3.1.1	Subdivision involves land that contains areas of varying sensitivity that may create opportunities or constraints for activities seeking to utilise the respective resource. Primarily this matter would be addressed through the respective zone provision.
Risk that natural hazards pose to the communities are minimised.	3.2	3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11	A critical component of subdivision is addressing natural hazards. The RMA directly facilitates this, including through Sections 5 and 106.
Good quality infrastructure and services meet community needs. Infrastructure of national and regional significance is managed in a sustainable way. Energy supplies to Otago's communities are secure and sustainable.	3.4 and 3.5	3.4.1, 3.4.2, 3.4.3, 3.4.4, 3.5.1, 3.5.2, 3.5.3,	Subdivision and land development is often coupled with the design, location and installation of infrastructure.

Energy Supplies to Otago's communities are secure and sustainable	3.6	3.6.1, 3.6.2, 3.6.3, 3.6.4, 3.6.5, 3.6.6	The development pattern and infrastructure can affect both large and small scale energy.
Urban areas are well designed, sustainable and reflect local character	3.7	3.7.1, 3.7.2, 3.7.4	Subdivision design is a fundamental component of how people and communities provide for their social, economic, and cultural well-being and for their health and safety (Section 5(2) RMA)
Urban growth is well designed and integrates effectively with adjoining urban and rural environments.	3.8	3.8.1, 3.8.2, 3.8.3	Subdivision in conjunction with the respective Proposed District Plan zone chapters and the Urban Development Chapter provides the provisions to manage the location or urban growth.
Hazardous Substances and waste materials do not harm human health or the quality of the environment in Otago.	3.9	3.9.4	Manages the change in use and subdivision of contaminated land. Primarily controlled through the <i>National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health</i> .
Public access to areas of value to the community is maintained or enhanced.	4.1	4.1.1	Esplanades and opportunities for public access are facilitated through subdivision.
Sufficient land is managed and protected for economic production.	4.3	4.3.1, 4.3.2, 4.3.6	Subdivision can fragment rural land through changes in ownership and landholding sizes. These can result in both opportunities and constraints for utilising land for economic production.

The evaluation and provisions have regard to the Proposed RPS.

5. Resource Management Issues

The key issues are:

Issue 1: A framework that provides certainty, efficiency and effective management of subdivision.

In broad terms the RMA requires that no person may subdivide land unless expressly allowed by a national environmental standard, rule in a District Plan or a resource consent (Section 11(1)). Subdivision is critical to the effective functioning of the District because the subdivision approval process encompasses the design, construction and vesting of infrastructure and services that are inherited by the community. Aspects of subdivision design including road layout, pedestrian and cycle connections, parks, reserves and open spaces is a key determinant of sustainable management and influences how people and communities provide for their social, economic, and cultural well-being and for their health and safety (Section 5(2) RMA).

The subdivision and development chapter of the District Plan addresses both the 'mechanics' of the subdivision process, and the management of the effects of subdivision and development including the design and how this may have an influence on the quality of the neighbourhood.

A shortfall of the Operative District Plan's subdivision chapter are complicated and unwieldy provisions, where the framework sets out that anticipated subdivision and development is managed through a controlled

activity resource consent¹. This framework suggests that adhering to the controlled activity class of resource consent is the best means to an end result. It is acknowledged that the subdivider, seeking expediency and certainty, would generally intend to adhere to this class of activity, and applications can be lodged with certainty of a favourable and expedient outcome.

Compliance with the controlled activity framework is underpinned by lot sizes complying with the specified minimum sizes outlined in the activity table for the respective zone. The reality is that the expediency of the subdivision consent process and a favourable outcome depends on the quality of the design and supporting resource consent application, particularly with regards to servicing, roading, allotment design, the management of natural hazards and any site specific constraints.

Subdivision and land development comprise multiple facets. The Operative District Plan manages the 'guaranteed right' to subdivide provided by the controlled activity status class of resource consent by including an assessment framework that attempts to address all possible eventualities associated with a controlled subdivision. In addition to the objectives and policies there are in the order of 29 pages of control and matters of discretion for controlled and restricted discretionary activities (Parts 15.2.6-15.2.19 of the Operative District Plan).

The management framework results in significant complexities in terms of confirming the class of activity an application falls into and the multiple elements both the applicant and Council officers are required to consider for controlled activities.

There are also many bespoke provisions for specific zones/locations that contain generic design-related provisions, rather than provisions relating to site constraints or unique features of the sites. This indicates that the district wide objectives and policies could have been considered to be inadequate by the proponents of these provisions, or perhaps, overlooked in favour of advocating for the change in zoning to urban land that was at the time zoned Rural General.

The subdivision chapter is arranged based on the class of activity, much like the majority of the Operative District Plan. The result is that a reader needs to trawl through nearly every page of the chapter to determine the status and framework for a particular activity. It is considered the chapter can be arranged so that bespoke, or location-specific provisions, are detailed separately from the 'district wide' provisions. This will improve accessibility and ensure that the critical goals provided in the objectives and policies are not lost.

Improvements can also be made to integrate the District Plan with design documents such as the QLDC Subdivision and Land Development Code of Practice and the proposed QLDC Subdivision Design Guidelines.

Issue 2: Provisions to encourage good neighbourhood design and amenity

The creation of neighbourhoods, where people live, work and play, and the quality and 'liveability' of these neighbourhoods is dependent on the subdivision process. Part 2, Purpose and principles of the RMA states (bold emphasis added):

5 Purpose

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

¹ A controlled activity status requires the Council must grant consent but can impose conditions with regard to matters set out as specific matters of control.

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

It is considered that there should be more emphasis on the critical design elements of subdivision and development such as roading and allotment layout, open spaces, inter-subdivision and external connections and vegetation management.

The Operative District Plan includes objectives and policies that address design (Objective 5 and Policy 5.3). Despite this, the Operative District Plan subdivision chapter is considered to fall short of encouraging good subdivision design, particularly in the context of creating good neighbourhoods for residents and taking opportunities to integrate with existing neighbourhoods and facilities.

Issue 3: Subdivision provisions that are accessible and efficient

In addition to Issues 1 and 2 identified above, there is unnecessary text and qualifiers of rule status in the provisions. Provisions are repeated within the subdivision chapter or are repeated in other zone chapters. The review provides an opportunity to consolidate and better coordinate the provisions. Examples include:

- The qualifiers for boundary adjustment in the Rural General Zone are initially provided in Part 15.2.3.2(i) for controlled activity boundary adjustments, but are also repeated in parts (bb) and (c) of Part 15.2.6.3 (zone subdivision standards). It is considered that the repetitions are unnecessary. In addition, due to the multiple qualifiers required for a controlled activity boundary adjustment in the Rural General Zone, it is questioned whether there is any merit in providing for this class of activity, particularly given the strict process associated with subdivision and development in the Rural General Zone.
- Furthermore, the subdivision of Rural General zoned land where a building platform is not identified is a non-complying activity (Rule 15.2.6.3.iii(b)). Reasons include ensuring that the 'discretionary' land use regime with no minimum allotment size is not undermined. While this in itself is appropriate, it does not anticipate, or reasonably provide for, situations where, for example, a subdivision is required for farming activity only (no provisions for buildings or services), despite farming activity being a permitted activity in the Rural General Zone.
- The assessment matters for subdivision in the Gibbston Character Zone (15.2.3.6(c)) are a duplicate of those provided in Part 5.8.2.i, despite the assessment matters in Part 5 making it clear they apply to subdivision and any applicable land use activities. This seems to be unnecessary repetition.

Other complexities include navigating through the 'district-wide' and location specific provisions and the associated rules to understand what outcome is generally anticipated within a particular zone.

Issue 4. Protection of significant natural, cultural and historic heritage through subdivision

The district has many places of natural, cultural and heritage value. Subdivision can have either temporary or permanent effects on these, including the positive effect of protection. Many of these places require recognition or protection under Sections 6 or 7 of the RMA.

Provisions can be included to reflect this and statutory changes since the chapter were made operative.

6. Background Documents, projects and Consultation

The following Council Documents and projects have been undertaken in recent years and have informed this Section 32 evaluation.

QLDC Plan Changes:

- Plan Change 05b – Glenorchy Township Zone Boundary ‘The Bible Terrace’
- Plan Change 07 – Residential Flats
- Plan Change 13 – Kiriwaka
- Plan Change 14 – Makarora Rural Lifestyle Zone
- Plan Change 18 – Mt Cardrona
- Plan Change 20 – Wanaka Urban Boundary
- Plan Change 21 – Queenstown Urban Boundary
- Plan Change 24 – Community and Affordable Housing
- Plan Change 28 – Trails
- Plan Change 33 – Non-Residential Activities in the Residential, Rural Living and Township Zones
- Plan Change 48 – Signs
- Plan Change 49 – Earthworks

QLDC Strategy Documents and Projects:

- Wanaka Land Demands – Review of the Wanaka Structure Plan (2007)
- Hawea Community Plan 2003
- Arrowtown Community Plan 2003
- Luggate Community Plan 2003
- Makarora Community Plan 2003
- Tomorrows Queenstown
- Wanaka 2020
- Urban Design Strategy 2009
- Southern Light – A Lighting Strategy for the Queenstown Lakes District 2006
- Playground Strategy 2006
- Draft Transport Strategy Queenstown Town Centre February 2015 and related strategies preceding.
- Upper Clutha Walking and Cycling Strategy 2006

QLDC Monitoring Reports:

- Community Outcomes Monitoring Report 2009
- Rural General Zone Monitoring Report 2009
- Rural Living Zones Monitoring report 2009
- Business and Industrial Zones Monitoring Report 2011
- Queenstown High Density Residential Zone Monitoring Report 2011
- Queenstown Low Density Residential Zone Monitoring Report 2011
- Wanaka High Density Residential Zone Monitoring Report 2011
- Wanaka Low Density Residential Zone Monitoring Report 2011
- Residential Arrowtown Monitoring Report 2011
 - Related reports ‘Urban Design Critique of Subdivisions in Queenstown Lakes District’ prepared by Boffa Miskell, August 2010. Attached as Appendices to the respective residential monitoring reports.

The monitoring reports included the following recommendations that during the District Plan Review:

- *Council build on the Urban Design Critique, to clearly articulate what outcomes can be expected for neighbourhoods within the LDR Zone.*
- *Subdivision provisions are aligned to match the density provisions*

Regional and National Planning Documents:

Otago Regional Council Regional Policy Statement 1998

- Kai Tahu ki Otago Natural Resource Management Plan, 2005
- Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008
- Relevant legislative changes enacted since the Plan became operative

QLDC Local Government Act Documents:

- 2012 10 Year Plan
- Proposed 2015 10 Year Plan

Consultation has been undertaken in recent years as part of the processes/ documents outlined above. Feedback on the draft provisions has been received from local practitioners in the public and private sector. There is broad support for reducing complexity. The subdivision chapter is essentially technical in nature and focuses on the mechanics and process of subdivision design. As such, there has been no wider community consultation on the draft provisions. Critical aspects that relate to lot sizes or land use are a direct result of the rules derived from the respective zone. The community has been consulted on the respective zones separately.

7. Purpose and Options

Subdivision and the resultant development enables the creation of new housing and land use opportunities, and is a key driver of the District's economy. The council will support subdivision that is well designed, is located in the appropriate locations anticipated by the District Plan with the appropriate capacity for servicing and integrated transportation.

Determining the most appropriate methods to resolve the issues highlighted for the subdivision chapter will enable the Plan to give effect to relevant parts of the Strategic Directions chapter, and ultimately meet the purpose of the Act.

As required by section 32(1)(b) RMA, the following section considers various broad options considered to address each issue, and makes recommendations as to the most appropriate course of action in each case.

Broad options considered to address issues

Issue 1: A framework that provides certainty, efficiency and effective management of subdivision

And;

Issue 2: Provisions to encourage good neighbourhood design and amenity

And;

Issue 3: Subdivision provisions that are accessible and efficient

Option 1: Retain the operative provisions – no change

Option 2: Amend the operative provisions

Option 3: Significant changes including making subdivision a discretionary activity with emphasis on design and non-notification (Recommended)

	Option 1: Status quo/ No change	Option 2: Amend	Option 3: Significant Changes to the framework
Costs	<ul style="list-style-type: none"> • The Identified issues would not be resolved. • Does not provide for or anticipate how to better manage and provide a framework for the likely plan changes and growth over the life of the next District Plan. • No opportunity to strengthen the emphasis on subdivision design. • Future plan changes with bespoke provisions would add further complexity to the accessibility. • The existing framework focuses on the coupling of activity status from controlled-restricted discretionary-discretionary – non-complying. Rather, the emphasis should be not on the activity status, but on proposals having consideration of the applicable objectives and provisions to guide a favourable outcome. 	<ul style="list-style-type: none"> • Would not remove existing layers of complexity and excessive text. • Retaining the existing framework would not strengthen and simplify the provisions and set an appropriate basis to facilitate subdivision and development over the duration of the next District Plan. • Limited opportunity to strengthen the emphasis on subdivision design and how this is important in terms of section 5(2) of the RMA. 	<ul style="list-style-type: none"> • The removal of the controlled activity status has potential for uncertainty for developers/subdividers. • Has potential for a perceived loss in development rights by removing controlled activity status. However the development rights are facilitated through the respective zone provisions and expectation for land use and minimum allotment sizes. • Perception for a loss of direction or guidance of resource consent processing by the removal of specific matters of control. • Costs to the Council to formulate new provisions.

Benefits	<ul style="list-style-type: none"> • Lower cost for the Council to roll over existing provisions and framework. • Retains perception associated with the coupling of activity status that controlled and restricted discretionary activity resource consents are easier to obtain than discretionary. 	<ul style="list-style-type: none"> • Would retain many of the features, expectations and certainty that people are familiar with. Notwithstanding they are deficient. • Could restructure to make more efficient without significant changes to policy. • Can remove identified deficiencies in the provisions that have little consequence. 	<ul style="list-style-type: none"> • Benefit to the users of the District Plan and wider community from simplified provisions. • Provides focus on the merits of applications and promoting sustainable management (Section 5(1) RMA). • Potential opportunity for developer-led innovation where this accords with the policy framework. The status quo may have resulted in these types of proposals not being a controlled activity and the loss of this status could be regarded as a disincentive and possibility that the application could be notified. • Enables consideration of the important matters at issue, rather than a focus on the perceived least path of resistance associated with the class of resource consents. • Despite the change in activity status, a stronger non-notification clause for most discretionary activities removes the risk to council and developer with applications being subject to notification assessments. • Can still retain provisions relating to servicing and allotment sizes as anticipated by the respective zones.
Ranking	3	2	1

Issue 4. Protection of significant natural, cultural and historic heritage through subdivision

Option 1: Retain the operative provisions

Option 2: Amend the operative provisions (Recommended)

Option 3: Rely on the respective land use zoning.

	Option 1: Status quo/ No change	Option 2: Amend the Provisions	Option 3: Rely on the respective land use zoning
Costs	<ul style="list-style-type: none"> Identified issues would not be resolved. Giving effect to the Strategic Directions of the District Plan may be constrained. No opportunity to strengthen the emphasis on esplanades and public spaces as set out in the Strategic Direction Chapter. 	<ul style="list-style-type: none"> None identified. Heritage items are identified in the Operative District Plan as requiring management. The existing framework identifies a discretionary activity resource consent when a subdivision involves a item scheduled in Appendix 3 of the operative District Plan. 	<ul style="list-style-type: none"> Would not reflect the impact of subdivision and resultant land development on heritage items, archaeological sites and scheduled items. Potential that the District Plan would not give effect to section 6 and 7 of the RMA with respect to protecting these resources.
Benefits	<ul style="list-style-type: none"> Lower cost for the Council to roll over existing provisions and framework. 	<ul style="list-style-type: none"> Reinforces the importance of managing these items and that subdivision and the resultant development has potential to impact on these resources. 	<ul style="list-style-type: none"> None identified.
Ranking	2	1	3

8. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provisions. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the operative District Plan.
- Have effects on resources that are considered to be a matter of national importance in terms of section 6 of the Act
- Adversely affect those with specific interests, e.g., Tangata Whenua, development companies.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

The level of detail of analysis in the evaluations is moderate-high. Removing the controlled and restricted discretionary activity class of resource consents from the operative District Plan would be a significant departure from the existing approach and subdivision framework.

The facilitation of subdivision is a key driver of the District's economy, while subdivision outcomes will influence the wellbeing, health and safety of people and communities, both existing and future residents. The removal of the perceived development rights coupled to the controlled activity status class of resource consent has the potential for a reduction in investment certainty, whether perceived or real. The appropriateness of the objectives in terms of meeting the purpose of the RMA, and the, environmental, economic, social and cultural costs and benefits has been considered throughout the evaluation report.

9. Evaluation of proposed Objectives Section 32 (1) (a)

<i>Proposed Objective</i>	<i>Appropriateness</i>
<p>27.2.1</p> <p>Subdivision will create quality environments that ensure the District is a desirable place to live, visit, work and play.</p>	<p>The objective is the most appropriate way to meet the of the RMA because it provides for sustainable management in terms of Section 5 (1) and (2), in particular, in particular managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.</p> <p>The objective establishes the framework to manage subdivision through a discretionary activity class of resource consent.</p> <p>Establishes that subdivision will generally be processed on a non-notified basis, underpinning the incentive for subdividers to design subdivision that will deliver good outcomes for the community and end-resident.</p> <p>Consistent with the Strategic Directions objectives and policies:</p> <ul style="list-style-type: none"> • 3.2.1.1 Objective - Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand’s premier alpine resorts and the District’s economy. • 3.2.1.3 Objective - Enable the development of innovative and sustainable enterprises that contribute to diversification of the District’s economic base and create employment opportunities. • 3.2.1.4 Objective - Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character and healthy ecosystems. • 3.2.1.5 Objective - Maintain and promote the efficient operation of the District’s infrastructure, including designated Airports, key roading and communication technology networks. • 3.2.2.1 Objective - Ensure urban development occurs in a logical manner: <ul style="list-style-type: none"> ○ to promote a compact, well designed and integrated urban form; ○ to manage the cost of Council infrastructure; and ○ to protect the District’s rural landscapes from sporadic and sprawling development. • Objective 3.2.2.1 Manage development in areas affected by natural hazards. • 3.2.3.1 Objective - Achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play. <p>Policies</p> <ul style="list-style-type: none"> • 3.2.3.1.1 Ensure development responds to the character of its site, the street, open space and surrounding area, whilst acknowledging the necessity of increased densities and some change in character in certain locations.

	<ul style="list-style-type: none"> • 3.2.3.1.2 That larger scale development is comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design. • 3.2.3.1.3 Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design. <ul style="list-style-type: none"> • Objective 3.2.5.1 ‘Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development’. • Objective 3.2.5.2 - Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes. • Objective 3.2.5.3 - Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values. <ul style="list-style-type: none"> • 3.2.6.1 Objective - Provide access to housing that is more affordable. <p>Policies</p> <ul style="list-style-type: none"> 3.2.6.1.1 Provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs. 3.2.6.1.2 In applying plan provisions, have regard to the extent to which minimum site size, density, height, building coverage and other controls influence Residential Activity affordability. <ul style="list-style-type: none"> • 3.2.6.2 Objective - Ensure a mix of housing opportunities. <p>Policies</p> <ul style="list-style-type: none"> 3.2.6.2.1 Promote mixed densities of housing in new and existing urban communities. 3.2.6.2.2 Enable high density housing adjacent or close to the larger commercial centres in the District. 3.2.6.2.3 Explore and encourage innovative approaches to design to provide access to affordable housing. <ul style="list-style-type: none"> • 3.2.6.3 Objective - Provide a high quality network of open spaces and community facilities. <p>Policies</p> <ul style="list-style-type: none"> 3.2.6.3.1 Ensure that open spaces and community facilities are accessible for all people. 3.2.6.3.1 That open spaces and community facilities are located and designed to be desirable, safe, accessible places. <ul style="list-style-type: none"> • 3.2.6.4 Objective - Ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design. <p>Policies</p> <ul style="list-style-type: none"> 3.2.6.4.1 Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design”. 3.2.6.4.2 Ensure Council-led and private design and development of public spaces and built development maximises the opportunity for recreational and commuting walking and cycling.
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	<p>Gives effect to the Operative RPS objectives:</p> <ul style="list-style-type: none"> • 4.4.5 (Manawhenua Perspective), 5.4.1, (Land) • 6.4.1, 6.4.6, 6.4.7, 6.4.8 (Water) • 9.4.1, 9.4.2, 9.4.3 (Built Environment) • 10.4.1, 10.4.2, 10.4.3 (Biota) • 11.4.1, 11.4.2, 11.4.4 (Natural Hazards) <p>Gives effect to RPS policies:</p> <ul style="list-style-type: none"> • 5.5.1, 5.5.4, 5.5.6 (Land)6.5.5, 6.5.7, 6.5.10 (Water) • 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6 (Built Environment) • 10.5.1, 10.5.2, 10.5.3 (Biota) • 11.5.1, 11.5.2, 11.5.3, 11.5.4 (Natural Hazards) <p>Gives effect to RPS Objective 12.4.1, 12.4.2 and policy 12.5.2 (Energy)</p> <p>Has regard to Proposed RPS 2015:</p> <ul style="list-style-type: none"> • Objective 1.2 – Kai Tahu values, rights and interests and customary resources are sustained • Objective 2.1 – The values of Otago’s natural and physical resources are recognised, maintained and enhanced • Objective 2.2 – Otago’s significant and highly-valued natural resources are identified, and protected or enhanced. • Objective 2.3 - Natural Resource systems and their interdependence are recognised. • Objective 3.1 - Protection, use and development of natural and physical resources recognises environmental constraints. • Objective 3.2 - Risk that natural hazards pose to the communities are minimised. • Objective 3.7 - Urban areas are well designed, sustainable and reflect local character • Objective 3.8 - Urban growth is well designed and integrates effectively with adjoining urban and rural environments. • Objective 3.9 - Hazardous Substances and waste materials do not harm human health or the quality of the environment in Otago. • Objective 4.1 - Public access to areas of value to the community is maintained or enhanced. • Objective 4.3 - Sufficient land is managed and protected for economic production. <p>Takes into account MNRMP 2008 Policies 3.5.7.4: 6,7,10, 11, 12, 13.</p>
<p>Objective 27.2.2</p> <p>Subdivision design achieves benefits for the subdivider,</p>	<p>The objective is the most appropriate way to meet the purpose of the RMA because it provides a framework to require subdivision proposals to recognise accepted, basic principles of good subdivision design that has positive benefits for the subdivider, residents and wider community.</p>

<p>future residents and the community.</p>	<p>Provides framework to ensure amenity is protected and the future residents of subdivision has good level of amenity.</p> <p>Provides a framework to require subdivision has appropriate roading design and connections.</p> <p>Encourages recognition of the impacts and future patterns of land use including incorporating opportunities for open space, recreational areas and pedestrian access both through and beyond the subdivision. Where these opportunities arise.</p> <p>Meets the purpose of the RMA, in particular Sections 5-8, 11 and 31 of the RMA</p> <p>Gives effect to RPS Objectives:</p> <ul style="list-style-type: none"> • 4.4.5 (Manawhenua Perspective), • 5.4.1, (Land) • 6.4.1, 6.4.6, 6.4.7, 6.4.8 (Water) • 9.4.2, 9.4.3 (Built Environment) • 10.4.1, 10.4.2, 10.4.3 (Biota) • 11.4.1, 11.4.2, 11.4.4 (Natural Hazards) <p>Gives effect to RPS policies 5.5.1, 5.5.4, 5.5.6 (Land)6.5.5, 6.5.7, 6.5.10 (Water) 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6 (Built Environment) 10.5.1, 10.5.2, 10.5.3 (Biota) 11.5.1, 11.5.2, 11.5.3, 11.5.4 (Natural Hazards)</p> <p>Takes into account MNRMP 2008 Policies 3.5.7.4: 6,7,10, 11,12,13.</p> <p>Consistent with the Strategic Directions objectives and policies:</p> <ul style="list-style-type: none"> • 3.2.1.1 Objective - Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand's premier alpine resorts and the District's economy. • 3.2.1.3 Objective - Enable the development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities. • 3.2.2.1 Objective - Ensure urban development occurs in a logical manner: <ul style="list-style-type: none"> ○ to promote a compact, well designed and integrated urban form; ○ to manage the cost of Council infrastructure; and ○ to protect the District's rural landscapes from sporadic and sprawling development. • 3.2.3.1 Objective - Achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play. <p>Policies</p>
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	<p>3.2.3.1.1 Ensure development responds to the character of its site, the street, open space and surrounding area, whilst acknowledging the necessity of increased densities and some change in character in certain locations.</p> <p>3.2.3.1.2 That larger scale development is comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.</p> <p>3.2.3.1.3 Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.</p> <ul style="list-style-type: none"> • 3.2.6.1 Objective - Provide access to housing that is more affordable. <p>Policies</p> <p>3.2.6.1.1 Provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs.</p> <ul style="list-style-type: none"> • 3.2.6.2 Objective - Ensure a mix of housing opportunities. <p>Policies</p> <p>3.2.6.2.1 Promote mixed densities of housing in new and existing urban communities.</p> <p>3.2.6.2.2 Enable high density housing adjacent or close to the larger commercial centres in the District.</p> <p>3.2.6.2.3 Explore and encourage innovative approaches to design to provide access to affordable housing.</p> <ul style="list-style-type: none"> • 3.2.6.3 Objective - Provide a high quality network of open spaces and community facilities. <p>Policies</p> <p>3.2.6.3.1 Ensure that open spaces and community facilities are accessible for all people.</p> <p>3.2.6.3.1 That open spaces and community facilities are located and designed to be desirable, safe, accessible places.</p> <ul style="list-style-type: none"> • 3.2.6.4 Objective - Ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design. <p>Policies</p> <p>3.2.6.4.1 Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design”.</p> <p>3.2.6.4.2 Ensure Council-led and private design and development of public spaces and built development maximises the opportunity for recreational and commuting walking and cycling.</p> <p>Has regard to Proposed RPS 2015:</p> <ul style="list-style-type: none"> • Objective 1.2 – Kai Tahu values, rights and interests and customary resources are sustained • Objective 2.1 – The values of Otago’s natural and physical resources are recognised, maintained and enhanced • Objective 2.2 – Otago’s significant and highly-valued natural resources are identified, and protected or enhanced. • Objective 2.3 Natural Resource systems and their interdependence are recognised. • Objective 3.2 Risk that natural hazards pose to the communities are minimised.
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	<ul style="list-style-type: none"> • Objective 3.7 Urban areas are well designed, sustainable and reflect local character • Objective 3.8 Urban growth is well designed and integrates effectively with adjoining urban and rural environments. • Objective 3.9 Hazardous Substances and waste materials do not harm human health or the quality of the environment in Otago. • Objective 4.1 Public access to areas of value to the community is maintained or enhanced. • Objective 4.3 Sufficient land is managed and protected for economic production.
<p>Objective 27.2.3</p> <p>Recognise the potential of small scale and infill subdivision while acknowledging that the opportunities to undertake comprehensive design are limited.</p>	<p>The objective is the most appropriate way to meet the purpose of the RMA because it recognises that small scale subdivision, generally comprising fewer than 4 lots, and infill subdivision where the buildings have already been constructed may not be able to give effect to some of the policies in Objective 27.2.2.</p> <p>The objective also is appropriate in the context that all subdivision will be a discretionary activity and there is the potential for consents to be declined. However, applications need to be considered on balance will all relevant provisions and an application not according with a policy is not likely to be fatal to the application, providing the reasons are appropriate.</p> <p>Provides a framework to recognise that policy requirements associated with larger scale subdivision may not be applicable to smaller scale subdivision. While providing a framework to ensure that amenity values are protected and future subdivision has a good level of amenity.</p> <p>Meets the purpose of the RMA including Sections 5-8, 11 and 31 of the RMA</p> <p>Gives effect to RPS Objectives:</p> <ul style="list-style-type: none"> • 4.4.5 (Manawhenua Perspective), • 5.4.1, (Land) • 6.4.1, 6.4.6, 6.4.7, 6.4.8 (Water) • 9.4.2, 9.4.3 (Built Environment) • 10.4.1, 10.4.2, 10.4.3 (Biota) • 11.4.1, 11.4.2, 11.4.4 (Natural Hazards) <p>Gives effect to RPS policies 5.5.1, 5.5.4, 5.5.6 (Land)6.5.5, 6.5.7, 6.5.10 (Water) 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6 (Built Environment) 10.5.1, 10.5.2, 10.5.3 (Biota) 11.5.1, 11.5.2, 11.5.3, 11.5.4 (Natural Hazards)</p> <p>Consistent with the Strategic Directions objectives and policies:</p> <ul style="list-style-type: none"> • 3.2.1.1 Objective - Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand's premier alpine resorts and the District's economy.

	<ul style="list-style-type: none"> • 3.2.1.3 Objective - Enable the development of innovative and sustainable enterprises that contribute to diversification of the District’s economic base and create employment opportunities. • 3.2.2.1 Objective - Ensure urban development occurs in a logical manner: <ul style="list-style-type: none"> ○ to promote a compact, well designed and integrated urban form; ○ to manage the cost of Council infrastructure; and ○ to protect the District’s rural landscapes from sporadic and sprawling development. • 3.2.3.1 Objective - Achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play. <p>Policies</p> <ul style="list-style-type: none"> • 3.2.3.1.1 Ensure development responds to the character of its site, the street, open space and surrounding area, whilst acknowledging the necessity of increased densities and some change in character in certain locations. • 3.2.3.1.3 Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design. <ul style="list-style-type: none"> • 3.2.6.1 Objective - Provide access to housing that is more affordable. <p>Policies</p> <ul style="list-style-type: none"> • 3.2.6.1.1 Provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs. • 3.2.6.1.2 In applying plan provisions, have regard to the extent to which minimum site size, density, height, building coverage and other controls influence Residential Activity affordability. <ul style="list-style-type: none"> • 3.2.6.2 Objective - Ensure a mix of housing opportunities. <p>Policies</p> <ul style="list-style-type: none"> • 3.2.6.2.1 Promote mixed densities of housing in new and existing urban communities. • 3.2.6.2.2 Enable high density housing adjacent or close to the larger commercial centres in the District. • 3.2.6.2.3 Explore and encourage innovative approaches to design to provide access to affordable housing. <ul style="list-style-type: none"> • 3.2.6.4 Objective - Ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design. <p>Policies</p> <ul style="list-style-type: none"> • 3.2.6.4.1 Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design”. • 3.2.6.4.2 Ensure Council-led and private design and development of public spaces and built development maximises the opportunity for recreational and commuting walking and cycling.
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	<p>Has regard to Proposed RPS 2015:</p> <ul style="list-style-type: none"> Objective 3.7 Urban areas are well designed, sustainable and reflect local character Objective 3.8 Urban growth is well designed and integrates effectively with adjoining urban and rural environments.
<p>Objective 27.2.4</p> <p>Identify, incorporate and enhance natural features and heritage.</p>	<p>Provides a basis for the framework to consider the impact of subdivision on heritage items and significant natural area and features to ensure the subdivision approval and resultant development does overlook the potential impacts on heritage features, archaeological sites or other scheduled items.</p> <p>Provides framework to ensure amenity is protected and future subdivision has good level of amenity, where relevant.</p> <p>Similar to Operative District Plan Objective 5 – Amenity Protection.</p> <p>Meets the purpose of the RMA including Sections 5-8, 11 and 31 of the RMA.</p> <p>Consistent with the draft Strategic Directions chapter.</p> <ul style="list-style-type: none"> 3.2.7.1 Objective - Protect Ngai Tahu values, taonga and cultural sites and enable Ngai Tahu to express kaitiakitanga. <p>Gives effect to RPS objectives</p> <ul style="list-style-type: none"> 4.4.5 (Manawhenua Perspective), 5.4.1, (Land) 6.4.1, 6.4.6, 6.4.7, 6.4.8 (Water) 9.4.1, 9.4.2, 9.4.3 (Built Environment) 10.4.1, 10.4.2, 10.4.3 (Biota) 11.4.1, 11.4.2, 11.4.4 (Natural Hazards) <p>Gives effect to RPS policies 5.5.1, 5.5.4, 5.5.6 (Land) 6.5.5, 6.5.7, 6.5.10 (Water) 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6 (Built Environment) 10.5.1, 10.5.2, 10.5.3 (Biota) 11.5.1, 11.5.2, 11.5.3, 11.5.4 (Natural Hazards)</p> <p>Gives effect to RPS Objective 12.4.1, 12.4.2 and policy 12.5.2 (Energy)</p> <p>Takes into account MNRMP 2008 Policies 3.5.7.4:12, 14, 15, 16, 17, 18.</p> <p>Takes into account KTKO NRMP 2005 Policy 5.6.4.25 to 29.</p> <p>Has regard to Proposed RPS 2015:</p> <ul style="list-style-type: none"> Objective 3.7 Urban areas are well designed, sustainable and reflect local character

	<ul style="list-style-type: none"> • Objective 3.1 Protection, use and development of natural and physical resources recognises environmental constraints. • Objective 3.8 Urban growth is well designed and integrates effectively with adjoining urban and rural environments.
<p>Objective 27.2.5</p> <p>Require infrastructure and services are provided to lots and developments in anticipation of the likely effects of land use activities on those lots and within overall developments.</p>	<p>The objective is the most appropriate way to achieve the purpose of the RMA because it provides for a framework to ensure subdivision is designed and serviced with regard to roading and access, non-vehicular connections and accesses throughout the subdivision, potable water, wastewater, stormwater, energy supply and telecommunications, and the provision of easements to facilitate services and infrastructure.</p> <p>Provides a framework to ensure amenity is protected and future subdivision has good level of amenity with regard to the infrastructure and vegetation that will be vested to the Council.</p> <p>Meets the purpose of the RMA including Sections 5-8, 11 and 31 of the RMA</p> <p>Gives effect to RPS objectives</p> <ul style="list-style-type: none"> • 4.4.5 (Manawhenua Perspective), • 5.4.1, (Land) • 6.4.1, 6.4.6, 6.4.7, 6.4.8 (Water) • 9.4.1, 9.4.2, 9.4.3 (Built Environment) • 10.4.1, 10.4.2, 10.4.3 (Biota) • 11.4.1, 11.4.2, 11.4.4 (Natural Hazards) <p>Gives effect to RPS policies 5.5.1, 5.5.4, 5.5.6 (Land) 6.5.5, 6.5.7, 6.5.10 (Water) 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6 (Built Environment) 10.5.1, 10.5.2, 10.5.3 (Biota) 11.5.1, 11.5.2, 11.5.3, 11.5.4 (Natural Hazards)</p> <p>Gives effect to RPS Objective 12.4.1, 12.4.2 and policy 12.5.2 (Energy).</p> <p>Similar phrasing and same intent as Operative District Plan Objective 1 – Servicing. Refer to Appendix A for the explanation and reasons of the appropriateness of the objective.</p> <p>Takes into account MNRMP 2008 Policies 3.5.7.4:13-14.</p> <p>Takes into account KTKO NRMP 2005 Policy 5.6.4.26.</p> <p>Consistent with the Strategic Directions:</p> <ul style="list-style-type: none"> • 3.2.2.1 Objective - Ensure urban development occurs in a logical manner: <ul style="list-style-type: none"> ○ to promote a compact, well designed and integrated urban form;

	<ul style="list-style-type: none"> ○ to manage the cost of Council infrastructure; and ○ to protect the District’s rural landscapes from sporadic and sprawling development.
<p>Objective 27.2.6</p> <p>Cost of services to be met by subdividers.</p>	<p>The objective is the most appropriate way to meet the purpose of the RMA because it is derived from the from the Operative District Plan <i>Objective 2 – Cost of Services to be met by subdividers</i>.</p> <p>Subdivision of land provides a framework of services for subsequent purchasers of new lots who have an expectation that services will be available. New subdivision may also give rise to demands for extending or upgrading of existing services.</p> <p>The provision of services to, and within the subdivision, is a cost recoverable from the sale of lots and can be imposed on a subdivider via Council’s 10 Year Plan Development Contributions Policy at the time resource consent for subdivision/development is issued.</p> <p>Contributions are set according to methods of determination provided in Council’s Long Term Community Plan Development Contributions Policy to ensure a reasonable degree of certainty for developers.</p> <p>Meets the purpose of the RMA including Sections 5-8, 11 and 31 of the RMA</p> <p>Gives effect to RPS objectives</p> <ul style="list-style-type: none"> ● 4.4.5 (Manawhenua Perspective), ● 5.4.1, (Land) ● 6.4.1, 6.4.6, 6.4.7, 6.4.8 (Water) ● 9.4.1, 9.4.2, 9.4.3 (Built Environment) ● 10.4.1, 10.4.2, 10.4.3 (Biota) ● 11.4.1, 11.4.2, 11.4.4 (Natural Hazards) <p>Gives effect to RPS policies 5.5.1, 5.5.4, 5.5.6 (Land)6.5.5, 6.5.7, 6.5.10 (Water) 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6 (Built Environment) 10.5.1, 10.5.2, 10.5.3 (Biota) 11.5.1, 11.5.2, 11.5.3, 11.5.4 (Natural Hazards)</p> <p>Gives effect to RPS Objective 12.4.1, 12.4.2 and policy 12.5.2 (Energy)</p> <p>Consistent with the Strategic Directions:</p> <ul style="list-style-type: none"> ● 3.2.2.1 Objective - Ensure urban development occurs in a logical manner: <ul style="list-style-type: none"> ○ to promote a compact, well designed and integrated urban form; ○ to manage the cost of Council infrastructure; and ○ to protect the District’s rural landscapes from sporadic and sprawling development.

<p>Objective 27.2.7</p> <p>Create esplanades where opportunities arise.</p>	<p>The objective is the most appropriate way to meet the purpose of the RMA because subdivision is the mechanism for the provision of esplanade reserves, esplanade strips and access strips and is therefore significant in the context of providing public access to lakes and rivers. Subdivision is also a means by which provision is made for additional land and facilities to meet the open space and recreation needs of the District's residents and visitors.</p> <p>Meets the purpose of the RMA including Sections 5-8, 11 and 31 of the RMA</p> <p>Gives effect to RPS Objective 5.4.4 – <i>To ensure that public access opportunities exist in respect of activities utilising Otago's natural and physical land features.</i></p> <p>Gives effect to RPS policy 5.5.7</p> <p>Takes into account MNRMP 2008 Policies 3.5.7.4:6, 9, 12.</p> <p>Takes into account KTKO NRMP 2005 Policy 5.6.4.29.</p> <p>Has regard to the proposed RPS 2015 objective:</p> <ul style="list-style-type: none"> • 4.1 Public access to areas of value to the community is maintained or enhanced. <p>Consistent with the Strategic Directions objective: 3.2.4.7 Objective - Facilitate public access to the natural environment.</p>
<p>Objective 27.2.8</p> <p>Facilitate boundary adjustments, cross-lease and unit title subdivision, and where appropriate provide exemptions from the requirement of esplanade reserves.</p>	<p>The objective is the most appropriate way to meet the purpose of the RMA because it recognises small scale cross-lease and unit title subdivision and that there will be instances where no resource consent is necessary, or, that these types of applications are not likely to require consideration of the potential impacts and therefore, would be exempt from requiring a resource consent or the consideration of the provision of esplanades.</p> <p>Meets the purpose of the RMA including Sections 5-8, 11 and 31 of the RMA</p> <p>Gives effect to RPS objectives 4.4.5 (Manawhenua Perspective), 5.4.1, (Land) 6.4.1, 6.4.6, 6.4.7, 6.4.8 (Water) 9.4.1, 9.4.2, 9.4.3 (Built Environment) 10.4.1, 10.4.2, 10.4.3 (Biota) 11.4.1, 11.4.2, 11.4.4 (Natural Hazards)</p> <p>Gives effect to RPS policies 5.5.1, 5.5.4, 5.5.6 (Land) 6.5.5, 6.5.7, 6.5.10 (Water) 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6 (Built Environment) 10.5.1, 10.5.2, 10.5.3 (Biota)</p>

	11.5.1, 11.5.2, 11.5.3, 11.5.4 (Natural Hazards) Gives effect to RPS Objective 12.4.1, 12.4.2 and policy 12.5.2 (Energy)
Location Specific Objectives and Policies.	Existing location specific Objectives that are proposed to be retained without modification. Any objectives and policies for new zones or changes will be set out in the respective Section 32 evaluation. Proposed location specific amendments refer to additional zones. The evaluation of the appropriateness of these is contained in the specific Section 32 assessment.

The above objectives are considered to be the most appropriate methods of achieving the purpose of the Act, as they identify and give direction as to the how the specific issues that pertain to the subdivision and development chapter are addressed.

10. Evaluation of the proposed provisions Section 32 (1) (b)

The below table considers whether the proposed provisions are the most appropriate way to achieve the relevant objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient. The proposed provisions are grouped by issue for the purposes of this evaluation.

Issue 1: A framework that provides certainty, efficiency and effective management of subdivision, and

Issue 2: Provisions to encourage good neighbourhood design and amenity, and

Issue 3: Subdivision provisions that are accessible and efficient

Objective 27.2.1: Subdivision will create quality environments that ensure the District is a desirable place to live, visit, work and play.

Objective 27.2.2: Subdivision design achieves benefits for the subdivider, future residents and the community.

Objective 27.2.3: Recognise the potential of small scale and infill subdivision while acknowledging that the opportunities to undertake comprehensive design are limited.

Objective 27.2.5: Require infrastructure and services are provided to lots and developments in anticipation of the likely effects of land use activities on those lots and within overall developments.

Objective 27.2.6: Cost of services to be met by subdividers.

Objective 27.2.7: Create esplanades where opportunities arise.

Objective 27.2.8: Facilitate boundary adjustments, cross-lease and unit title subdivision, and where appropriate provide exemptions from the requirement of esplanade reserves.

Summary of proposed provisions that give effect to these objectives:

- Making subdivision a discretionary activity;
- Emphasising the importance of subdivision design as a determinant of the quality of the District's living environments (Objective 27.2.2 and policies 27.2.1.1-27.2.1.9);
- Recognising that small scale subdivision and infill subdivision are likely to have limitations and may not be consistent with all the objectives and policies (Objective 27.2.3 and policies 1-2);
- Identification of the QLDC Subdivision and Land Development Code of Practice, and the QLDC Subdivision Guidelines as a matter under s104c (Objective 27.2.1 and related policies 1-2);
- Provide finer grained policy to assist with the assessment of resource consents.
- Provide exemptions for certain subdivisions with no potential for adverse effects.

Broad evaluation of the economic, social and cultural costs and benefits of the Discretionary activity status rule and non-notification rule.

A significant change to the subdivision chapter is to exclude the controlled and restricted discretionary activity status class of resource consent. The Operative District Plan has made significant use of the controlled activity status.

There are three key reasons for this change. First, the discretionary activity framework suits the variable nature of subdivision and multiple aspects that need to be addressed, recognising that there is no single prescribed design or outcome for every subdivision. The design response in terms of both layout and provision of services will vary based on the scale, location, and site specific opportunities and constraints associated with a subdivision proposal.

The use of a discretionary activity framework removes the requirement for the Council to set out specified matters of control or discretion. This has been identified as one of the complexities with the Operative District Plan. Guidance for designing and assessing whether the subdivision is appropriate will be achieved by:

- Having regard to the objectives and policies in the subdivision chapter, these are both high level and fine grained;
- Referencing as an 'other matter' under s104(c) of the RMA the QLDC Subdivision and Development Code of Practice, and the QLDC Subdivision Design Guidelines;
- Providing specific policy to assist with assessing applications, derived from the Operative District Plan's specified matters of control.

It is recognised that a discretionary class of resource consent has the potential for a perceived loss of development right. Notwithstanding this, a discretionary framework provides the subdivider the freedom to identify developer-led initiatives, guided by the policy and rule framework identified above.

It is emphasised that the reason to adopt a discretionary framework for subdivision is not the same as the reason why there is a discretionary framework for land use activities, including non-farming development in the Rural General Zone, or the removal or modification of a protected feature.

Furthermore, a review of the activity status of granted subdivision consent applications processed from 2009 to 2015 identify that 31% of applications processed and granted had a controlled activity status. The majority of applications (69%) had an activity status that afforded the Council the ability to decline consent.

Non-complying activity resource consents, which are often perceived by both planning practitioners and laypeople as an activity that may not accord with the environmental outcomes anticipated by the District Plan, comprised 31% of applications, the same as controlled activities.

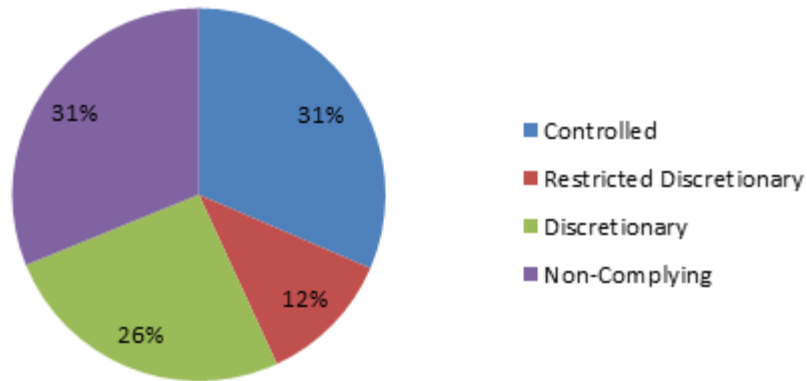
The combined classes of resource consent that restricts the assessment of applications to matters specified in the District Pan (controlled or restricted discretionary), comprised 43% of applications.

Making the starting point for subdivision a discretionary activity would not be an impediment to subdivision applications being granted consent, nor would the assessment of applications be misguided due to the absence of specified matters of control or discretion.

Table 1. Subdivision applications activity status 2009-2015.

Activity Status	Number of consents	Percentage
Controlled	213	31%
Restricted Discretionary	79	12%
Discretionary	174	26%
Non-complying	211	31%
Total	677	

Subdivisions Approved 2009-2015

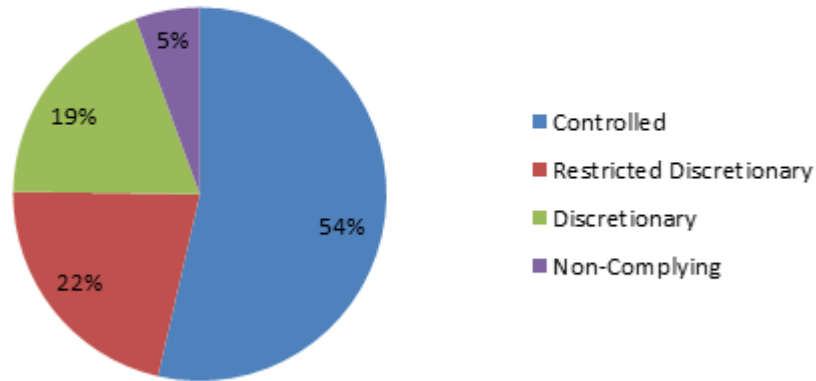


Of the 677 subdivisions identified above, 125 were boundary adjustments. Of these, 54% were processed as a controlled activity, as indicated in Table 2 below.

Table 2. Boundary adjustments activity status 2009 - 2015

Activity Status	Number of consents	Percentage
Controlled	67	54%
Restricted Discretionary	27	22%
Discretionary	24	19%
Non-complying	7	6%
Total	125	

Boundary Adjustments 2009-2015



It is noted that the NZ Productivity Commission (2015) at page 25, suggests that the use of discretionary activity classification in district plans, rather than permitted, controlled or restricted discretionary is a factor in slowing the release of land, due to community and political input into local government political process. In addition, at page 131 the report states that *'more liberal plans make greater use of permitted, controlled or restricted discretionary classifications, as these either do not require a resource consent or limit the discretion of local authorities in considering consent applications, and reduce the need for consent applications to be notified for public submissions'*.

While it accepted that planning rules and processes are a factor associated with land supply for housing, the analysis by the NZ Productivity Commission, with respect to this matter, is considered simplistic and not entirely accurate, particularly in the context of this evaluation report. This is because separate provisions in either the RMA or district plans dictate whether applications need to be processed on a publicly or limited notified basis, and the operative District Plan subdivision chapter is an example of a hierarchical approach to subdivision, though the coupling of activity status classification, which has led to overly complex and convoluted planning provisions. By making subdivision discretionary, coupled with non-notification provisions liberates applications from the burden of the operative District Plan framework.

The operative District Plan dispenses with the need to undertake an assessment as to whether to notify applications for controlled or restricted discretionary activities (Clause 15.2.2.6(i)). It is proposed to retain this provision for discretionary activity subdivision in the urban zones and the Rural Lifestyle and Rural Residential Zones. In certain situations applications will be subject to assessments to determine whether an application needs to be notified or limited notified. An example would be where a statutory agency has a direct interest such as:

- Situations where the site adjoins or has access to a State highway, and discretion should be available to consider whether the New Zealand Transport

Agency is affected.

- Situations where the site to be subdivided contains a listed item pursuant to the *Heritage New Zealand Pouhere Taonga Act 2014*. Discretion should be available to consider whether Heritage New Zealand is affected.
- The subdivision is in the Makarora Rural Lifestyle Zone and is affected by a natural hazard, having regard to existing provisions (15.2.2.6(ii)) requiring the written approval of the Otago Regional Council.

This will provide certainty to the subdivider with regard to process, and provides confidence that good subdivisions proposals supported by appropriate applications will be granted.

Existing critical standards relating to minimum lot size and existing servicing aspects requiring a non-complying resource consent will be retained. An assessment to determine whether an application will need to be notified or limited notified would be required where activities do not comply with the rule.

The second reason is that this allows the Council to decline a resource consent application if it feels it is necessary and also avoids instances where the controlled activity status establishes an unrealistic expectation where a site may be constrained by hazards (acknowledging S106 of the RMA also provides scope for this irrespective of the activity status), or the subdivider and the Council cannot reach agreement over the design, including the provisions of services.

It is anticipated that very few applications would be declined, in line with current practice. The Council would rather normally work with the applicant to reach an amicable outcome, than decline to issue consent. Also in line with current practice the Council would strive to reach agreement with applicant's on the conditions, avoiding the potential for objections to be lodged.

Thirdly, a discretionary regime helps focus the importance of good quality subdivision design, over a focus on ensuring a proposal conforms with the perceived lowest class of resource consent as a path of least resistance. The subdivision process is the platform for the creation of places of choice for people to live, work and play. Furthermore, the Council will ultimately inherit on behalf of the community the majority of services and facilities installed through the subdivision approval process.

Proposed provisions <i>(Grouped by topic)</i>	Costs	Benefits	Effectiveness & Efficiency
Class of Activity All policies and rules	Economic Cost to the subdivider where the Council has the ability to decline consents, potential for uncertainty due to the Council have unlimited discretion. Cost through a loss of investment	Economic Streamlined and more efficient assessment process where both the subdivider and Council's assessments can focus on the matters at issue. Certainty of process through non-notification	The ability to decline a consent based on subdivision design or servicing aspects will encourage a subdivider to undertake considered design, where it was not previously contemplated. The rule will be effective at encouraging good quality subdivision design and neighbourhood wide considerations

	<p>certainty associated with the ability for consents to be declined. This element is considered to be more of a perception than real economic cost, as discussed above. In line with current practice, it is rare that an application is declined.</p> <p>Potential financial cost associated with designing and applying for subdivision applications that may be declined.</p> <p>Environmental Exclusion of assessment matters, or the requirement for specified matters of control has potential for designers/applicants and Council to not focus on the aspects at issue, or be at odds over the relevant aspects to consider.</p> <p>Potential for reduced environmental outcomes through a reduction in the prescribed matters of control. However this is outweighed by the benefits of a discretionary status and the guidance provided in the policies and the QLDC land Development and Subdivision Code of Practice and QLDC Subdivision Design Guidelines.</p> <p>Social & Cultural Potential social cost to the subdivider through the economic cost issues and uncertainty discussed above.</p>	<p>provisions. Strong non-notification provisions reduce the potential for a judicial review of applications granted on a non-notified basis.</p> <p>Less obligation to adhere to prescribed matters of control, whether or not they be matters at issue.</p> <p>Environmental Encourage good quality subdivision design through the ability to decline consents. However, in line with current practice this is unlikely. Council will seek to reconcile differences and reach agreement on conditions. A subdivision is usually declined due to not according with the activity anticipated by the zoning.</p> <p>The removal of many of the matters of control/assessment matters focuses the assessment on the matters at issue provided in the policies, and specific policies, QLDC land Development and Subdivision Code of Practice and QLDC Subdivision Design Guidelines.</p> <p>Social & Cultural Provides greater opportunity of a good quality neighbourhood being created for the future resident.</p> <p>Benefit to the subdivider where certainty of process through non-notification provisions. Strong non-notification provisions reduce the potential for a judicial review of applications granted on a non-notified basis.</p>	<p>associated with subdivision.</p> <p>The proposed change will be effective as the Council can decline applications that are not appropriate.</p> <p>The non-notification provisions provide efficiency. Often, it is difficult to for assessments to arrive at a non-supportive view without having had to notify an application. Particularly where this matter affects only the quality of the services and future residents may be unlikely to have any real value in being notified.</p> <p>The proposed policy will be effective at providing an adequate level of detail to assist the assessment process. The discretionary activity status will be effective in so far that it does not limit the assessment of the matters at issue.</p> <p>In addition, the discretionary activity status significantly improves efficiency by removing the requirement for the Council to specify the matters of control or discretion, as would be the case for controlled or restricted discretionary framework.</p> <p>The proposed provisions are significantly more effective and efficient than the existing.</p>
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Alternative options considered less appropriate to achieve the relevant objectives and policies:

<p><i>Option 1: Keep Controlled status</i></p>	<ul style="list-style-type: none"> • <i>Significant impediment to ensuring the District Plan is accessibly and legible by requirement to specify the matters of control.</i> • <i>Disincentive to encourage good subdivision design</i>
<p><i>Option 2: Make activities restricted discretionary</i></p>	<ul style="list-style-type: none"> • <i>Retains status quo In terms of requirements to specify the matters of discretion associated with the multiple themes that need to be assessed at subdivision.</i> • <i>Applications can still be declined, the real or perceived risk to the subdivider is the same as the preferred option.</i>

Proposed Provisions	Costs	Benefits	Effectiveness & Efficiency
<p>Non-notification provisions</p> <p>All policies Rules in Part 20.7.</p>	<p>Economic None-identified</p> <p>Environmental The notification process has the potential to include input that can benefit the application and result in a better environmental outcome. Prescribing that the majority of applications are non-notified will exclude third party input into the process. (The relevant zone and District Wide rules would still apply irrespective of the subdivision non-notification clause).</p> <p>Social & Cultural Social cost in terms of the community's inability to provide input into applications. However these predominantly relate to activities that are anticipated in the respective zone.</p> <p>(The relevant zone and District Wide rules would still apply irrespective of the subdivision non-notification clause).</p>	<p>Economic Significant benefit and certainty to the subdivider avoiding notified subdivision process. This also includes costs associated with processing and reporting on non-notified consents where there is a requirement to undertake an assessment to justify whether or not an application should be notified.</p> <p>Reduced costs associated with the processing of application, even where the application may be declined or a hearing is held to consider matters where agreement has not been reached.</p> <p>Enabling non-notification provisions reduces the potential for NIMBYs (not in my back yard) objectors. The NZ Productivity Commission (2015) at page 245, identifies that for reasons associated with home ownership and the accumulation of equity into one asset (the house), people often oppose change irrespective of whether the change is positive or negative, or can be reasonably anticipated or not. The majority of urban subdivision located within urban zones can be reasonably expected providing it accords with the provisions of the District Plan.</p> <p>Environmental Only specified applications for discretionary activities will have the potential to be notified, or notice served on third parties where it is identified they have an interest greater than the general public.</p>	<p>Will provide certainty to the subdivider that the application will be non-notified.</p> <p>More certainty and greater potential for an expedient outcome.</p> <p>Provides certainty of the Council's intent to support subdivision that accords with the policies of the District Plan.</p> <p>Facilitates efficient processing of applications by removing the need for the applicant and Council to prepare a notification assessment.</p> <p>Significant efficiency in terms of removing the potential for notification decisions to be appealed.</p>

		<p>Social & Cultural</p> <p>The removal of the need for the applicant and council to undertake a notification assessment reduces costs and time taken to process a subdivision consent.</p> <p>More efficient and less expensive subdivision processes could contribute to a reduction in allotment prices.</p> <p>Certain applications for discretionary activities will have the potential to be notified, or notice served on third parties where it is identified they have an interest greater than the general public.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>			
<p>Option 1: No non-notification provisions.</p>		<ul style="list-style-type: none"> • Would not provide certainty to the subdivider of the proposed subdivision framework. • Would not promote efficient administration of activities that are reasonably anticipated. 	
Subdivision Design	Costs	Benefits	Effectiveness & Efficiency
<p>Policy: 27.2.1.1 – 27.2.1.3 27.2.2.1 – 27.2.2.9</p> <p>Subdivision design 27.2.3.1 – 27.2.3.2.</p> <p>Small scale and infill subdivision 27.2.4.1 – 27.2.4.8</p> <p>Heritage 27.2.5.1 – 27.2.5.5</p> <p>Roading 27.2.5.12</p>	<p>Economic</p> <p>Costs to subdivider associated with subdivision design and investigations. Noting these costs already exist associated with subdivision.</p> <p>Costs associated with integrating stormwater into open spaces and enhancing/integrating these with amenity, rather than designing solely to reticulate or dispose of stormwater.</p> <p>Environmental</p> <p>Recognises that infill and small scale subdivision has limited opportunities for inter-neighbourhood connections and</p>	<p>Economic</p> <p>Ensures increased opportunities for economic growth and employment through making the urban neighbourhoods and places desirable places to live, work and play.</p> <p>Environmental</p> <p>Ensures the distinctive characteristics of a places context and setting are incorporated in the subdivision design.</p> <p>Results in greater environmental benefits through promotion of connections, non-motorised transport.</p> <p>Encourages subdivision to respond to the</p>	<p>Ensures the distinctive characteristics of a places context and setting are incorporated in the subdivision design.</p> <p>Strengthens existing policy on encouraging good subdivision design and consideration of neighbourhood and site analysis.</p> <p>Emphasises the importance of ensuring subdivision makes the District a safe and healthy place to live, work and play.</p> <p>Protects heritage items and identifies opportunities for subdivision to enhance natural features.</p>

<p>stormwater 27.2.5.15(b) and (c)</p> <p>Energy and Telecommunications Rule: All rules.</p>	<p>road and lot layout considerations than larger scale design aspects.</p> <p>Social & Cultural Social costs through the economic costs identified above.</p>	<p>context and identified valued features within a site or neighbourhood including trees, indigenous vegetation, cultural and amenity features.</p> <p>Social & Cultural Ensures the health and wellbeing of the community in terms of Section 5 of the RMA, both in terms of existing neighbourhoods in the vicinity of the subdivision and the future residents of the proposed subdivision.</p> <p>Encourages the recognition of open space and enhancement of waterbodies and integration of stormwater management.</p> <p>Provides for a variety of allotment sizes to cater for different housing types, including infill subdivision.</p> <p>Site layout and dimensions are appropriate in terms of different housing types and affordability.</p> <p>Results in greater social benefits through promotion of connections, non-motorised transport.</p> <p>Encouraging allotment design to maximise sunlight and responding to local opportunities and constraints reduces energy and promotes sustainability.</p> <p>Provides an opportunity to recognise the history, cultural beliefs associated with the identity of places.</p>	<p>Emphasises the importance of integrating valued features social and cultural concepts into subdivision design.</p>
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Alternative options considered less appropriate to achieve the relevant objectives and policies:

Option 1: Retain existing		<ul style="list-style-type: none"> Retaining the existing policies in the existing structure would require consideration of design, cultural and historic heritage but without the effectiveness and efficiency as the proposed. Relevant provisions of the Strategic Direction chapter would not be given effect to. The proposed changes are more appropriate than the existing. 	
Servicing	Costs	Benefits	Effectiveness & Efficiency
Policy 27.2.5.1 – 27.2.5.17 Rule: 27.5.2	<p>Economic Costs to subdivider to install the services, however these are essentially the same as the Operative District Plan Provisions.</p> <p>Environmental None identified. The majority of provisions have been retained.</p> <p>Social & Cultural None identified. The majority of provisions have been retained.</p>	<p>Economic None identified. The majority of provisions have been retained.</p> <p>Environmental None identified. The majority of provisions have been retained.</p> <p>Social & Cultural None identified. The majority of provisions have been retained.</p>	The majority of provisions relating to servicing have been retained. The QLDC land Development and Subdivision Code of Practice has been referenced in the preamble and policy. This document communicates the expectations sought by the Council for the design and installation of servicing. Significantly improving both effectiveness and efficiency.
Alternative options considered less appropriate to achieve the relevant objectives and policies:			
None identified. The majority of provisions are part of the Operative District Plan.			
Esplanades	Costs	Benefits	Effectiveness & Efficiency
Policy 27.2.7.1 and 27.2.7.2 Rule: 27.5 27.6.1(b) certain activities exempt from the provision of esplanades.	<p>Economic Cost to the subdivider associated with land being made an esplanade. Noting that this provision already exists in the Operative District Plan and the RMA.</p> <p>Environmental Making certain subdivision exempt from the consideration of esplanades will result in a lost opportunity, however, the activities are innocuous and not likely to involve circumstances where an opportunity for esplanade is likely.</p>	<p>Economic Potential enhancement of areas near waterbodies through making open space.</p> <p>Environmental Opportunities for protection of natural heritage and values.</p> <p>Social & Cultural Opportunities for public access and open space near waterbodies.</p>	<p>The policy provides reasonable opportunity to consider the provision of esplanades.</p> <p>The provisions are efficient where the exemptions clarify that certain subdivision is not likely to have an opportunity to consider the provision of esplanades.</p> <p>The provisions are also both effective and efficient where they rely on the provisions of the RMA. Reducing the requirement for text and provisions and potential for inconsistencies with the RMA</p>

	Social & Cultural Loss of privacy to landowners / subdivider where an esplanade is taken.		The provisions are similar to the Operative District Plan provisions.
Alternative options considered less appropriate to achieve the relevant objectives and policies:			
<i>Option 1: Create policy and rules associated with the taking of esplanades and compensation other than provided for in section 230 of the RMA.</i>	<ul style="list-style-type: none"> <i>The provisions in sections 229-237 of the RMA are considered appropriate.</i> 		
Issue 4. Protection of significant natural, cultural and historic heritage through subdivision			
Objective 4: Identify, incorporate and enhance natural features and heritage.			
Also,			
Objective 7: Create esplanades where opportunities arise. Refer to the table above for evaluation of esplanade provisions.			
Summary of proposed provisions that give effect to these objectives:			
<ul style="list-style-type: none"> • Policies that seek to integrate subdivision and development with natural and heritage features; • Encouraging the integration of stormwater management through amenity features and connections; • Policy to protect heritage features and archaeological sites from inappropriate subdivision; • Retention of the Operative District Plan rule for a discretionary activity for subdivision on sites that contain heritage items; • Consideration of natural values and heritage features when considering esplanades. 			
Proposed provisions	Costs	Benefits	Effectiveness & Efficiency
Policies: 27.2.4.1 – 27.2.4.7 27.2.7.1 (inclusive) Rules: 27.5.2.5 - 27.5.2.7	Economic Additional restriction on potential development opportunity and cost to subdivider associated with integrating and having regard to natural features. However the change is not significant compared to the status quo.	Economic Greater retention of natural and built heritage and integrated management with the subdivision process enhances the attributes of the District, making it a place of choice for residents and visitors.	Enhances the protection of natural and built heritage.

	<p>Environmental None identified.</p> <p>Social & Cultural None identified.</p>	<p>Environmental Subdivision process and design ensures the retention of protected trees to the fullest practicable extent and ensure the protection of historic heritage.</p> <p>Encourages subdivision design that facilitates community appreciation of notable and heritage trees and historic heritage.</p> <p>Social & Cultural Provides for well-being through the integration of natural and built heritage, including protection where required.</p> <p>Ensures cultural and spiritual beliefs of iwi are had regard to where there is potential for an archaeological site to be modified or accidentally discovered.</p>	
<p>Alternative options considered less appropriate to achieve the relevant objectives and policies:</p>			
<p><i>Option 1: As all subdivision is proposed to be a discretionary activity, exclude the rule requiring heritage items as requiring a discretionary activity. (As referenced in the Operative District Plan as Protected Items in Appendix 3).</i></p>	<ul style="list-style-type: none"> <i>Important to provide emphasis that the values of heritage items have the potential to be affected by the subdivision.</i> 		

11. Efficiency and effectiveness of the provisions

The provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well.

The subdivision and development chapter has been separated into provisions that affect all subdivision, to the provisions for location specific and bespoke provisions. The reasons for this include:

- To improve efficiency in terms of accessibility for readers and to focus on the objectives, policies and rules that affect all subdivision, irrespective of location;
- Providing a specific section for identified areas or zones give the reader certainty that they have not missed any provisions;
- Provide a template for existing bespoke/location specific provisions and future plan changes to be added to the District Plan without disrupting the structure of the subdivision chapter, and avoiding the respective zone chapters from becoming unwieldy with location specific provisions.

12. The risk of not acting

Section 32(c) of the RMA requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. It is not considered that there is uncertain or insufficient information about the subject matter of the provisions.

The issues identified and options taken forward are the most appropriate way to achieve the purpose of the RMA. If these changes were not made there is a risk the District Plan would fall short of fulfilling its functions.

References

1. Ministry for the Environment. 2014. A guide to section 32 of the Resource management Act: incorporating changes as a result of the Resource Management Amendment Act 2013. Wellington. Ministry for the Environment - [link](#)
2. Raw data on subdivisions
3. New Zealand Productivity Commission. (2015). Using land for housing: Draft report. Wellington: New Zealand Productivity Commission. Available from www.productivity.govt.nz/inquirycontent/using-land

Appendix A. Operative District Plan Subdivision Objective 1: Explanation and Principal Reasons for Adopting.

Subdivision provisions for roading and access need to reflect the opportunities to create a variety of vehicle and access systems, for the benefit of both vehicular transport, cyclists and pedestrians. Roding and access can also have a major visual impact and as such both the location in terms of the topography and landscape, and the design of access routes, should enhance the natural environment and minimise any visual intrusion.

The subdivision of land is often followed by intensification or changes in land use that subsequently increase the demand for water usage. Where the proposed subdivision creates new lots and where the users will require water for human consumption, then that supply must be potable and reliable in the long-term. In addition, as life and property needs to be protected, ready access to sufficient water supplies must be available for fire fighting purposes. Unless the water supply system has an excess of capacity, subdivision and development will lead to the need for the water supply system to be upgraded. Some land use activities may place heavy demands upon a water supply system and consideration must be given to their location to ensure the sustainability of the water resource.

Notwithstanding regular monitoring and testing programmes, individual wells run the risk of contamination, variable quantity and inadequate levels of supply at some times of the year. Connections to a public supply provide much greater certainty as to the adequacy of the water quality and the reliability of the supply.

The design of stormwater systems and the capacity of existing systems must be adequate to achieve satisfactory disposal. It is the responsibility of the person who changes the existing land and water surfaces to investigate the effects of the proposal. If any adverse effects on the surrounding or receiving environment will, or could, result from the subdivision or development of land, then mitigating measures must be carried out by the subdivider or developer.

Recognition and enhancement of the values of natural lakes and rivers and receiving waters is a necessary part of planning subdivision and subsequent land use developments. Lakes and rivers can be visually attractive and generally provide an opportunity for enhancement through suitable landscape treatment. Preservation of the catchment is ecologically more acceptable and can assist in avoiding contamination of surface waters from stormwater run-off. These benefits need to be balanced by safety and practicality considerations in urban areas.

Proper treatment and disposal of sewage is a matter of importance. This is significant in terms of the protection of the quality of the surface and groundwaters and in the protection of public health.

Treatment of sewage effluent requires adequate provision for treatment systems and a means of disposal for the waste generated by the subdivision. In the existing urban areas where the Council provides or intends to provide for public sewage reticulation, treatment and disposal, there is a greater assurance that public health risks and adverse effects on the environment will be avoided.

In rural areas and townships, where connection to public reticulated systems is impracticable, care must be exercised to ensure the individual treatment and disposal system does not cause contamination of any adjoining lakes and rivers or groundwater, particularly if that could affect public health and the quality of a locality's water supply.

The taking of water and the discharge of the contaminants in stormwater and sewage are also the responsibility of the Otago Regional Council and consents may also be required from this Council in conjunction with a subdivision consent from the District Council.

The supply of electric power and telecommunications to all sectors of the community can be regarded as an essential service. It includes any upgrading or establishment of a system to service an area, and supply to individual users of sites created upon subdivision. The widespread use of electric power means a provision of power lines and their associated structures. With appropriate planning, the adverse effects of overhead lines can be mitigated to a certain degree in some locations, however, for most properties in the residential areas, townships, and town centres, provision of new reticulation is more appropriate underground.

Appendix B – QLDC Subdivision Design Guidelines, May 2015 - [Link](#)

**APPENDIX 4
SECTION 32AA REPORT**

APPENDIX 4

SECTION 32AA EVALUATIONS AND RECOMMENDED AMENDMENTS – CHAPTER 27 (SUBDIVISION and DEVELOPMENT)

Note: The relevant provisions from the revised chapter are set out below, showing additions to the notified text in underlining and deletions in strike through text (i.e. as per the revised chapter). The section 32AA assessment then follows in a separate table underneath each of the provisions.

References to provisions within Chapters 1, 3, 4, 5, 6, 21, 22, 33 and 34 (if any) are to the Council's Right of reply position on those provisions.

27.2 – Objectives and Policies – District Wide

Recommended Amendments to Policy 27.2.1.1
27.2.1.1 Require subdivision <u>infrastructure</u> to be consistent with the QLDC Land Development and Subdivision Code of Practice <u>constructed and designed to an appropriate standard that is fit for purpose</u> , while recognising opportunities for innovative design .

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The proposed changes avoid the need to advance either a Variation or Plan Change to the PDP as a consequence of any changes to the Code of Practice (which is regularly updated). 	<ul style="list-style-type: none"> • While it could be argued that the removal of the Code of Practice from Policy 27.2.1.1 may make the policy less effective in delivering appropriate subdivision infrastructure within the District, it is not considered that this will occur in practice. In this regard, Council will still seek to ensure that subdivision infrastructure is designed and constructed through the subdivision consent process. • Retaining reference to the Code of Practice within Policy 27.2.1.1 is considered to be inefficient given the need to

		advance a Variation or Plan Change each time the Code of Practice is changed. The revised policy is effective and efficient because it still recognises the need for subdivision infrastructure to be constructed and designed to an appropriate standard, while providing for innovation.
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Recommended Amendments to Policy 27.2.1.4	
27.2.1.4	Where minimum allotment sizes are not proposed <u>achieved</u> , the extent <u>to which</u> any adverse effects are mitigated or compensated by achieving <u>providing</u> : <ul style="list-style-type: none"> i. desirable urban design outcomes. ii. greater efficiency in the development and use of the land resource. iii. affordable or community housing.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The proposed changes to Policy 27.2.1.4 provide clearer guidance as to the intent of the policy. 	<ul style="list-style-type: none"> • The proposed changes to the policy are considered to be effective as they provide increased clarity as to what is intended in order to address adverse effects when minimum allotment sizes cannot be achieved. • Further, the proposed changes are considered efficient as they will make the PDP easier to administer.

Recommended Amendments to Policy 27.2.2.3	
27.2.2.3	<u>Locate</u> Open spaces and reserves are located in appropriate locations having regard to topography, accessibility, use and ease of maintenance, <u>while ensuring these areas</u> and

are a practicable size for their intended use.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> No costs have been identified, given that the identification of open space and reserves is already a requirement of subdivision design. 	<ul style="list-style-type: none"> The proposed changes provide clearer guidance as to the intent of the policy and the matters that are required to be taken into account when considering land to be set aside for open space and reserves. 	<ul style="list-style-type: none"> The proposed changes to Policy 27.2.2.3 are considered to be effective as they provide increased clarity.

Recommended Amendments to Policy 27.2.2.4

27.2.2.4 Subdivision will have good and integrated connections and accessibility to existing and planned areas of employment, community activities and facilities, services, trails and trail connections, public transport and adjoining neighbourhoods.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> The proposed changes provide clearer guidance and certainty as to the intent of the policy as they expand upon the activities that are to be accessed by good and integrated connections created at the time of subdivision. 	<ul style="list-style-type: none"> The proposed changes to Policy 27.2.2.4 are considered to be effective as they provide increased clarity and direction.

Recommended Amendments to Policy 27.2.2.9

27.2.2.9 ~~Encourage~~ Promote informal surveillance for safety ~~by ensuring through overlooking of~~ open spaces and transport corridors ~~from are visible and overlooked by~~ adjacent sites and dwellings and by effective lighting.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> •The proposed changes to Policy 27.2.2.9 may bring about a potential increase in costs for those who propose to subdivide / developers by having to provide lighting within open spaces and along transport corridors. 	<ul style="list-style-type: none"> •The proposed changes provide clearer guidance as to the intent of the policy. •The changes will benefit the community by improving safety for users of open spaces and road corridors within new subdivisions. 	<ul style="list-style-type: none"> •The proposed changes to the policy are considered to be effective in achieving Objective 27.2.2 and Strategic Direction Objective 3.2.6.4, which promotes safe and healthy communities, through good quality subdivision and building design.

Recommended New Policy 27.2.2.10

27.2.2.10 Manage subdivision within or near to electricity transmission corridors to facilitate good amenity and urban design outcomes, while minimising potential reverse sensitivity effects on the transmission network.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • New Policy 27.2.2.10 may bring about a potential increase in costs for those who propose to subdivide / developers through having to address reverse sensitivity issues as part of subdivision design. 	<ul style="list-style-type: none"> •New Policy 27.2.2.10 seeks to provide for the ongoing operation and provision of infrastructure that is critically important for the Queenstown community. •The new policy provides for improved connection with Chapter 30 – Utilities and Renewable Energy of the PDP and will provide for improved plan administration. •Further, the new policy assists in providing security of energy supply. 	<ul style="list-style-type: none"> •The new policy is effective in giving effect to the policy direction set out within the NPSET, Objective 3.5 and Policy 3.5.1 of the PRPS and Strategic Direction Goal 3.2.8 and supporting Objective 3.2.8.1 and Policy 3.2.8.1.1, which seek to provide for the ongoing operation and provision of infrastructure.

Recommended Amendments to Objective 27.2.3

27.2.3 Objective - ~~Recognise~~ The potential of small scale and infill subdivision be recognised and provided for while acknowledging ~~that the opportunities to undertake comprehensive their design are limited~~ limitations.

Appropriateness (s32(1)(a))

The proposed changes seek to make Objective 27.2.3 more directive and provide a clearer outcome statement, further the proposed changes have simplified the objective.

The proposed changes better focus the objective around the issue that it is seeking to address, being the recognition of small scale infill subdivision and the inherent design limitations associated with the same.

Those considerations set out within the section 32 evaluation relating to Objective 27.2.3 (at page 22 of the section 32 for chapter 27) still equally apply to the objective, as amended.

Recommended Amendments to Policy 27.2.3.2

27.2.3.2 While acknowledging potential limitations, encourage small scale and infill subdivision to:

- i. Ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;
- ii. Where possible, locate lots so that they over-look and front road and open spaces;
- iii. ~~Where possible, a~~ Avoid the creation of multiple rear sites, unless this is not practicable;
- iv. Where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood;
- v. Identify and create opportunities for connections to services and facilities in the neighbourhood.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The changes proposed to Policy 27.2.3.2 provide clearer guidance as to the intent of the policy. In this regard, the words 'where possible' are considered both vague and subjective, while the words 'unless this is not practicable' clearly show that it is intended that the creation of multiple 	<ul style="list-style-type: none"> • The proposed changes to Policy 27.2.3.2 are considered to be effective as they provide increased clarity that the creation of multiple rear sites is not intended.

	rear sites are intended to be avoided.	
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Recommended Amendments to Objective 27.2.4

27.2.4 Objective - ~~Identify, incorporate and enhance~~ Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

Appropriateness (s32(1)(a))

The proposed changes seek to make Objective 27.2.4 more directive and provides a clearer objective statement. This amendment reflects good planning and resource management practice and avoids the objective starting with an ‘active phrase’.

The objective has also been expanded to include reference to ‘indigenous biodiversity’ given that this provides clearer direction to supporting policies.

The amended objective gives effect to Strategic Direction Goal 3.2.4, through the protection of the District’s natural environment and ecosystems.

The amended objective gives effect to PRPS Objective 2.2 and supporting policies¹ which seek to ensure Otago’s significant and highly- valued natural resources are identified, and protected or enhanced.

The proposed amendments ensure that the objective better responds to section 6(a), 6(c), and section 7(d) of the RMA.

Those considerations set out within the section 32 evaluation relating to Objective 27.2.4 (at page 24 of the section 32 for chapter 27) still equally apply to amended Objective 27.2.4.

Recommended Amendments to Policy 27.2.4.4

27.2.4.4 ~~Encourage~~ Provide for the protection of heritage and archaeological sites, and avoid the unacceptable loss of archaeological sites.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> The proposed changes to Policy 27.2.4.4 may bring about potential increased costs for those who propose to subdivide / developers through having to respond to the protection of heritage and 	<ul style="list-style-type: none"> The proposed changes provide clearer guidance as to the intent of the policy and ensures that it is more effective in responding to section 6(f) of the RMA. 	<ul style="list-style-type: none"> The proposed changes to the policy are considered to be more effective in achieving Strategic Direction Objective 3.2.3.2 of the PDP and section 6(f) of the RMA.

¹ Policies 2.2.1, 2.2.2, 2.2.9, 2.2.13 of the PRPS.

archaeological sites.		
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Recommended New Policy 27.2.4.8

27.2.4.8 Ensure that new subdivisions and developments recognise, incorporate and where appropriate, enhances existing established protected indigenous vegetation.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • New Policy 27.2.4.8 brings about a potential increase in costs for those who propose to subdivide / developers through having to respond to the enhancement of existing established protected indigenous vegetation as part of the subdivision process. 	<ul style="list-style-type: none"> • The new policy provides clearer guidance as to the intent of Objective 27.2.4 for plan users and improved plan administration. • The new policy ensures that the Subdivision and Development provisions are more effective in responding to those matters set out in section 6(a), 6(c), and section 7(d) of the RMA, in particular any indigenous vegetation identified as a Significant Natural Area in Schedule 33.8 of the PDP and indigenous vegetation identified as significant through a development project using the significance criteria in Policy 33.10 (Chapter 33 Indigenous Vegetation and Biodiversity).² <p>New Policy 27.2.4.8 broadens the scope of the policy framework set by Objective 27.2.4 to better give effect to Strategic Direction 3.2.4 Goal.³ This is achieved through the protection of the District's</p>	<ul style="list-style-type: none"> • New Policy 27.2.4.8 is considered to be effective in achieving Strategic Direction Objective 3.2.4 of the PDP, Objective 2.2 of the PRPS and those matters set out in section 6(a), 6(c), and section 7(d) of the RMA.

² Revised Chapters -Council's right of reply version 3-6-16

³ Revised Chapters -Council's right of reply version 7-4-16

	natural environment and ecosystems.	
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Recommended Amendments to Objective 27.2.5		
27.2.5	Require Infrastructure and services are provided to <u>new lots subdivisions and developments.</u> in anticipation of the likely effects of land use activities on those lots and within overall developments.	

Appropriateness (s32(1)(a))		
<p>The proposed changes to Objective 27.2.5 seek to make the objective more directive and provide a clearer objective statement. The proposed amendments reflects good planning and resource management practice and avoid the objective starting with an ‘active phrase’.</p> <p>The amended objective gives effect to Strategic Direction Goal 3.2.8, through the provision of infrastructure and Strategic Direction Objective 3.2.8.1, which seeks the provision of new infrastructure to provide for community wellbeing.</p> <p>Those considerations set out within the section 32 evaluation relating to Objective 27.2.5 (at page 25 of the section 32 for chapter 27) still equally apply to this amended objective.</p>		

Recommended Amendments to Policy 27.2.5.1		
27.2.5.1	Integrate subdivision roading with the existing road networks in an <u>a safe and efficient</u> manner that reflects expected <u>potential</u> traffic levels and the provision for safe and convenient walking and cycling.	

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> The amended policy better aligns with the manner in which infrastructure is considered at the time of subdivision under the Code of Practice and as a consequence, will provide clearer guidance as to the intent of the policy for plan users, together with improved plan administration. 	<ul style="list-style-type: none"> The proposed changes to Policy 27.2.5.1 are considered effective in achieving Objective 27.2.5 and Strategic Direction Goal 3.2.8, through the provision of infrastructure and Strategic Direction Objective 3.2.8.1, which seeks the provision of new infrastructure to provide for community wellbeing.

Recommended Amendments to Policy 27.2.5.3

27.2.5.3 Provide linkages to public transport networks, trail, walking, and cycling networks and ~~public transport linkages~~, where useful linkages can be developed.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> •The proposed amendments bring about a potential increase in costs for those who propose to subdivide / developers by having to integrate connections with public infrastructure, trails, and cycle networks. •It is noted that these costs already exist in accordance with the subdivision section of the ODP. 	<ul style="list-style-type: none"> •The proposed amendments provide clearer guidance as to the intent of the policy for plan users and improved plan administration. •The amended policy better emphasises the need to connect with public transport networks. This emphasis is warranted given the need to ensure the District's communities are well connected with public transport networks. 	<ul style="list-style-type: none"> •The proposed changes to the policy are considered to be effective in delivering the central outcomes of the Strategic Directions Chapter under the PDP through promoting compact and connected settlements that encourage public transport, biking and walking. These outcomes accord with Objective 4.2.1⁴ and Policy 4.2.1.3 of the Strategic Directions Chapter.

Recommended Amendments to Policy 27.2.5.4

27.2.5.4 ~~The design of subdivision and roading networks to recognise~~ To ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features, to ensure the physical and visual effects of subdivision and roading are minimised.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> •There are no costs associated with this amendment to Policy 27.2.5.4. 	<ul style="list-style-type: none"> •The proposed amendments provide clearer guidance as to the intent of the policy for plan users and improved plan administration. 	<p>The proposed changes to Policy 27.2.5.4 are considered to be effective in encouraging good subdivision design and the use of topographical features to screen the visual effects of</p>

⁴ Revised Chapters -Council's right of reply version 7-4-16

		subdivision infrastructure, such as roading.
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Recommended Amendments to Policy 27.2.5.5

27.2.5.5 Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways within subdivisions are provided for by having regard to:

- i. The location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency.
- ii. The number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency.
- iii. The standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails.
- iv. The provision and vesting of corner splays or rounding at road intersections.
- v. The provision for and standard of street lighting, having particular regard to the siting and location, the provision for public safety and to the avoidance of upward light spill on the night sky.
- vi. The provision of appropriate tree planting within roads.
- vii. Any requirements for widening, formation or upgrading of existing roads.
- viii. Any provisions relating to access for future subdivision on adjoining land.
- ix. The provision of public transport routes and improved linkages to public transport routes and bus shelters.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The proposed changes may bring about a potential increase in costs for those who propose to subdivide / 	<ul style="list-style-type: none"> • The amended policy accords with Council's strategy to manage the impact of street and public space lighting on 	<p>The proposed changes to the policy are considered to be effective in delivering good subdivision design outcomes, at the time of subdivision.</p>

<p>developers through having to respond to improvements in lighting and linkages to public transport routes reflected within the amended policy as part of the subdivision process.</p>	<p>the night sky⁵ and Policy 6.3.1.7 of the Landscape Chapter.⁶ In the longer term this will have direct environmental benefits through better lighting responses within new subdivision.</p> <ul style="list-style-type: none"> •The amended policy better emphasises the need to connect with public transport networks and will assist in ensuring that the District's communities are well connected with public transport networks. 	
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Recommended Amendments to Policy 27.2.5.12

- 27.2.5.12 Ensure appropriate stormwater design and management by having regard to:
- i. ~~Recognise and encourage~~ Viable alternative design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
 - ii. The capacity of existing and proposed stormwater systems;
 - iii. The method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
 - iv. The location, scale and construction of stormwater infrastructure;
 - v. The effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through~~including~~ the control of water-borne contaminants, litter and sediments, and the control of peak flow.

⁵ Southern Light: A lighting strategy for the Queenstown. QLDC. Adopted 15 December 2006.

⁶ Revised Chapters -Council's right of reply version 7-4-16

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There are no costs associated with the amendment to Policy 27.2.5.12 as the changes proposed to the policy are already reflected within the Environmental Results Anticipated under the ODP Subdivision Chapter (including 15.1.4(viii) the Maintenance of the quality of the environment, particularly water and natural ground features). 	<ul style="list-style-type: none"> • The proposed amendments improve the wording of Policy 27.2.5.12 and provide clearer guidance as to the intent of the policy for plan users. The proposed amendments also improve plan administration. • The amended policy gives effect to Strategic Direction Objective 3.2.4.6 and supporting Policy 3.2.4.6.1 by ensuring that subdivision and development is designed so as to avoid adverse effects on the water quality of lakes, rivers and wetlands in the District. • The amended policy better aligns with Objective 2.1 of the PRPS and supporting Policy 2.1.1(f) and (p) in relation to maintaining good water quality. 	<ul style="list-style-type: none"> • The proposed changes to the policy are considered to be effective as the changes provide increased clarity and generally improve the policy wording.

Recommended Amendments to Policy 27.2.5.13

27.2.5.13 The Council will support subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise, provided maintenance and operation requirements are acceptable to Council if the assets are to be vested.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There are no costs associated with the amendment to Policy 27.2.5.13. 	<ul style="list-style-type: none"> • The re-siting of notified Policy 27.2.4.5 under the infrastructure policies supporting Objective 27.2.5 	<ul style="list-style-type: none"> • The proposed changes to Policy 27.2.5.13 are considered to be effective in delivering and encouraging good

	<p>will improve plan administration as the policy is better able to support infrastructure outcomes envisaged at the time of subdivision.</p> <ul style="list-style-type: none"> • The amended policy provides clearer guidance as to the intent of the policy for plan users and improved plan administration. • The amendments seek to ensure that stormwater systems are appropriately designed and maintained. 	<p>subdivision design where alternative stormwater systems can be provided for, so long as they are acceptable to Council.</p> <ul style="list-style-type: none"> • The Policy is more effective because it ensures that stormwater systems are designed to an acceptable standard, and do not result in additional costs to the community through poorly maintained and operated systems.
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Recommended Amendments to Policy 27.2.5.14

27.2.5.14 ~~Treating and disposing of sewage is provided for~~ in a manner that ~~is consistent with~~ maintains ~~ing~~ public health and avoids or mitigates adverse effects on the environment.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There are no costs associated with the amendment to Policy 27.2.5.14. 	<ul style="list-style-type: none"> • The amendments proposed provide clearer guidance as to the intent of the policy for plan users and improved plan administration. 	<ul style="list-style-type: none"> • The proposed changes to Policy 27.2.5.14 are considered to be effective as they assist in providing increased clarity within the Policy.

Recommended Amendments to Policy 27.2.6.1

27.2.6.1 In accordance with Council's 10 Year Plan Development Contributions Policy, ~~R~~ require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), that are attributable to the effects of the subdivision or development, including where applicable:

- iv. roading, walkways and cycling trails;

- v. water supply;
- vi. sewage collection, treatment and disposal;
- vii. stormwater collection, treatment and disposal;
- viii. trade waste disposal;
- ix. provision of energy;
- x. provision of telecommunications and computer media;
- xi. provision of reserves and reserve improvements.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There are no costs associated with the amendment to Policy 27.2.6.1. 	<ul style="list-style-type: none"> • The proposed amendments have resulted from combining Policy 27.2.6.1 and Policy 27.2.6.2 (with Policy 27.2.6.2 subsequently proposed to be deleted). This outcome results in a more efficient PDP by the streamlining of policies 27.2.6.1 and 27.2.6.2. 	<ul style="list-style-type: none"> • The proposed changes to the policy are considered to be effective as they provide increased clarity within the provision. • The proposed changes to the policy are brought about by policies 27.2.6.1 and 27.2.6.2 being combined and Policy 27.2.6.2 subsequently being deleted, which introduces greater efficiencies into the PDP through avoiding policy duplication.

Recommended Amendments to Policy 27.2.7.1	
27.2.7.1	<p>Create esplanades reserves or strips where opportunities exist, particularly where the subdivision <u>would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits</u> is of large scale or has an impact on the District's landscape. In particular, Council will encourage esplanades where they:</p> <ul style="list-style-type: none"> i. are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access; ii. have high actual or potential value with regard to the maintenance of indigenous biodiversity; iii. comprise significant indigenous vegetation or significant habitats of indigenous fauna;

- iv. are considered to comprise an integral part of an outstanding natural feature or landscape;
- v. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;
- vi. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There are no costs associated with this amendment to Policy 27.2.7.1. 	<ul style="list-style-type: none"> • The proposed changes to Policy 27.2.7.1 provide clearer guidance as to the intent of the policy for plan users and improved plan administration. 	<ul style="list-style-type: none"> • The proposed changes to the policy are considered to be effective as the changes provide increased clarity within the provision.

Recommended Amendments to Objective 27.2.8

27.2.8 ~~Facilitate~~ Boundary adjustments, cross-lease and unit title subdivision are provided for. and where appropriate, provide exemptions from the requirement of esplanade reserves.

Appropriateness (s32(1)(a))

The proposed changes seek to make Objective 27.2.8 more directive and to provide a clearer objective statement. This amendment reflects good planning and resource management practice and avoids the objective starting with an 'active phrase'.

Those considerations set out within the section 32 evaluation relating to Objective 27.2.8 (at page 27 of the section 32 for chapter 27) still equally apply to this amended objective.

Recommended Amendments to Policy 27.2.8.2

27.2.8.2 Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to:

- i. The location of the proposed boundaries;
- ii. In rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;
- iii. Boundary treatment;
- iv. The location of existing or proposed accesses and ~~Easements~~ for access and

services.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There are no costs associated with this amendment to Policy 27.2.8.2. 	<ul style="list-style-type: none"> •The proposed changes to Policy 27.2.8.2 provide clearer guidance as to the intent of the policy for plan users and improved plan administration. 	<ul style="list-style-type: none"> •The proposed changes to the policy are considered to be effective as the changes provide increased clarity and improved linkages between the matters that the plan reader has to consider under this policy (in particular bullet points ii. and iv.).

27.3 – Location – specific objectives and policies

Relocated Notified Objective 27.7.1, Policies 27.7.1.1 to 27.1.1.3, Objective 27.7.2, Policies 27.7.2.1 to 27.7.2.10, Objective 27.7.4, Policies 27.7.4.1 to 27.7.4.2, Objective 27.7.5 and Policy 27.7.5.1, Objective 27.7.6, Policy 27.7.6.1, Objective 27.7.7, Policies 27.7.7.1, 27.7.7.2, 27.7.7.3, 27.7.7.4, Objective 27.7.8 and Policy 27.7.8.1, Objective 27.7.9, Policies 27.7.9.1, 27.7.9.2, Objective 27.7.14 and Policy 27.7.14.1, Objective 27.7.17, Policy 27.7.17.1, Objective 27.7.19 and Policy 27.7.19.1

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> •There are not considered to be any additional costs associated with these objectives and policies as the provisions have not changed (other than to make the Objectives read like objective statements), rather they have been relocated to the front of Chapter 27 to sit below the District Wide objectives and policies for ease of plan administration. 	<ul style="list-style-type: none"> •The relocation of the ‘Location-specific objectives and policies’ under the ‘District Wide objectives and policies’ is considered more effective for plan administration and easier / more user friendly format for plan users to follow. •The location specific Objectives and policies that are set out in the ODP have been carried through into the chapter 27 and as a consequence there is no change to this policy 	<ul style="list-style-type: none"> •The relocation of ‘Location-specific objectives and policies’ under the ‘District Wide objectives and policies’ is considered more effective for plan administration and will be an easier / more user friendly format for plan users to follow.

	framework, which will be familiar for plan users.	
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Recommended Amendments to Objective 27.7.4, 27.7.5, 27.7.6, 27.7.9

- 27.7.4 Objective - Large Lot Residential Zone between Studholme Road and Meadowstone Drive - ~~Ensure protection of~~ Landscape and amenity values in recognition of the zone's low density character and transition with rural areas be recognised and protected.
- 27.7.5 Objective - Bob's Cove Rural Residential Zone (excluding sub-zone) – ~~Recognise~~ The special character of the Bob's Cove Rural Residential Zone is recognised and provided for.
- 27.7.6 Objective - Ferry Hill Rural Residential Sub Zone – ~~Maintain and enhance~~ The visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub Zone to be maintained and enhanced.
- 27.7.7 Objective - Makarora Rural Lifestyle Zone – ~~The avoidance or mitigation of the effects of natural hazards are avoided or mitigated and the maintenance and enhancement of landscape character, visual amenity and nature conservation values are maintained or enhanced.~~
- 27.7.9 Objective - Wyuna Station Rural Lifestyle Zone - Subject to Objective ~~27.7.7~~ 27.3.7, to enable rural living development is enabled in a way that maintains the visual amenity values that are experienced from the Glenorchy Township, Oban Street and the Glenorchy-Paradise Road.

Appropriateness (s32(1)(a))

The proposed changes seek to make the Objectives more directive and provides clearer objective statements within each objective. These amendment reflects good planning and resource management practice and avoids the objectives starting with an 'active phrase'.

New Policy 27.3.5.1

27.3.5.1 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Concept Development Plan for the Ferry Hill Rural Residential sub-zone located in Chapter 22 (at part 22.7.2).

New Policy 27.3.13.2

27.3.13.2 Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Jacks Point Structure Plan located within Chapter 41.

New Policy 27.3.13.3

27.3.13.3 The extent to which the subdivision achieves the matters of control listed under Rule 27.7.1 and as they relate to the Jacks Point Structure Plan located within Chapter 41.

New Policy 27.3.14.2

27.3.14.2 The extent to which the subdivision achieves the matters of control listed under Rule 27.7.1 and as they relate to the Waterfall Park Structure Plan located within Chapter 42.

New Policy 27.3.15.2

27.3.15.2 The extent to which the subdivision achieves the matters of control listed under Rule 27.6.1 and as they relate to the Millbrook Structure Plan located within Chapter 43.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none">• There are not considered to be any additional costs associated with these new policies as the provisions simply seek to guide plan users as to the extent to which subdivision accords with the relevant structure plan and is a consequential change as a consequence of introducing a new controlled activity framework for subdivision undertaken in accordance with a structure plan under Rule 27.7.1.	<ul style="list-style-type: none">• The new policies are considered effective for plan administration and to guide plan users.• The new policies provide a policy framework to support new Rule 27.7.1 and assist with cross referencing to the relevant Special Zones.	<ul style="list-style-type: none">• The new policies are considered more effective for plan administration and will provide a more appropriate policy framework for plan users to follow.

27.5 – Rules – Subdivision – District Wide

Recommended New Rule 27.5.2 – Boundary Adjustments – Permitted Activity

27.5.2 An adjustment to existing cross-lease or unit title due to an alteration to the size of the lot by alterations to the building outline, the conversion from cross-lease to unit title, the addition of an accessory building, or the relocation of accessory buildings providing the activity complies with all other provisions of the District Plan or has obtained a land use resource consent and where a certificate of compliance has been issued under section 223(1)(b) of the Act.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> No specific new costs associated with the proposed changes to Rule 27.5.2 as the Rule provides for the relocation of notified Rule 27.6.1.1 as a consequence of rules being integrated into Table structure. 	<ul style="list-style-type: none"> The proposed changes provide clearer guidance as to the intent of the rule for plan users. The changes bring about improved plan administration. In this regard the rules are provided within a table structure as a consequence of the amendment, which better links to section 223(1)(b) of Act. 	<ul style="list-style-type: none"> The rule is considered to be effective in that it provides guidance on those boundary adjustments that meet the permitted activity requirements in accordance with the rule.

Recommended New Rule 27.5.3 – Boundary Adjustments – Controlled Activity

27.5.3 For boundary adjustment subdivision activities where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:

- (i) In the case of the Rural, Gibbston Character and Rural Lifestyle Zones the building platform is retained in its approved location;
- (ii) No additional separately saleable lots are created.
- (iii) the areas of the resultant lots comply with the minimum lot size requirement for the zone (where applicable).

The matters over which the Council reserves control are:

- The location of the proposed boundaries, including their relationship to approved residential building platforms, existing buildings and vegetation patterns and existing or proposed accesses;

- Boundary treatment;
- Easements for existing and proposed access and services.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Reduced costs for those proposing to subdivide / developers through a change to the activity status governing certain types of boundary adjustments (recommended to be a controlled activity as opposed to a discretionary activity). It is intended that the subdivision boundary adjustments application will be more focussed on those matters of control set out under Rule 27.5.2 (as opposed to a broader assessment under a Discretionary Activity status). • It is considered that the proposed activity status change may bring about potential environmental costs associated with Council not being able to decline subdivision boundary adjustments that may have the potential to impact upon the environment. However, the matters over which the Council has reserved control are considered appropriate and mirror the existing ODP boundary adjustment provisions. Further, the combined matters of control 	<ul style="list-style-type: none"> • The proposed activity status change brings about greater certainty for those proposing to subdivide / developers, which in turn may have economic benefits through applications being more targeted to respond to the matters of control listed under Rule 27.5.2. • The proposed change brings about the retention of a similar rule framework to that which applies under the ODP, and as a consequence should offer ease of use and administration for plan users. • The proposed activity status change seeks to retain a streamlined and more efficient assessment process where both those proposing to subdivide and Council's assessments can focus on the matters of control listed under this rule. • The removal of the need for the applicant and Council to undertake a notification assessment for controlled activity boundary adjustments (under Rule 27.11.1(a)) reduces costs and time taken to process these subdivision consents. 	<ul style="list-style-type: none"> • The proposed activity status change provides more certainty and greater potential for an expedient outcome for this form of subdivision activity. • A controlled activity status for boundary adjustments that fall under Rule 27.5.2 directly supports the efficient use of land and ownership without increasing density, and provides for the ability to respond to changes in cross lease and unit title structures within a variety of development scenarios. • The rule will be effective in controlling the effects of boundary adjustments, while offering greater certainty for the development community that these forms of subdivision applications will not be declined.

are considered sufficiently broad to address those environmental issues that could be raised.		
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Recommended New Rule 27.5.4 – Boundary Adjustments – Restricted Discretionary Activity

27.5.4 For boundary adjustments within Arrowtown’s urban growth boundary and on a site that contains a heritage or any other protected item or schedule in the District where there are two or more existing lots which each have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots, provided:

- (i) No additional separately saleable lots are created.
- (iii) The areas of the resultant lots comply with the minimum lot size requirement for the zone.

The matters over which the Council reserves control are:

- The impact of the proposed subdivision on the heritage values of the protected item;
- In situations where lots are being amalgamated within the Medium Density Residential Zone and Low Density Residential Zone, the extent to which future development will maintain the historic character of the Arrowtown Residential Historic Management Zone;
- The location of the proposed boundaries, including their relationship to existing buildings and vegetation patterns and existing or proposed accesses;
- Boundary treatment;
- Easements for access and services.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> •The proposed new rule may bring about a cost to those proposing to subdivide where the Council has the ability to decline a resource consent, for a boundary adjustment 	<ul style="list-style-type: none"> •The proposed new rule may bring about reduced costs for those proposing to subdivide / developers through a change to the activity status governing boundary adjustments that fall 	<ul style="list-style-type: none"> •The proposed restricted discretionary activity rule will be effective as the Council can decline resource consent applications that are not appropriate and that adversely

<p>application, where the boundary adjustment may impact upon the matters over which the Council has restricted discretion.</p> <ul style="list-style-type: none"> • Further, the proposed activity status change may bring about potential environmental costs associated with Council narrowing its discretion for consideration of subdivision boundary adjustments that fall within this rule. 	<p>within the remit of Rule 27.5.4, given that matters of discretion are specifically targeted (and therefore environmental effects assessments can be appropriately narrowed to respond to potential effects on the values identified under this rule).</p> <ul style="list-style-type: none"> • The proposed restricted discretionary activity status provides greater certainty for those proposing to subdivide / developers, which in turn may lead to economic benefits as a result of applications being more targeted in response to the matters of discretion listed under Rule 27.5.4. • The proposed rule will still encourage good quality subdivision design, as the Council has the ability to decline resource consent applications and through the Subdivision Guidelines being specifically incorporated as a matter of discretion. This will ensure the retention of opportunities for good quality neighborhoods to be created for future residents, which, in turn, will have social benefits for the District's communities. • The proposed new rule seeks to retain a streamlined and more efficient assessment process than that of the ODP subdivision chapter. 	<p>impact upon the values that the Council has restricted its discretion over.</p> <ul style="list-style-type: none"> • New Rule 27.5.4 will be effective in that it will provide an adequate level of detail to assist the assessment process (while ensuring that assessments are specifically targeted over the matters at issue). • Reverting to a proposed Restricted Discretionary Activity status may increase the number of matters which plan users are required to consider, which, in turn, could increase the length of Chapter 27, however, the rule still improves efficiency by removing assessment matters that support the rules under the ODP and which have been criticized through the Chapter 27 section 32 evaluation as adding to the complexities of the ODP.
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	<ul style="list-style-type: none"> •New Rule 27.5.4 directly responds to the issues raised during plan monitoring of the Arrowtown Historic Residential Management Zone relating to the creation of larger scale properties bordering the Old Residential Town Area. 	
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Recommended New Rule 27.5.5 – Subdivision Activities – District Wide – Restricted Discretionary Activity

27.5.5 All subdivision activities contained within urban areas identified within the District's Urban Growth Boundaries and including the following zones:

1. Low Density Residential Zones;
2. Medium Density Residential Zones;
3. High Density Residential Zones;
4. Town Centre Zones;
5. Arrowsmith Residential Historic Management Zone;
6. Large Lot Residential Zones;
7. Local Shopping Centres;
8. Business Mixed Use Zones;
9. Queenstown Airport Mixed Use Zone.

Discretion is restricted to all of the following:

- Lot sizes, averages and dimensions, including whether the lot is of sufficient size and dimensions to effectively fulfil the intended purpose of the land use;
- The extent to which the subdivision design achieves the subdivision and urban design principles and outcomes set out in QLDC Subdivision Design Guidelines;
- Property access and roading;
- Esplanade provision;
- Natural hazards;
- Fire fighting water supply;
- Water supply;
- Stormwater disposal;
- Sewage treatment and disposal;
- Energy supply and telecommunications;
- Open space and recreation;
- Easements.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • It is considered that the proposed rule leads to reduced costs for those 	<ul style="list-style-type: none"> • The proposed activity status change provides greater certainty for those proposing 	<ul style="list-style-type: none"> • The ability to decline a resource consent application based on subdivision design or servicing

<p>proposing to subdivide / developers, as a result of the change proposed to the activity status governing subdivision activities in the District's urban areas, given that matters of discretion are specifically targeted (and therefore environmental effects assessments can be appropriately narrowed to respond to potential effects regarding the matters identified under Rule 27.5.5).</p> <ul style="list-style-type: none"> • The proposed change may bring about a potential financial cost associated with designing and applying for subdivision applications that may be declined. • There are potential environmental costs associated with Council narrowing its discretion for consideration of subdivision boundary adjustments that fall within this rule, as a result of the proposed change. 	<p>to subdivide /developers, which in turn may have economic benefits through resource consent applications being more targeted to respond specifically to the matters of discretion listed under Rule 27.5.5.</p> <ul style="list-style-type: none"> • The proposed change in activity status of the rule from discretionary to restricted discretionary still encourages good quality subdivision design through the ability to decline resource consent applications and through the Subdivision Guidelines being specifically incorporated as a matter of discretion. This will ensure the retention of opportunities for good quality neighborhoods to be created for future residents, which, in turn, will bring about social benefits for the District's communities. • The proposed new restricted discretionary activity rule seeks to retain a streamlined and more efficient assessment process than that of the ODP subdivision chapter. • The removal of the need for the applicant and Council to undertake a notification assessment for Restricted Discretionary Activity subdivision applications (under Rule 27.11.1) may reduce both costs and time taken to process a subdivision 	<p>aspects will be effective in encouraging good quality subdivision design and neighborhood-wide considerations associated with subdivision.</p> <ul style="list-style-type: none"> • The proposed Restricted Discretionary Activity rule will be subject to the non-notification provisions, which will provide efficiency and certainty for those proposing to subdivide / developers. • Rule 27.5.5 will be effective in providing an adequate level of detail to assist the assessment process (while ensuring that assessments are specifically targeted with respect to the matters at issue). • The change to a Restricted Discretionary Activity status will still provide for efficiencies in plan administration and usability by being targeted in the use of matters of discretion. • The proposed provision is considered more effective and efficient than the notified Rule 27.4.1 (Discretionary Activity), given that it provides for many of the positive outcomes of the notified rule, while also providing greater guidance for plan users.
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	resource consent.	
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Recommended New Rule 27.5.6 – Subdivision Activities – District Wide – Restricted Discretionary Activity

27.5.6 All subdivision activities in the District's Rural Residential and Rural Lifestyle Zones

Discretion is restricted to all of the following:

- In the Rural Lifestyle Zone the location of buildings platforms;
- Lot sizes, averages and dimensions, including whether the lot is of sufficient size and dimensions to effectively fulfil the intended purpose of the land use;
- Subdivision design including;
 - the extent to which the design maintains and enhances rural living character, landscape values and visual amenity;
 - the extent to which the location of building platforms could adversely affect adjoining non residential land uses;
 - orientation of lots to optimise solar gain for buildings and developments;
 - the effects of potential development within the subdivision on views from surrounding properties;
 - In the case of the Makarora Rural Lifestyle Zone, the concentration or clustering of built form to areas with high potential to absorb development, while retaining areas which are more sensitive in their natural state;
 - In the Rural Residential Zone at the north end of Lake Hayes, whether, and to what extent there is an opportunity to protect and restore wetland areas in order to assist in reducing the volume of nutrients entering Mill Creek and Lake Hayes;
- Property access and roading;
- Esplanade provision;
- Natural hazards;
- Fire fighting water supply;
- Water supply;
- Stormwater disposal;
- Sewage treatment and disposal;
- Energy supply and telecommunications;
- Open space and recreation;

• Easements.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The proposed new rule will bring about reduced costs for those proposing to subdivide / developers through a change to the activity status governing subdivision activities in the District's urban areas, given that matters of discretion are specifically targeted (and therefore environmental effects assessments can be appropriately narrowed to respond to potential effects on matters identified under Rule 27.5.6). • The proposed rule may bring about a potential financial cost associated with designing and applying for subdivision applications that may be declined. • Further, the proposed rule may bring about potential environmental costs associated with Council narrowing its discretion for consideration of subdivision boundary adjustments that fall within this rule. However, the matters of discretion over which the Council has reserved its discretion are considered appropriate and will directly respond to the issues likely to be raised within these rural living areas. 	<ul style="list-style-type: none"> • The proposed restricted discretionary activity rule provides greater certainty for those proposing to subdivide / developers, which, in turn, may have economic benefits through resource consent applications being more targeted to respond to the matters of discretion listed under Rule 27.5.6. • The proposed rule seeks to retain a streamlined and more efficient assessment process than that of the ODP subdivision chapter. • The removal of the need for the applicant and Council to undertake a notification assessment for Restricted Discretionary Activity subdivision resource consent applications (under Rule 27.11.1) may reduce the costs and time taken to process a subdivision consent. 	<ul style="list-style-type: none"> • The ability to decline a resource consent application based on inappropriate responses governed by the matters of discretion listed will be effective in encouraging good subdivision design and infrastructure responses within the Rural Residential and Lifestyle Zones. • The proposed Restricted Discretionary Activity Rule will be subject to the non-notification provisions, which will provide efficiency and certainty for those proposing to subdivide / developers. • The changes proposed to Rule 27.5.5 (in terms of activity status) will be effective in providing an adequate level of detail to assist the assessment process (while ensuring that assessments are specifically targeted over the matters at issue). • The Restricted Discretionary Activity status given to Rule 27.5.6 will provide efficiencies in plan administration and usability by requiring the assessment of targeted matters of discretion. • The proposed provision is considered more effective and efficient than the notified Rule 27.4.1 (Discretionary Activity), given that it provides for many of the positive outcomes of the notified rule, while also

		providing greater guidance for plan users.
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Recommended New Rule 27.5.7 – Subdivision of Land in any zone within National Grid Corridor – Restricted Discretionary Activity

27.5.7 Subdivision of land in any zone within the National Grid Corridor

Discretion is restricted to all of the following:

- a) Whether the allotments are intended to be used for residential or commercial activity and whether there is merit with identifying a building platform to ensure future buildings are located outside the National Grid Yard.⁷
- b) Impacts on the operation, maintenance, upgrade and development of the National Grid.
- c) The ability of future development to comply with NZECP34:2001.
- d) Technical details of the characteristics and risks on and from the National Grid infrastructure.
- c) The ability of the applicant to provide a complying building platform.
- d) Any proposed building platform as it relates to the National Grid transmission line.
- e) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
- f) Whether the subdivision would result in the planting of trees or shrubs in the vicinity of the National Grid transmission lines and the potential for effects on the operation and security of the National Grid Transmission Lines.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The proposed new rule may bring about a potential increase in costs for those proposing to subdivide / developers through having to address potential reverse sensitivity issues as part of the design of the subdivision. • There are potential financial costs associated with designing and applying for subdivision applications that 	<ul style="list-style-type: none"> • The proposed restricted discretionary activity rule is intended to provide for the on-going operation and provision of infrastructure that is critically important for the Queenstown community. • Integrating new Rule 27.5.7 into Chapter 27 effectively responds to subdivision activities in close proximity to the National Grid Corridor and 	<ul style="list-style-type: none"> • The ability to decline a resource consent application based on the adverse reverse sensitivity effects to regionally significant infrastructure is considered an effective response to managing this significant infrastructure resource. • The Restricted Discretionary Activity status of Rule 27.5.7 provides for efficiencies in plan administration and usability by

Means: •the area located 12 metres in any direction from the outer edge of a National Grid support structure; and
• the area located 12 metres either side of the centreline of any overhead National Grid line;

<p>may be declined, where the proposed activity as set out in the application has the potential to constrain the ongoing operation and provision of transmission infrastructure.</p>	<p>provides greater clarity for plan users that reverse sensitivity issues are required to be responded to in this situation.</p>	<p>providing targeted matters of discretion to be addressed.</p> <ul style="list-style-type: none"> •The proposed provision is considered more effective and efficient than the notified Rule 27.4.1 (Discretionary Activity), given that plan users would not have been sufficiently directed towards responding to reverse sensitivity effects on regionally significant infrastructure within the notified version of the rule. •Rule 27.5.7 is considered effective in responding to the policy direction set out within the NPSET, Objective 3.5 and Policy 3.5.1 of the PRPS and Strategic Direction 3.2.8 Goal and supporting 3.2.8.1 Objective and 3.2.8.1.1 Policy, which seek to provide for the on-going operation and provision of infrastructure.
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Relocated Notified Rules 27.4.7, 27.4.8, 27.4.9, 27.4.10, 27.4.11, 27.4.12, 27.4.13, 27.4.14, 27.4.15, 27.4.17, and 27.4.19

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> •There are not considered to be any additional costs associated with these rules as the rules have not been changed, rather they have been relocated into a Table format for ease of plan administration. The activity status that applies to these 	<ul style="list-style-type: none"> •The relocation of the 'District Wide' rules into a Table format is considered more effective for plan administration and easier / more user friendly format for plan users to follow. •Those considerations set out within the section 32 evaluation relating to Rules 	<ul style="list-style-type: none"> •The relocation of District Wide rules into a Table structure is considered more effective for plan administration and to be an easier / more user friendly format for plan users to follow.

rules (Discretionary Activity status) is the same as the Chapter 27 provisions, as notified.	and Activity Status (at pages 33 to 38 of the section 32 for chapter 27) still apply to the relocated rules as listed above.	
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Recommended Amendments to Relocated Rule 27.5.17 – Subdivision of Residential Flat – Non-Complying Activity

27.5.17 The subdivision of a residential flat from a the residential unit, ~~is ancillary to, except where this is permitted in the Low Density Residential Zone.~~

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> It is not considered that there are any increased costs brought about by Rule 27.5.17, as this rule is similarly worded to Rule 27.4.2(d) (as notified). 	<ul style="list-style-type: none"> The proposed amendment set out in Rule 27.5.17 provides clearer guidance as to the intent of the rule for plan users and for improved plan administration. 	<ul style="list-style-type: none"> The proposed changes to Rule 27.5.17 are considered to be effective as the changes provide increased clarity within the provision, at the same time removing the ambiguity that was present within the provision as notified.

Recommended Amendments to Relocated Rule 27.5.19 – Non-Compliance with Matter of Discretion (a) under Rule 27.4.6 – Non-Complying Activity

27.5.19 Any subdivision of land in any zone within the National Grid Corridor, which does not comply with matter of discretion (a) under Rule 27.4.7.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> The proposed activity status associated with Rule 27.5.19 brings about a potential increase in costs for those proposing to subdivide / developers through having to address potential reverse sensitivity issues as part of the 	<ul style="list-style-type: none"> Rule 27.5.19 is considered effective in providing for the on-going operation and provision of infrastructure that is critically important for the Queenstown community. Non-compliance with matter of discretion (a) under Rule 	<ul style="list-style-type: none"> The ability to decline a consent based on adverse reverse sensitivity effects on regionally significant infrastructure is considered an effective response to managing this significant infrastructure resource.

<p>design of the subdivision.</p> <ul style="list-style-type: none"> • Further, there are potential financial costs associated with designing and applying for a subdivision resource consent application that may be declined, where the proposed activity has the potential to constrain the ongoing operation and provision of transmission infrastructure. 	<p>27.5.7 would mean that a dwelling located within 12 metres in any direction from the outer edge of a National Grid support structure and/or area located 12 metres either side of the centreline of any overhead National Grid line would be considered a non-complying activity. As a consequence the rule is considered effective in placing greater restrictions on those dwellings proposed to be located in close proximity to transmission infrastructure, thus reducing potential reverse sensitivity issues.</p>	<ul style="list-style-type: none"> • Elevating the consent status for non-compliance with matter of discretion (a) under Rule 27.5.7 to a non-complying activity is considered an effective response to managing reverse sensitivity effects and protecting significant transmission infrastructure.
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27.6 – Rules – Standards for Subdivision Activities

Recommended Amendments to Rules 27.5.1 – Minimum Lot Area Table

	<p>Low Density</p>	<p>450m² <u>Within the Queenstown Airport Air Noise Boundary and Outer Control Boundary</u> 600m²</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • PC35 sought to retain 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. The amendments to the minimum site area requirements are unlikely to generate any additional costs 	<ul style="list-style-type: none"> • The amended rule is intended to ensure that the development rights for properties located within the Air Noise Boundary and Outer Control Boundary for the Queenstown Airport are maintained as per the ODP provisions, while avoiding further residential intensification around the Queenstown Airport. 	<ul style="list-style-type: none"> • The proposed change to the minimum site area for the Low Density Residential Zone within the Air Noise Boundary and Outer Control Boundary for the Queenstown Airport is considered effective in managing further intensification around the airport, while maintaining development rights for properties located within these

<p>to those proposing to subdivide / developers given that the amended minimum site area is consistent with the existing ODP provisions of a minimum lot area of 600m² per lot in the Low Density Residential Zone bordering the Queenstown Airport.</p>	<ul style="list-style-type: none"> •Further, the amendment made to the standards for Low Density Residential Zone subdivision activities will ensure that residential development intensification around the Queenstown Airport is minimised and that it accords with Strategic Direction 4.2.6 Objective (which seeks to manage urban growth issues on land in proximity to Queenstown Airport to ensure that the operational capacity and integrity of the Airport is not significantly compromised). 	<p>overlays.</p>
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Recommended Amendments to Rules 27.5.1 – Minimum Lot Area Table

	<p><u>Rural Residential Zone at the north of Lake Hayes</u></p>	<p><u>4000m² provided that the total lots to be created by subdivision, including balance lots, shall not be less than an 8,000m² lot average.</u></p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> •No additional costs as the change to the minimum site area reflects the ODP subdivision standards. 	<ul style="list-style-type: none"> •The proposed amendment provides clearer guidance as to the intent of the minimum site area for subdivision within the <u>Rural Residential Zone at the north of Lake Hayes and provide for</u> improved plan administration given that it reflects in broad terms the ODP rule framework.. 	<ul style="list-style-type: none"> •Applies a consistent approach to subdivision standards within the <u>Rural Residential Zone at the north of Lake Hayes, which is already largely developed.</u>

27.6 – Zone and Location Specific Standards

Recommended New Rule 27.6.1:

Rule 27.7.1 - Subdivision undertaken in accordance with a structure plan, spatial layout plan, or concept development plan that is identified in the District Plan – Controlled Activity

27.7.1 Subdivision undertaken in accordance with a structure plan, spatial layout plan, or concept development plan that is identified in the District Plan.

Control is restricted to all of the following:

- The extent to which the subdivision is consistent with the relevant location specific objectives and policies in part 27.3;
- Lot sizes, averages and dimensions;
- Subdivision design, lot configuration, roading patterns (including footpaths and walkways) in accordance with the applicable structure plan or spatial layout plan;
- The extent to which the subdivision design achieves the subdivision and urban design outcomes set out in QLDC Subdivision Design Guidelines;
- Property access;
- Landscaping and vegetation;
- Heritage, where applicable;
- Esplanade provision;
- Natural and other hazards;
- Fire fighting water supply;
- Water supply;
- Stormwater design and disposal;
- Sewage treatment and disposal;
- Energy supply and telecommunications;
- Open space and reserves;
- Easements;
- Opportunities for enhancement of ecological and natural values;

- Provision for internal walkways, cycle ways and pedestrian linkages;
- The nature, scale and adequacy of environmental protection measures associated with earthworks.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There are potential environmental costs associated with the limited matters of control that fall within this rule. 	<ul style="list-style-type: none"> • The proposed amendment provides greater certainty for those proposing to subdivide /developers, which, in turn, may have economic benefits as resource consent applications are likely to be more targeted in their response to the matters of control. • The amended rule provides a level of certainty to both resource consent applicants and decision makers with respect to what is anticipated in terms of subdivision design. In this respect the plan change process that the structure/spatial layout plan is derived from has identified potential opportunities, constraints and effects of the future subdivision and land use activities. 	<ul style="list-style-type: none"> • The amendment proposed provides more certainty and greater potential for an expedient outcome for this form of subdivision activity. • A controlled activity status for subdivision undertaken in accordance with a structure plan that falls under Rule 27.7.1 directly supports the intent of these Special Zones to be advanced in accordance with a prescribed development layout, which is considered an effective and efficient development outcome. • It is considered that Rule 27.7.1 will be effective in controlling effects of subdivision undertaken within the Special Zones, due to the broad range of matters that Council has restricted its control over, while offering greater certainty for the development community that these forms of subdivision applications will not be declined. • Further, due to the level of certainty to be derived from a structure/spatial layout plan, it is considered appropriate that these types of subdivision

		activities have a controlled activity status on the basis that if the subdivision is in accordance with the structure plan, it is unlikely to be substandard, therefore the chances of a resource consent application being declined are less likely.
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Relocated Notified Location Specific Rules 27.7.3.1, 27.7.6.1, 27.7.14.2 to 27.7.14.8, 27.7.18.1, and 27.7.20.1 and Rules – Location Specific Standards including 27.8.2, 27.8.3.1 to 27.8.3.3, 27.8.5.1 (a) to (f), 27.8.6.1 to 27.8.6.8, 27.8.7.1, 27.8.9.1 to 27.8.9.2

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There are not considered to be any additional costs associated with these rules as the rules have not been changed (other than minor amendments sought by submitters in some cases) and have been relocated into a Table format for ease of plan administration. The activity status that applies to these rules is the same as the Chapter 27 provisions, as notified. 	<ul style="list-style-type: none"> • The relocation of the 'Location Specific Standards' rules into a Table format is considered more effective for plan administration and easier / more user friendly format for plan users to follow. • Those considerations set out within the section 32 evaluation relating to Rules and Activity Status (at pages 33 to 38 of the section 32 for chapter 27) still apply to the relocated rules as listed above. 	<ul style="list-style-type: none"> • The relocation of the 'Location Specific Standards' rules into a Table structure is considered more effective for plan administration and to be an easier / more user friendly format for plan users to follow.

Recommended Amendment to Rule 27.7.13:

27.7.13____ Subdivision associated with infill development

- a The specified minimum allotment size in Rule 27.5~~6~~.1, and minimum dimensions in Rule 27.5.4.2 27.7.12.2 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Low Density Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit (established meaning a Building Code of Compliance Certificate has been issued or alternatively where a Building Code of Compliance Certificate has not been issued, construction shall be completed to not less than the installation of the roof).

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • There are not considered to be any additional costs associated with this rule change as the rule has been amended to respond to ambiguity concerns raised by submitters. 	<ul style="list-style-type: none"> • The amendment made to the rule is considered to make the rule more effective for plan administration and easier for plan users to follow. 	<ul style="list-style-type: none"> • The amendments made to Rule 27.7.13 is considered effective in removing any uncertainty that existed under notified Rule 27.5.2.1.

Recommended New Rule 27.7.14.2:

27.7.14.2 Rule 27.7.14.1 shall not apply to the Low Density Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • PC35 sought to retain 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. The new rule is unlikely to generate any 	<ul style="list-style-type: none"> • The new rule is intended to ensure that the development rights for properties located within the Air Noise Boundary and Outer Control Boundary for the Queenstown Airport are maintained as per the ODP provisions, while avoiding further residential intensification around the 	<ul style="list-style-type: none"> • The new rule is considered effective in managing further intensification around the airport, while maintaining development rights for properties located within the Air Noise Boundary and Outer Control Boundary for the Queenstown Airport.

<p>additional costs to those proposing to subdivide / developers given that the rule seeks to ensure that there is no further development intensification over and above that provided for under the existing ODP provisions.</p> <ul style="list-style-type: none"> •As notified the exemptions provided for under notified rules 27.5.2 and 27.5.3, combined with the maximum site density provided for under notified Chapter 7 of the PDP (specified under Rule 7.5.6) would provide for one residential unit or dwelling per 300m² net site area, thereby allowing further development intensification around the Queenstown Airport. The environmental cost is the potential increase in noise sensitive activities close to the airport. 	<p>Queenstown Airport.</p>	
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Recommended New Standard Related to Servicing and Infrastructure:

27.7.15.1 Telecommunication reticulation to all allotments in new subdivisions (other than lots for access, roads, utilities and reserves).

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> •No additional costs as the requirement to establish telecommunications to all 	<ul style="list-style-type: none"> •As notified Rule 27.5.4 is not supported by a method requiring telecommunications 	<ul style="list-style-type: none"> •The new rule is considered effective in managing subdivision infrastructure

<p>allotments is a feature under the ODP.</p>	<p>to new lots created at the time of subdivision and as such the new rule adequately respond to Objective 27.2.5 and Policy 27.2.5.16.</p> <ul style="list-style-type: none"> • The new rule provides clearer guidance for those proposing to subdivide /developers and infrastructure service requirements. 	<p>under Chapter 27.</p>
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Recommended Amendments to 27.11 – Non-notification of Applications:

27.11.1 Except where as specified in Rule 27.9.11.2, applications for resource consent for the following activities shall not require the written consent of other persons and shall not be notified or limited-notified;

a Controlled Activity Boundary adjustments.

b All controlled and restricted discretionary ~~and discretionary activities, except within the Rural Zone.~~

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • No additional costs as the change is simply responding to consequential amendments flowing out of changes to the activity status for certain subdivision activities. 	<ul style="list-style-type: none"> • The proposed amendment provides greater certainty for those proposing to subdivide /developers, which, in turn, may have economic benefits. • The amendment provides clearer guidance and link back to changes to the activity status for certain subdivision activities. • Those considerations set out within the section 32 	<ul style="list-style-type: none"> • The amendments to the rule will provide efficiency and certainty for those proposing to subdivide / developers.

	<p>evaluation relating to Non-notification Rule 27.9.1 (at pages 40 and 41 of the section 32 for chapter 27) still apply to the relocated rules as listed above.</p>	
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Recommended Amendments to Rule 27.12.1.1 – State Highways:

27.12.1.1 Attention is drawn to the need to obtain a Section 93 notice ~~consent~~ from the ~~Minister of Transport~~ NZ Transport Agency for all subdivisions with access onto state highways that are declared Limited Access Roads (LAR). Refer to the Designations Chapter of the District Plan for sections of state highways that are LAR. Where a subdivision will change the use, intensity or location of the access onto the state highway, subdividers should consult with the New Zealand Transport Agency.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> No additional costs as the change is simply responding to consequential amendments from the submission by the New Zealand Transport Agency. 	<ul style="list-style-type: none"> The proposed amendment provides clearer guidance on the correct agency to consult with when dealing with subdivision applications that are accessed off State Highways. <p>The amendment made to the rule is considered to make the rule more effective for plan administration and easier for plan users to follow.</p>	<ul style="list-style-type: none"> The amendments to the rule will provide efficiency and certainty for those proposing to subdivide / developers.

APPENDIX 5
WAKATIPU BASIN RESIDENTIAL SUBDIVISION AND DEVELOPMENT: LANDSCAPE CHARACTER
ASSESSMENT



**Wakatipu Basin Residential Subdivision and Development: Landscape
Character Assessment**

**Marion Read
Principal
Read Landscapes
June 2014**

Introduction

This report has been commissioned by Queenstown Lakes District Council's (QLDC) policy team as a part of its District Plan Review process. It has been identified that the review of the existing rural zones and the landscape provisions within the District Plan is to be a significant part of this larger review process. Particularly, it is considered that the cumulative effects of development in the Wakatipu Basin have not been well managed. This report aims to examine the landscape of the Basin, determine areas in which further development could occur, areas in which further development would threaten the landscape character and quality of the Basin as a whole, and examine the means by which its future management could be more effectively undertaken.

Background

The landscape management provisions of the Queenstown Lakes District Plan (the District Plan) were included in the District Plan as a direct consequence of an appeal to the Environment Court undertaken by a number of residents and organisations. The decision in the case (C180/99) established the landscape classification regime, objectives and policies and assessment matters by which the landscapes of the District has been managed since. This case, and the provisions based upon it, was based upon the analysis of the landscape of the Wakatipu Basin.

As the landscape management provisions of the District Plan have been implemented over the intervening years (since 2000) issues have arisen, particularly in regard to the management of development within the landscapes classified as Visual Amenity Landscapes. The 2009 District Plan Monitoring Report identified that the cumulative effects of development pressure within the Wakatipu Basin were not being effectively managed. It identified a disjuncture between the objectives and policies of the landscape categories identified within the Plan and the assessment matters and considered that these could more explicitly outline the desired landscape outcome, particularly for the Visual Amenity Landscapes.

The provisions of the District Plan with regard to landscape have two key characteristics. The first is that, like most planning documents in New Zealand, it is based on a picturesque aesthetic¹. In essence this aesthetic is based on the assumption that a landscape should appear as a painting and be susceptible to the same analysis and critique. A consequence of the dominance of this picturesque aesthetic is that landscape is considered to be primarily a visual resource, or put another way, landscape is valued almost exclusively as scenery. This approach ignores the importance of landscape as place, and the central contribution that the character of the landscape makes to this

¹ See Read, M. (2004). Planning and the Picturesque: A Case Study of the Dunedin District Plan and its Application to the Management of the Landscape of the Otago Peninsula. *Landscape Research*, 30(3), 337 – 359.

aspect. The Queenstown Lakes District Plan (the District Plan) landscape management provisions focus almost exclusively on managing the visibility of proposed development.

The landscape management provisions of the District Plan were based on the then best practice of the Landscape Architecture profession. The early training in this country focused strongly on ecology and on classical (picturesque) aesthetics and landscape assessment practice focused intensely on the visual, with some consideration given to ecology and to the promotion of healthy environmental systems. This approach derived from that developed by the American Forest Service whose primary goal was to avoid adverse effects on scenery of the clear felling of forests. In recent years the focus of the profession has changed slightly, largely stimulated by developments in Europe.

The prime driver of these developments has been the drafting and ratification of the European Landscape Convention (ELC)². This Convention was ratified by Britain in 2006 and came into effect there in 2007. Its content is having an increasing influence on the practice of landscape assessment and landscape management in this country. The Convention defines 'landscape' as:

'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors;'

and this definition has been widely accepted by practitioners in this country. It also, usefully, defines landscape management as"

'action, from a perspective of sustainable development, to ensure the regular upkeep of a landscape, so as to guide and harmonise changes which are brought about by social, economic and environmental processes;'

and landscape planning as:

'strong forward-looking action to enhance, restore or create landscapes.'

Member states of the European Union are required to implement the Convention and in Britain this has been achieved by the process of undertaking a national landscape character assessment. Every area of Britain, including urban areas, has been included in this process and these character assessments form the basis on which local government is expected to base their landscape planning and landscape management processes.

As a consequence of these changes the practice of landscape assessment itself has also undergone scrutiny and reconsideration in Britain. This has recently culminated in the third edition of the 'Guidelines for Landscape and Visual Impact Assessment' being published and adopted by the British Landscape Institute³. This document explains its relationship with the European Landscape Convention stating:

² http://www.coe.int/t/dg4/cultureheritage/heritage/Landscape/default_en.asp

³ Landscape Institute and Institute of Environmental Management & Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment, Routledge: Oxford.

The importance of the ELC definition is that it moves beyond the idea that landscape is only a matter of aesthetics and visual amenity. Instead it encourages a focus on landscape as a resource in its own right.

While not formally adopted by the New Zealand Institute of Landscape Architects, it has been promoted by that organisation. It provides, what some of us feel, to be an answer to disquiet both within the profession and within the broader planning realm as to the robustness of landscape assessment practice. It does so by clearly separating the issues of landscape as a resource in its own right and as a visual resource. It is my intention to apply its framework and principles to this study so as to present a clear, consistent and robust approach to the management of the landscape of the Wakatipu Basin into the future.

The GLIVA approach to landscape assessment examines the potential effects of proposed development in terms of two principles. The first is that landscape is a resource in its own right. That resource can be identified and described through the process of landscape character assessment. Landscape character is defined as:

A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another.

Clearly this definition can be applied at many different scales, which is commensurate with the approach that landscapes can be nested, a theme which has been expressed in a number of Environment Court decisions regarding the Wakatipu. In terms of this definition, the landscape effects of potential development are those things which would disrupt (or enhance) that distinct, recognisable and consistent pattern.

Visual effects are defined as 'the effects of change and development on the views available to people and their visual amenity'.⁴ These can be weighted according to the degree of sensitivity to change which people will experience with residents, recreational users of the landscape, and visitors desirous of experiencing scenery being the most sensitive groups. It is entirely possible, therefore, that a proposal could have significant adverse effects on landscape character but not significant visual effects. It is less likely, but also possible, that a proposal could have significant effects on visual amenity but not on the landscape resource.

⁴ ibid P98

Wakatipu Basin: Current Condition

The first goal of this project is assess the condition of the landscape of the Wakatipu Basin to determine of its ability to absorb further landscape change. In order to fulfil this goal it is necessary to establish some principles on which to base the assessment.

Methods

Firstly, it is considered that the Wakatipu Basin is a landscape character area in its own right. It is contained by significant mountains on all sides, and by significant rivers on three. Its original glacial origins are readily legible, and include moraine features and roche moutonnee. Its overall geomorphological pattern is one of a network of reasonably confined valleys interspersed with hummocky ridges and punctured by roche moutonnee. The majority of it retains a rural character typified by pastoral uses with open pasture of varying quality over most of the land area. Hawthorn hedges, Lombardy poplars, conifer shelterbelts and willows along waterways form the characteristic tree palette, with scattered remnant indigenous scrub present, mainly on steep and elevated landforms. This character is becoming less coherent as residential development spreads and intensifies in pockets.

In summary the following are considered to be the key characteristics of the Wakatipu Basin rural landscape:

- predominance of natural features over human made features
- high ratio of open space relative to the built environment and to the presence of trees
- significant areas in pasture, crops
- scattered indigenous vegetation
- presence of large numbers of farmed animals (sheep, cattle, deer, goats)
- low population densities relative to urban centres
- narrow, unsealed roads
- absence of urban infrastructure
- narrow range of tree species utilised for shelter
- amenity tree species restricted to the immediate vicinity of dwellings.

Conversely the major threats to rural character are:

- predominance of human made features, particularly buildings and structures
- high density of built form
- loss of pastoral/cropping activities;
- loss of indigenous vegetation
- lack of farmed species and preponderance of 'lifestyle' animals (horses, donkeys, llamas, alpaca)

- increased road formalisation by sealing, construction of kerb and channel, culverts etc
- presence of urban infrastructure (kerb and channel, sealed footpaths, street lighting)
- spread of amenity tree species across the landscape

The presence, or otherwise, and the quality of these characteristics was assessed for landscape units across the Basin. Landscape units, in this context are areas with similar character and generally, some degree of visual containment.

In order to undertake the assessment a desk top study was undertaken first in order to gain some familiarity with the following:

- geological foundations of the Wakatipu Basin
- hazard areas
- existing zoning
- consented development
- District Plan provisions.

Site visits to the Wakatipu Basin were then undertaken and a standardised landscape character assessment template was used as a basis for field notes.

It was found, in practice, that this template, taken from 'Landscape Character Assessment: Guidance for England and Scotland'⁵ was of limited value, but it did enable the determination of landscape character sub-areas, referred to in this report as landscape units, throughout the basin in a systematic manner. An evaluation of the rural character of these areas was then undertaken and these given a numeric score which enabled the ranking of these areas. The absorptive capacity of the landscape in each landscape unit was then assessed in terms of the vulnerability of the landscape character to further change, and the vulnerability of the visual amenity provided by and within that landscape character area to degradation by further development. In the latter case that means that landscape units adjacent to major roads are immediately more vulnerable as they have more viewers. A key assumption is that the maintenance of rural character and landscape quality is important for the tourism industry.

Results:

General:

The overall finding is that the level of rural character remaining within the Wakatipu Basin is variable ranging from high in a few areas to more or less extinguished in others⁶. The level of subdivision and development which has already been consented is such that a rural lifestyle character has already

⁵ Swanwick, C. (2002) Landscape Character Assessment: Guidance for England and Scotland. The Countryside Agency and Scottish Natural Heritage.

⁶ This is not to say that these areas do not, arguably, provide high amenity for their occupants and visitors.

spread over much of the Basin. In many areas the density of dwellings approximates one every 4ha or so. The southern end of Morven Ferry Road, Jeffry Road, Eastburn Road and Glencoe Road on the Crown Terrace seem to be the only remaining unsealed roads in the Basin. Amenity trees have been planted in swathes in previously open pasture as well as in association with residential development in the Hawthorn Triangle, Dalefield and other parts of the Basin. These trees in all of these locations diminish the rural character of the landscape; diminish the openness of the landscape; and have a domesticating effect which will increase dramatically as they mature. This will alter the landscape character of much of the Basin.

Key to providing a remaining sense of rurality and of local character in the Basin are the outstanding natural landscapes which surround and enclose the it, and the outstanding natural features which puncture its floor. While some of these, notably Mount Dewar, the face of Coronet Peak, and the Crown Terrace escarpment are all heavily infested with wilding exotic trees, they nonetheless retain the predominance of natural features, high ratio of open space (without buildings), significant areas of vegetation, and low population densities which enable them to be seen as the rural context of the Basin. It is the case that the District Plan seems to have been effective in managing the spread of residential development in these areas. It appears that this is a result of the performance standard which requires development in these landscapes to be 'reasonably difficult to see'. In addition to these outstanding natural landscapes other, more rural, areas of the Basin floor also contribute the rural context to areas which have little remaining rural character within them.

Recommendation: Continue to ensure the protection of the Outstanding Natural Landscapes and Features of the Wakatipu Basin from inappropriate subdivision, use and development.

A summary of the results of the analysis on an area by area basis is attached as Appendix 1 to this report. It is to be noted that the analysis was not restricted to the Rural General zone, treating the landscape of the Basin Floor as a continuous unit. On the basis of this analysis I consider that there are a number of areas of the Basin in which future development could be focused without detracting from the landscape character and visual amenity of the Basin as a whole, and a number of areas which are extremely vulnerable.

Areas for further residential development:⁷

In my opinion future residential development within the Basin should be concentrated in the areas where it would have the least impact on the existing landscape character and visual amenity of the overall Basin landscape. Within the Basin these areas have mainly been identified because the level of existing development has diminished the rurality of the landscape character area already, and

⁷ Each area is identified by a number on the map attached as Appendix 2.

because the existing contribution to the overall visual amenity is already relatively low (while the local visual amenity may remain high). Areas currently zoned Rural General in which these criteria combine are the Hawthorn Triangle (area 9), Fitzpatrick Basin (area 6); Mooney Road (area 3); and Alec Robbins Road (area 20). It is my opinion that future development within the Wakatipu Basin should be encouraged to occur within these areas.

In the case of the Hawthorn Triangle that, while zoned Rural General, the level of subdivision which had been consented in that area already exceeds the allowable density of the Rural Lifestyle zone in some areas. In order to concentrate further development in this area a minimum lot size of 1ha in the area bounded by Lower Shotover, Domain and Speargrass Flat Roads should be considered. The surrounding margins of this area could be rezoned Rural Lifestyle, which would provide a transition between the density on the flat and that of the land retained as Rural General above. To a considerable extent this would simply acknowledge the level of development currently in place. This zoning should include: the area to the west of Domain Road to the edge of the river terrace escarpment (the boundary of the Outstanding Natural Feature of the Shotover River); and the area east of Lower Shotover Road, extending approximately to the 400m contour to the north of Slope Hill Road rising to the 420m contour in the vicinity of Springbank south of Slope Hill Road. This suggested zoning is illustrated on the map attached as Appendix 3.

Recommendation: Allow subdivision to 1ha in the area bounded by Lower Shotover, Domain and Speargrass Flat Roads as a permitted activity providing a suite of design controls were met covering the exterior appearance of the dwelling and the landscaping proposed.

Recommendation: Rezone the land on the margins of the Hawthorn Triangle Rural Lifestyle.

The Fitzpatrick Basin (area 6) incorporates an area of Rural Lifestyle zoning currently but is, in the main, Rural General. The boundary of the rural lifestyle area is entirely incoherent from a landscape perspective, protruding into an area of the basin floor. The basin is contained, with views into it obscured by the surrounding ridgelines. It is my opinion that the Rural Lifestyle zoning should be extended to incorporate the majority of this Basin, extending towards the top of the ridgeline which runs approximately along the southern side of Fitzpatrick Road and to the vicinity of the 440m contour along the north of the Basin. This zoning is illustrated on the map attached as Appendix 3. I consider that the portion of land between the Shotover River and this southern ridgeline should remain zoned Rural General (area 6a). This area has had its rural character compromised to a degree by the consenting of residential development within it, and has had its visual amenity compromised to a greater degree by this development also. I consider that it is close to the limit of its ability to absorb development.

Recommendation: Rezone the Fitzpatrick Basin Rural Lifestyle.

The Mooney Road Basin (area 3) is an area which is entirely contained and as a consequence the effects of development also can be contained within the valley. Development has tended to occur in elevated locations on both sides of the valley, possibly in part owing to the wet nature of much of the valley floor. It is considered, however, that this area has the capacity to absorb further residential development without adverse effects on the landscape of the Basin as a whole. The rezoning of this area as Rural Lifestyle would assist in focussing future development into this area. A requirement should be, however, that development within this landscape unity not be visible from either Malaghans Road or Speargrass Flat Road.

Recommendation: Rezone the Mooney Road basin Rural Lifestyle with the requirement that no new residential development should be visible from Malaghans Road or Speargrass Flat Road.

The area in Alec Robbins Road (area 20) to which this report refers is that which is bound by the escarpment of Morven Hill on one side, Hayes Creek to the west and State Highway 6 to the north. The more northern lots in this area are of Rural Residential size, even though they are zoned Rural General. The lots to the west of Alec Robbins Road are larger, but the development has been contained by the topography to the level terrace area, concentrating its domesticating effect. The open pasture to the west of Alec Robbins Road is not particularly visible from State Highway 6 and consequently does not make a significant contribution to the visual amenity of travellers on that road. It does provide a rural mid-ground to residents of Lake Hayes Estate in their views of Morven Hill. The rezoning of this area Rural Lifestyle would provide for further development possibilities without significant adverse effects on the character or visual amenity of the wider Basin and should be considered. This zoning is illustrated on the map attached as Appendix 3.

Recommendation: Rezone the land adjacent to Alec Robbins Road Rural Lifestyle.

Areas in which further residential development should be avoided:

There are a number of landscape units within the Basin in which the character and visual amenity of the area are both considered to be vulnerable to further change. Several of these areas are immediately adjacent to areas of intensive development and are thus seen as vulnerable to development pressure. Others are significant areas which contribute the majority of the remaining rural character to the Basin as a whole.

The Crown Terrace (area 17) as a whole is considered to be highly vulnerable to both character change and to the degradation of its visual amenity. It is a reasonably expansive and open area

which has, thus far, retained its rural character typified by large paddocks, shelter belts and agricultural activities. It is deeply cut by the Royal Burn, Swift Burn and other unnamed creeks and this feature, combined with the hummocky glacial deposits of the terrace edge, provides some topographical complexity which may provide some further absorptive capacity. Given, however, that there are some thirty consented but as yet undeveloped building platforms on the terrace, it is considered that further development is likely to have significant adverse effects on the landscape character, the visual amenity of the vicinity, or both. In addition, the presence of residential development along the rim of the terrace escarpment threatens to compromise the visual amenity of persons on the Basin floor, for whom the views of the Crown Range are important.

Recommendation: Avoid further subdivision and residential development on the Crown Terrace, either through specific provisions in the District Plan and/or by increasing the rigour of the relevant assessment matters including requiring that any further residential development should not be visible from locations on the Basin floor, and that the open, pastoral landscape character of the terrace must be preserved.

Malaghans Valley (area 2) is also considered to be a landscape unit which is highly vulnerable to changes in both its landscape character and to the visual amenity which it provides. It remains the most extensive area of pastoral land in agricultural production in the Basin (other than the Crown Terrace). In addition to these aspects of its character, its readily legible glacial deposits along the valley floor give it a high level of interest, and visual amenity. Sporadic residential development is located, predominantly, along the southern side of the valley, on the valley floor and, to a greater extent, on the north facing slopes of Malaghans Ridge. This creates pockets of domestication which detract from the rural character of the valley to a degree. In terms of visual amenity, however, their impact is lessened by the tendency to focus on Coronet Peak and its associated mountains. It is considered that the protection of the rural character of this landscape unit is of very high importance to the maintenance of the remaining rural character and visual amenity of the Basin.

Recommendation: Avoid further subdivision and residential development of the Malaghans Road landscape unit, either through specific provisions in the District Plan or by increasing the rigour of the relevant assessment matters including requiring that any further residential development should not be visible from locations in Malaghans Road, and that the open, pastoral landscape character of the valley must be preserved.

The Speargrass Flat Valley (area 12) is another area of the Basin in which the landscape character remains essentially rural. It has been compromised to degree by the planting of amenity trees along a portion of the road boundary and in swathes across the upper slopes on the northern wall of the valley. It remains relatively free of domesticating residential development, however, until the Rural

Residential Zone of North Lake Hayes is reached. Consented but as yet undeveloped sites on the northern ridge should not give rise to dwellings which are prominent from the valley floor. It is considered that the protection of the rural character of this landscape unit is of high importance to the maintenance of the remaining rural character and visual amenity of the Basin.

Recommendation: Avoid further subdivision and residential development of the Speargrass Flat Valley landscape unit, either through specific provisions in the District Plan or by increasing the rigour of the relevant assessment matters including requiring that any further residential development should not be visible from locations in Speargrass Flat Road, and that the open, pastoral landscape character of the valley must be preserved.

The Littles Stream Valley (area 7) is located to the west of the Fitzpatrick Basin. The upper reaches of the valley are visible from the vicinity of Hansens Road and Lake Johnston and the western from Arthurs Point. The lower reaches are more visually discrete. The area does contribute to the visual amenity experienced from those locations, however, and from properties within the valley itself. In terms of landscape character, the lower reaches have now been subdivided into lots in the vicinity of 4ha each. The higher slopes are in larger lots, and the removal of a block of Douglas fir is assisting in restoring the pastoral character of this area. It is considered, however, that both in terms of character and visual amenity this landscape character area is at the brink of its ability to absorb development. It is considered that the protection of the rural character of this landscape character area is of high importance to the maintenance of the remaining rural character and visual amenity of the Basin.

Recommendation: Avoid further subdivision and residential development of the Littles Stream Valley, either through specific provisions in the District Plan or by increasing the rigour of the relevant assessment matters including requiring that any further residential development should not be visible from locations in Littles Road, Arthurs Point and Hansens Road.

The Arthurs Point Basin (area 8) is located to the west and north of the Littles Stream Valley. It is an ice evacuated basin of some geological significance⁸ and is contained within the Outstanding Natural Landscape (Wakatipu Basin). It is enclosed by steep cliffs to its east, steep escarpments to the north and west, and the Shotover River to the south. The floor of the basin is undulating in the north smoothing to river terraces in the south. The natural character of the basin has been compromised by its pastoral use and residential development. Its rural character also has been compromised by the presence of residential development in the south western quarter of the basin, and by the spread of wilding trees particularly along its western margins. Its visual amenity, however, is very high and its vulnerability is considered to be very high also. It is considered that the protection of the rural

⁸ Hayward, B W & Kenny, J A (eds). (1998). Inventory and Maps of Important Geological Sites and Landforms in the Otago Region. Geological Society of New Zealand: Lower Hutt.

character of this landscape character area is of high importance to the maintenance of the remaining rural character and visual amenity of the Basin, and that the enhancement of its natural character should be a priority⁹.

Recommendation: Avoid further subdivision and residential development of the Arthurs Point basin by specific provision in the District Plan. Encourage the enhancement of the natural character of the Basin.

The margins of the Arrow River from the Arrow Junction Bridge south to the confluence with the Kawarau River and east to the foot of the Crown Terrace (area 18) form another landscape unit. This area has been subdivided into a range of lot sizes but most are larger, 10 to 20ha and so residential development remains reasonably dispersed and discrete. Rural character remains reasonably high but is at risk of further fragmentation and domestication and is considered to be vulnerable to change. This area is the first part of the Wakatipu Basin which is experienced by someone travelling from Cromwell on State Highway 6. It currently has high visual amenity and it is considered that this amenity is vulnerable to change also. It is considered that the protection of the rural character of this landscape character area is of high importance to the maintenance of the remaining rural character and visual amenity of the Basin.

Recommendation: Avoid further subdivision and residential development of the Arrow River margins area by specific provision in the District Plan.

The area to the north and east of the North Lake Hayes Rural Residential zone is considered to be another landscape character area (area 13) which has moderate remaining rural character and moderate to high visual amenity. Both have been compromised by prominent residential development along the eastern slopes below the Hills Golf Course, and by the Rural Residential and Rural Lifestyle zoning which protrudes north into this area. This area provides a rural break between the development which surrounds Lake Hayes and Millbrook which is located over the ridgeline to the north. While the area is a continuation of the Speargrass Valley to its west, it is considered separately because it has both positive features, particularly the avenue of trees associated with the Ayrburn homestead, and detractions, as discussed, which do not influence the valley. As such it is considered that the protection of the remaining rural character and visual amenity is highly desirable.

Recommendation: Manage further subdivision and development by increasing the rigour of the relevant assessment matters.

⁹ A resource consent granted on Part Section 29 Block XIX Shotover Survey District which encompasses the eastern cliffs includes the clearance of weeds and their revegetation which will enhance the natural character of the vicinity.

Recommendation: Consider the rezoning of the area as Rural Lifestyle within 10 to 15 years depending on development pressure.

The area to the immediate north of the Hawthorn Triangle is another area where a moderately high level of rural character has been retained, and which provides moderately high visual amenity to surrounding areas (area 11). It is also the case here, however, that the loss of this rural character and visual amenity would have fairly limited consequences on the rural character of the Basin as a whole, provided the slopes to the north east remained rural in character.

Recommendation: Manage further subdivision and development by increasing the rigour of the relevant assessment matters.

Recommendation: Consider the rezoning of the area as Rural Lifestyle within 10 to 15 years depending on development pressure.

Ladies Mile, between Lake Hayes and the Shotover River (area 19), provides an important introduction to the Wakatipu for visitors travelling from Cromwell and Wanaka. While the rural character of the area has been compromised by the fragmenting and domesticating effects of residential development on the northern side of the road, the extent of these effects on the southern side has been considerably less. Consequently expansive views to Cecil and Walter Peaks are possible over open pasture providing high visual amenity. It is considered that the protection of the remaining rural character and visual amenity of this landscape unit is of high importance to the maintenance of the remaining rural character and visual amenity of the Basin and that further development in this area should be avoided.

Recommendation: Avoid further subdivision and residential development of the Ladies Mile landscape unit by specific provision in the District Plan.

The balance of the Wakatipu Basin could be said to be in an intermediate zone, where landscape character and visual amenity are moderately vulnerable. This includes most of the elevated areas of Malaghans Ridge (area 4); Hogans Gully and Bendemeer Hill (area 23); the Slope Hill Valley (area 14 on Appendix 2) and North Slope Hill (area 10 on Appendix 2); Arrow Junction (area 24); the McDonnell Road Valley (area 16) and the eastern end of Malaghans Valley (area 21). In all of these areas the relatively complex topography is central to their localised landscape character and its vulnerability to change is limited. The lack of visibility from public and private locations limits the potential effects of further development on the visual amenity of the Basin as a whole. This is not to say that subdivision and development proposals in these areas do not require active management to ensure that this is the outcome.

Recommendation: Manage further subdivision and development by increasing the rigour of the relevant assessment matters.

Potential Management Methods

Minimum lot sizes

One option for introducing a greater level of control over development in the Basin which has been mooted is the determination of a minimum lot size to be imposed in addition to the landscape based assessment criteria. This option raises the objection that allowable size of allotments is always arbitrary. I do not consider this to be entirely accurate. It is my observation that allotments of less than 5ha in area are small enough that land management practices which are essentially domestic in nature (mowing, tree planting, gardening) are feasible. Between 5 and 10 hectares some rural land management practices usually become necessary (animals, baleage, cropping) but fragmentation by division into small pastures, the planting of shelter belts and woodlots, and domestication by the planting of large numbers of amenity trees frequently occurs. At 10 to 15 hectares, while all of these practices may be undertaken, the size of the property limits the scale of the undertaking and the extent of the fragmentation and domestication is limited. At around 15ha, it seems from observation, rural character can be maintained.

If it is then accepted that a minimum lot size for the maintenance of rural character is 15ha, it is necessary to examine what effect the imposition of this would be within the areas of the Basin in which further development might occur. It seems that in order to be effective a minimum lot size would need to enable sufficient further subdivision to direct development into areas where the landscape can absorb it while deterring development in areas where it cannot. It would clearly be effective in preventing further subdivision in many areas where the landscape has already been subjected to fairly intensive subdivision. While not an exhaustive analysis, these include: the margins of the Arrow River south of the Arrow Junction Bridge; Ladies Mile; Littles Stream Basin; Fitzpatrick Basin; North Lake Hayes; and the McDonnell Road Valley. It would not, however, be effective in facilitating subdivision in the areas in which the landscape might absorb further development such as Malaghans Ridge and Morven Ferry. While a number of holdings along Malaghans Ridge are of sufficient size to be subdivided into 15ha blocks, the proportion of these sites which could be so subdivided without adverse landscape or visual effects would be much smaller.

For example, Ayrburn Estates own 131ha of land at the eastern end of the Speargrass Flat Valley/ Malaghans Ridge landscape character areas¹⁰. Of this only approximately 36ha of land is located on the top of the ridge where development may possibly be absorbed, the south facing slopes and valley

¹⁰ Its legal description is Part Lot 3 DP 5737, Lot 4 DP 319854 and Lots 3- 5 DP 343305

floor being considered to be highly sensitive to both character change and changes in visual amenity. In fact, subdivision consent for three lots has already been granted on this property, and three building platforms are already located within this area. There is another aspect of this property which is relevant to this investigation. That is, it is on this property that large swathes of exotic amenity trees have been planted on the south facing slopes, noted above, and it is anticipated that this will have an increasingly domesticating effect on the landscape of the Speargrass Valley as the trees grow demonstrating that even on large properties inappropriate management can be undertaken which will have adverse landscape effects.

While it is considered that 15ha is the minimum lot size necessary to ensure that rural character and rural amenity is preserved it is also worth examining the impact of a smaller minimum, one at which significant domestication may still be avoided, of 10ha. At this minimum lot size none of the vulnerable areas of the Basin would be protected from further subdivision. It would enable subdivision within the areas identified for further development but with the attendant risk of adverse effects on landscape and visual amenity which would still require management.

A further consideration needs to be made. It is the case that in some subdivisions within the District the landscape and visual effects have been successfully managed by the use of common or balance lots, or management covenants. 'Stonebridge' for example, has a total of eight residential lots on a total site of 20ha, giving a land area per dwelling of 2.5ha per dwelling. The residential use of the site is restricted to an area of 4.1ha, however, providing each dwelling a curtilage of approximately 2000m². The surrounding balance of approximately 16ha is maintained as productive agricultural land owned in common by the lot owners. This has been successful in reducing the domesticating effect of the overall development. Ayrburn Estate is an example of a management covenant, where the lots are run as a productive farm, the lot owners being restricted in their influence to a relatively small curtilage area. This does maintain the floor of the eastern part of the Speargrass Valley as productive, pastoral land, but its effectiveness has been compromised by the planting of the exotic amenity trees discussed above. It would appear that a minimum lot size would remove, or seriously hamper, the ability to undertake these more creative methods of achieving effective landscape management within the Basin.

Recommendation: The inclusion of a minimum lot size would not assist in the maintenance of rural character in the Wakatipu Basin.

Plan provisions

I have undertaken an analysis of the landscape provisions in the Plan in Sections 4 and 5. This clearly demonstrates a number of problems with both the policies and objectives and the assessment

matters. I attach the analysis as Appendix 4. In summary there are a number of general points to be made. Firstly, the definitions of the landscape classifications and the issues which concern each type are confused. The reference to 'openness' in reference to Outstanding Natural Landscapes is misplaced given that, apart from the high tussock grasslands, the natural condition of most of the ONLs of the District was forested. Given that the classification is based on S6(b) of the RMA, it would reasonably be expected that maintaining and enhancing the natural character and outstanding quality of those landscapes should be a major focus. Similarly, as S7(c) is the basis justifying the Visual Amenity Landscape category, references to 'enhancing natural character' again seem misplaced, and the maintenance and enhancement of amenity (not just visual amenity) would appear to be a more logical focus.

Recommendation: The definitions of the landscape categories should be rewritten so as to better reflect the intentions of the enabling legislation.

The definition of the Visual Amenity Landscapes is particularly problematic. The reference to Arcadian landscapes has, in my opinion, led to much confusion, both amongst lay people and professionals, neither group having a clear grasp of what it actually means. In addition the definition refers to 'pastoral or arcadian'. It is unclear if this means that the Plan aims to have regard to both landscape characters, or if they are different ways of stating the same thing.

Arcadia was, in fact, a common subject of the early picturesque painters and as such has made a significant contribution to the development of the picturesque aesthetic. An examination of these paintings has led me to the conclusion that an 'Arcadian' landscape has a number of distinct features.

These are:

- the landscape of the fore and mid-ground is fine-grained and broken into small, reasonably discrete areas by vegetation and topography;
- there are areas of rugged topography (cliffs, waterfalls);
- the fore and mid-ground landscape contains many large trees;
- the mountainous context of the site is distant and its detail indistinct;
- buildings are always visible and these are often temples;
- there are animals present, usually sheep or goats;
- there is water, either a river, lake, pond or the sea;
- there are always people present, usually resting if they are a worker (shepherd or goatherd) or recreating as is the case in both of these paintings.

This arcadian landscape is, first and foremost, an idealised rural landscape which bears little relationship to a productive or truly pastoral rural landscape. It is the landscape recreated in the picturesque parks of England. Its inclusion as a part of the definition of Visual Amenity Landscapes

has led to landscape professionals considering that its development within the District is a goal of the Plan. This, in combination with the direction to enhance natural character, has been used as justification for the planting of many exotic amenity trees; of avoiding linear planting, even when it is entirely in keeping with the character of the vicinity; and of considering residential development partially screened from sight to be acceptable. It has strongly influenced the developing character of the Wakatipu Basin.

In my opinion the areas of the Basin which most clearly demonstrate arcadian qualities are Dalefield; the Hawthorn Triangle; the slopes of Slope Hill to the south of Slope Hill Road; and Arrow Junction. These are the most modified and highly developed areas of the Basin. There are also those who consider that the development of this character is positive, and I have heard it argued that the Hawthorn Triangle will, in time, have the character of Thurby Domain. The Domain is on a south facing slope and was planted at a time when sun and views were not high priorities. Far from developing a similar character I consider it more likely that the presence of large amenity trees within the Hawthorn Triangle is likely to provoke neighbourhood conflict over lost views and shading. Further, the spread of this English parkland character across the landscape obscures the landforms and topography and diminishes the local, indigenous character of the Basin.

It is my opinion that if there is a desire to slow the subdivision and residential development of the Wakatipu Basin and to protect the local character of the landscape then it is necessary to amend the definition of Visual Amenity Landscapes to remove references to 'arcadia'.

Recommendation: Remove all references to arcadian landscape character from the District Plan.

While the plan does discuss the issues associated with each landscape classification these are very generalised and rather confused and confusing, as noted above. I consider that it would be advantageous to establish specific descriptions, identified threats and positive goals for the management of character areas within the broader District landscapes. Such a description of the character and threats to it are listed above. Positive goals for the management of the Basin could include such things as the removal/control of wilding species including hawthorn, sycamore and conifer species. I do consider that public consultation in the setting of goals for the management of landscapes is critical.

Recommendation: Develop, in consultation with the public, specific objectives for the management and enhancement of the landscape of the Wakatipu Basin.

The assessment matters repeatedly confuse matters of landscape character with visual amenity. This, plus the overwhelming focus on the visual (we are talking about Visual Amenity Landscapes) has resulted in the consenting of many developments within the Wakatipu Basin which compromise

the character of the landscape. They do so by the planting of amenity trees, particularly avenues along driveways; by the fragmentation and enclosure of the pastoral landscape; and by the spreading of structures across the landscape. Separating out these two aspects, character and visual amenity, in keeping with current best practice, would improve Council's ability to manage the effects of development on both landscape character and on visual amenity, and improve the ability of landscape professionals to accurately assess the effects of development. It may be necessary to amend the name 'Visual Amenity Landscapes' to reflect this change of focus, possibly to Amenity Landscapes.

The separation of landscape character and visual amenity could simplify the assessment matters considerably. Each landscape category would have a set of assessment matters tailored to the assessment of effects on the landscape character and quality it is considered important to maintain and/or enhance. In all landscapes the goal should be to ensure that development does not adversely affect the character of the surrounding landscape within its vicinity, and could include requirements for the enhancement of that character¹¹. The definition of vicinity could vary depending on the landscape, with that of ONLs being larger than that of VALs. Alternatively, and particularly with regard to the Wakatipu Basin, landscape units could be defined in the Plan and the requirement made that development within each unit not have an adverse effect on the character of that unit. As visual amenity is important within all landscapes classifications, it could be possible to have one set of assessment matters for all landscape categories.

Recommendation: Rewrite the landscape assessment matters so as to separate issues of landscape character and visual amenity.

In addition, the inclusion of performance standards in the assessment matters would provide objective (or relatively objective) baselines by which further development could be assessed. Such standards could include requirements that further residential development must not be visible from Malaghans Road or Speargrass Flat Road, for example.

Recommendation: Use specific performance standards to manage future development within the Wakatipu Basin and elsewhere.

Specific sections of the assessment matters require particular attention. The first is that relating to the Form and Density of Development (S5.4.2.2(3)(c)). While these assessment matters also confuse visual and character aspects of the landscape their most significant failing relates to the so-called 'circle criteria'. It is my understanding that the first criterion, that development be located within 50m of existing development, was based on an analysis of the tradition rural farm cluster where the

¹¹ Enhancement could be achieved by the removal of inappropriate trees; the planting of indigenous vegetation in areas where the natural character is to be enhanced; the rehabilitation of inappropriate earthworks or other means determined by objectives for the character area.

dwelling, barn, shearing shed and shearers quarters were found to be located within approximately 50m of one another. Consequently the aim of this part of the section is to encourage development to mimic the traditional pattern which is a part of the landscape character and where that is not the case then Council wishes to be reassured that the chosen location is the best possible (within a 500m radius). The 1.1km radius, also the definition of 'vicinity' elsewhere in Section 5, arose from an analysis of the spacing of the original homesteads in the Basin, another example of trying to mesh future development into the existing character of the landscape. Thus, while this section has aimed to ensure that development within the VAL does not have an adverse effect on the settlement pattern and thus landscape character I consider that it has failed. In the main that failure is due to the obscure meaning and intention of the section which simply remains beyond most people's ken.

Recommendation: Delete this assessment matter.

The second group of assessment matters which require specific examination are those relating to cumulative effects (S5.4.2.2(3)(d)). A superficial reading of these assessment matters suggests that they are reasonably clear in their intent. That they have failed in containing development in the Wakatipu Basin is also clear. In my opinion this is largely due to two things. One is the tendency to take the 'it's stuffed anyway' approach to cumulative effects on the landscape. This would not be acceptable in regard to issues such as water quality and should be no more acceptable in regard to landscape.

The other is the underlying failure to be clear about specifically what the landscape resource is which is necessary to determine how much is left and therefore, whether or not the cumulative effect of a proposal is a step too far. This can be addressed by a clear understanding of the character of the landscape and the features and patterns which contribute to this character. Cumulative effects on character may include alterations to the fabric of the landscape either by the removal of key elements or the inclusion of new ones; changes to the scale, diversity, pattern, colour or other aesthetic aspect of the landscape; or, combined, alterations to the key characteristics possibly leading to a new landscape character.

With regard to cumulative visual effects, this relates to the effects on particular people or groups of people and involves the characteristics of views and the visual amenity enjoyed by people from particular locations. These effects may occur in a stationary location where they are of combination, where instead of one dwelling two may be seen in a single view, or in succession where one instead of one dwelling being visible in a single view the viewer must turn to see the second. When moving through a landscape cumulative effects are sequential and concern the frequency of affected views.

Recommendation: Rewrite the cumulative effects assessment matters to clarify separation between landscape and visual effects.

Recommendation: Clarify the nature of the landscape resource by defining landscape character areas and defining specific goals for their management.

In conclusion I consider that the rewriting of the landscape provisions of the plan to more clearly and appropriately define the landscape categories and to clarify the division between landscape character and visual amenity would improve the ability of Council to manage development in all areas of the District. I consider that it may be appropriate to introduce specific goals for particular landscape areas within the District in order to define the aspects of their character which it is sought to maintain, or the means by which they could be enhanced.

Environmental compensation

The idea has been mooted that applications for subdivision and residential development within the Wakatipu Basin could be expedited if they included environmental compensation in the form of revegetation or ecological enhancement. While this idea is certainly worthy of consideration there are a number of issues which the suggestion raises.

It is the case that the majority of the Basin floor, and certainly the areas where development has occurred and those which I have identified as having capacity for more development are, in the main, within areas where indigenous vegetation is considered to be acutely or chronically threatened. Chronically threatened areas tend to be on the steeper escarpments and acutely threatened areas on the flats and on the hummocky elevated land. The extent of the problem is such that it would seem that the contribution which could be made by any revegetation associated with further development not yet consented would be minute. While anything may be better than nothing, figuring a formula which would provide a reasonable exchange between revegetation and expedited development would be a challenge. This is not to say, however, that it would not be appropriate to encourage the protection and re-establishment of indigenous vegetation as a positive effect of development and this could be done through the rewriting of the assessment matters. It would also be necessary to make the protection and re-establishment of indigenous vegetation communities within areas where it is categorised as chronically or acutely threatened a clear goal for the management of the Basin.

Conclusion and Discussion

In conclusion, it is considered that much of the difficulty which has arisen in applying the landscape management strategies of the QLDC District Plan stem from the poor and confusing definitions of the landscape categories, and from the confusion of landscape and visual amenity effects. It is considered that rewriting parts of the plan to remove these confusions would increase the ease and clarity with which the assessment matters could be applied. This alone would not, however, be adequate to ensure that the management of the Wakatipu Basin landscape would improve. This requires the formulation of clear objectives and goals for the management of that landscape, and clear descriptions of the character that it is desired to maintain and/or promote.

It is considered that the most effective way to direct development into areas within the Basin where the effects of that development can be contained is to rezone areas Rural Lifestyle. The effectiveness of the objectives, policies and rules for that zone have been beyond the scope of this report. It is the case that under the current regime the landscape classifications do not apply in the Rural Lifestyle Zone. While not recommending that change, I do consider that these zones should be subject to the overarching goals of the landscape management of the Basin as a whole. That way the character of the development within these zones can be managed to be in sympathy with the character of the wider basin, if at a much higher density.

Finally, I have come to the conclusion that the continuation of the discretionary regime is the best way to manage development in the balance of the Basin in conjunction with clarified assessment matters and the inclusion of performance standards. These performance standards should be rigorous enough to ensure that any further development cannot compromise the character or visual amenity of the remaining pastoral areas, nor the character of the wider basin.

Appendix 1: Summary of the landscape character analysis

Landscape Area	Extent of Rural Character	Key Characteristics	Vulnerability to Character Change	Contribution to visual amenity	Vulnerability of Visual Amenity
Crown Terrace (17)	High	Large paddocks Traditional shelter belts Sheep and cattle Dispersed residential development	High	High	High due to the importance of the Crown Range Road and elevation above the basin
Malaghans Valley (2)	High	Legible glacial features Large paddocks Traditional shelter belts Sheep and cattle Dispersed residential development	High	High	High due to openness of the landscape; importance of Malaghans Road.
Morven Ferry (22)	Moderately High	Agricultural activities Pasture Hummocky topography Lifestyle development Hawthorn hedges	Moderate Presence of lifestyle development along the road margins at capacity	Moderate to low	Moderate to low owing to topography and location away from important roads. Cycle way not considered.
Speargrass Valley (12)	Moderately High	Pasture Sheep and cropping Narrow, linear form Amenity trees	High. Planting of amenity trees is already degrading the rural character.	High	High due to remaining openness of the landscape.
Malaghans Ridge (4)	Moderately High	Steep to very steep northern slopes Wide, hummocky summit. Folded southern slopes Large paddocks Residential development in: Dalefield, Mooney Valley, eastern areas Deeply cut southern slopes	Moderate. Main threats are fragmentation; spread of amenity trees; spread of residential development including buildings and tracks.	High to Low	High to moderate. The northern and southern slopes contribute to the visual amenity of Basin occupants and users of Malaghans Road. The higher parts contribute less.
Slope Hill Valley (14)	Moderate	Enclosed Valley Pasture Residential development Amenity trees Wetland Revegetation	Moderate Main threats are fragmentation; spread of amenity trees; spread of residential development including buildings and tracks	Low to Moderate	Moderate to low The valley is enclosed and separated from the majority of the basin but now has a part of the Wakatipu Cycleway running through it

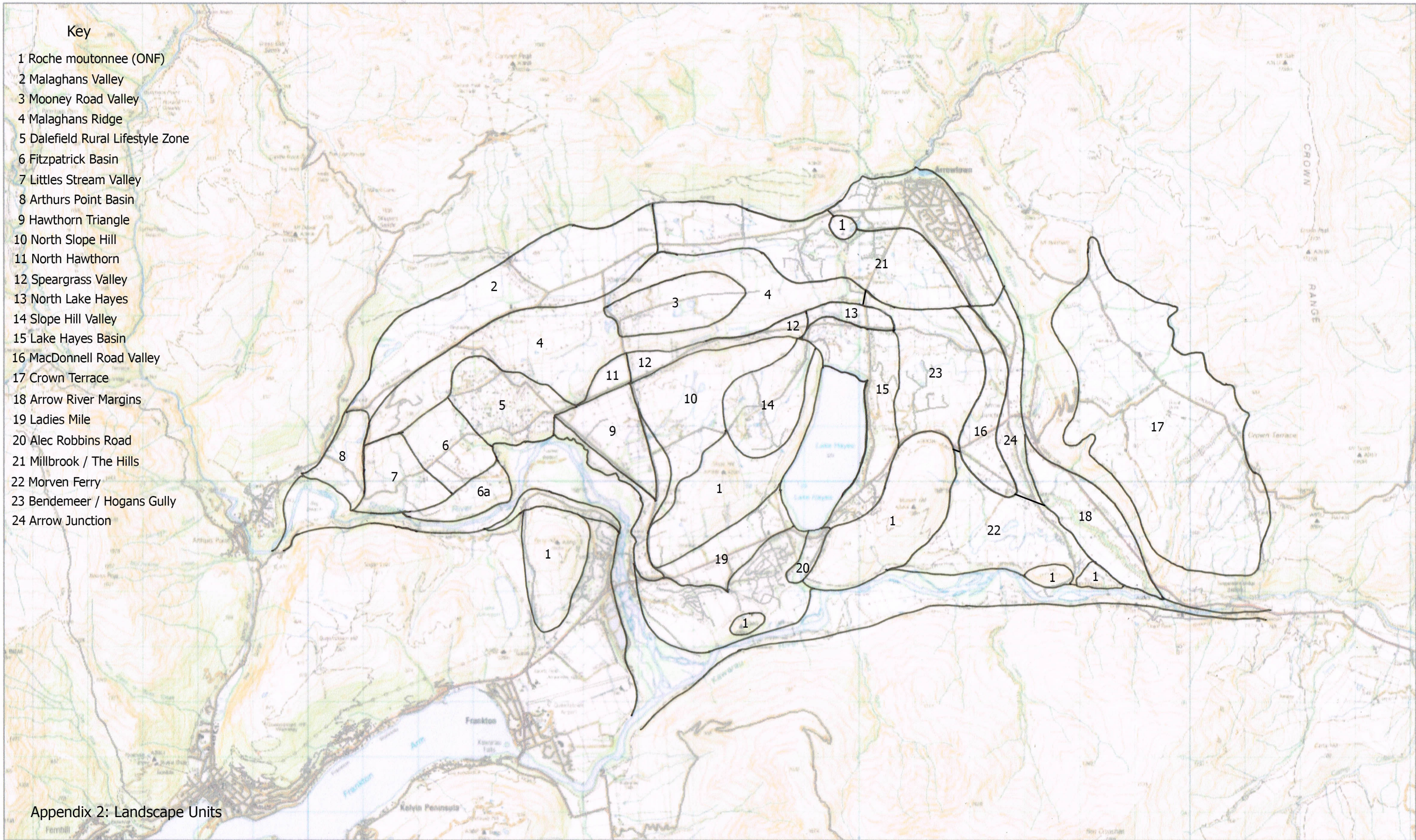
North Slope Hill (10)	Moderate	Complex topography Tarns, wetlands, melt-water channels, creeks Pasture Residential development	Low to moderate Relatively high density of residential development but some areas have some potential.	Low to Moderate	Moderate to low Some parts of this area are widely visible, some not readily visible at all. Some parts have capacity to absorb future development
Hogans Gully and Bendemeer (23)	Moderate	Complex topography Tarns, wetlands, melt-water channels, creeks Pasture Relatively dense residential development consented within Bendemeer Estate	Moderate to high. Residential capacity at or close to its capacity in terms of landscape character.	Low to Moderate	Moderate to high. The complexity of the landforms offers some opportunities to introduce dwellings but it is close to capacity.
Arrow Junction (24)	Moderate	Complex topography Small scale Heritage trees (hawthorn hedges and Lombardy poplars) Residential development	Moderate to high Residential capacity at its maximum in terms of landscape character.	High	Moderate to high The complexity of the landforms provides opportunities to introduce dwellings but it is close to or at capacity
North Lake Hayes (13)	Moderate	Open pasture Heritage trees (Ayrburn avenue) Residential development to the east	High Open area provides rural character to surrounding residential development	High to moderate	High Already compromised by development in the Hogans Gully area.
Arrow River Margins (18)	Moderate	Open pasture Scattered residential development Amenity trees	Moderate to high The area is already fragmented for rural residential use but the lots remain large and open to SH6.	High to moderate	High to moderate Visible from SH6.
North Hawthorn Triangle (11)	Moderate	Open pasture Hawthorn hedge Amenity trees Dwellings	High Location immediately adjacent to Hawthorn Triangle provides development pressure	Moderate Provides rural context for	High to moderate
Littles Stream Valley (7)	Moderate to low	Steep folded topography Open to views from Ferry Hill/Lake Johnston Pastoral Lifestyle development	Moderate to high Subdivision for lifestyle development has occurred At capacity below Littles Road	Moderate to high	Moderate to high Already compromised by consented development.
Fitzpatrick Basin (6)	Moderate to low	Rural lifestyle development Pastoral southern areas Hummocky topography Flat basin floor Steep northern wall.	Low Character already incoherent	Moderate to low	Moderate to low Low in the basin proper Moderate in the southern, hummocky rim area

Mooney Road Valley (3)	Moderate to low	Amenity trees Domestication Wetlands Enclosure Settlement pattern with elevated dwellings	Low	Moderate to high	Low Effects on visual amenity contained within the limited catchment of the valley
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Arthurs Point Basin (8)	Moderate to low	Glacial and fluvial origins readily legible Cliffs Undulating floor Scattered exotic weeds Containment	High	High	High
McDonnell Road Valley (16)	Moderate to low	Enclosure Lifestyle development	Moderate to low	Moderate	Moderate
Dalefield Deferred RL Zone	Low	Amenity trees Dwellings Broken topography Pasture	Low	Moderate	Moderate
Ladies Mile (19)	Low	Flatness Expansive views Openness Enclosure	High	High	Very high
Alec Robbins Road (20)	Low	Dwellings Amenity trees Domestication	Low	Low	Low
Eastern Malaghans Valley (21)	Low	Broken complex landforms Wilding conifers Amenity trees Residential development	Moderate to low	Moderate to high	Moderate to high
Hawthorn Triangle (9)	Very low	Flat Dense residential development Hawthorn hedges Lombardy poplars	Low	Moderate to Low	Low
Ferry Hill Fringe	Very low	River terraces Fragmented Residential development	Low	Moderate	Moderate
Lake Hayes Basin (15)	Very Low	Containment Residential development Amenity trees	Low	High	Low The main aspects of visual amenity are the lake, Slope Hill and Threepwood
Dalefield Rural Residential Zone (5)	Very low	Amenity trees Domestication Residential development	Low	Moderate	Moderate to low
Millbrook/The Hills (21)	Very low	Manicured Residential development Amenity trees	Low	Low to moderate	Low in the main. High around the fringes (the ridgelines)

Key

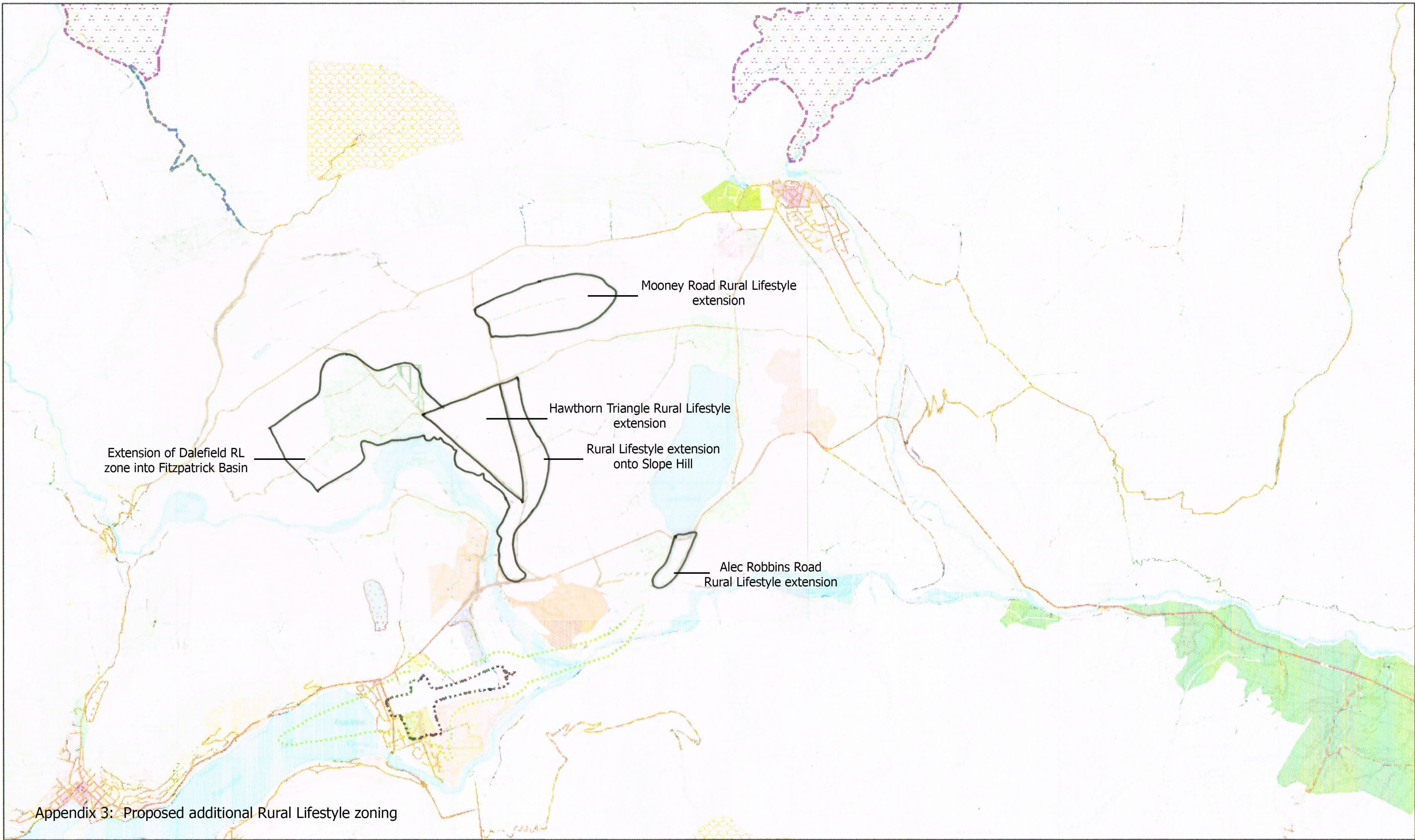
- 1 Roche moutonnee (ONF)
- 2 Malaghans Valley
- 3 Mooney Road Valley
- 4 Malaghans Ridge
- 5 Dalefield Rural Lifestyle Zone
- 6 Fitzpatrick Basin
- 7 Littles Stream Valley
- 8 Arthurs Point Basin
- 9 Hawthorn Triangle
- 10 North Slope Hill
- 11 North Hawthorn
- 12 Speargrass Valley
- 13 North Lake Hayes
- 14 Slope Hill Valley
- 15 Lake Hayes Basin
- 16 MacDonnell Road Valley
- 17 Crown Terrace
- 18 Arrow River Margins
- 19 Ladies Mile
- 20 Alec Robbins Road
- 21 Millbrook / The Hills
- 22 Morven Ferry
- 23 Bendemeer / Hogans Gully
- 24 Arrow Junction



Appendix 2: Landscape Units

The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED





Appendix 3: Proposed additional Rural Lifestyle zoning

The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED

Appendix 4: Raw analysis of District Plan provisions S 4 and S 5

Plan provision	Character focus	Visual focus	Appropriateness	Proposed change
Objective 1 - Character and Landscape Value To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.	Character reference positive	Use of 'landscape value' in conjunction with character suggests / implies that it is entirely visual	OK but could be improved by rewording. You do have to wonder if this is appropriate as the first objective for the rural area, however. What about productive value?	Amend: To protect the landscape character and visual amenity...
Policies: 1.1 Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.	Comprehensive	Comprehensive	Entirely appropriate	
1.2 Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.			N/a	
1.3 Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.	Relates to character to some degree		Yes.	
1.4 Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.	Entirely focused on character.		Entirely appropriate but could be strengthened.	Amend: Ensure activities not based on the rural resources of the area including residential development occur only where the character of the rural area will not be adversely impacted.
1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation.			N/a	
1.6 Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.	Character focus		OK but wording could be improved.	Amend: Avoid, remedy or mitigate adverse effects of development on the landscape character of the District.
1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.		Visual focus but leaning towards seeing (!) landscape character as a visual matter.	'Visual coherence' is technical jargon.	Amend: Preserve the visual amenity of the landscape by ensuring all structures are to be located in areas with the potential to absorb change. Preserve the character of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.
1.8 Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.		Visual	Very specific for a policy.	Amend?
1.9 Ensure adverse effects of new commercial Ski Area activities on the landscape and amenity values are avoided or mitigated.	Mixed	Mixed	Clarify	Amend: Ensure adverse effects of new commercial Ski Area activities on the landscape character and visual amenity are avoided or mitigated.
5.2.1 Environmental Results Anticipated The following environmental results are anticipated in the Rural General zones: (i) The protection of outstanding natural landscapes and features from inappropriate subdivision, use and development.			(i) simply restates the Act. Do we not want more?	
(ii) Maintenance and enhancement of openness and naturalness of outstanding natural landscapes and features.	As above.		Needs to be amended to recognise that many ONLs are not open in the sense of being forested.	Amend: Maintenance and enhancement of the natural character of outstanding natural landscapes and features.
(iii) Strong management of the visual effects of subdivision and development within the visual amenity landscapes of the district.		Focus on visual effects complete	Needs to be amended to protect the character of the VAL too.	Amend: Strong management of the effects of subdivision and development on the landscape character within the VAL. Strong management of the visual effects of subdivision and development on the visual amenity of persons.
(iv) Enhancement of natural character of the visual amenity landscapes.	Character		Natural character is not required to be enhanced by the Act – it is the maintenance and enhancement of amenity	Amend: Maintenance and enhancement of the character of the visual amenity landscapes.
(v) A variety in the form of settlement pattern within visual amenity landscapes based upon on the absorption capacity of the environment.	Reads as a character issue	Interpreted as a visual issue	Should be amended to be consistently about character.	Amend: A variety in the form of settlement pattern within visual amenity landscapes based upon on the absorption capacity of the landscape character area.
(vi) Retention and enhancement of the life-supporting capacity of the soil and vegetation.			N/a	
(vii) The continued development and use of land in the rural area.			Very strange! I wonder if the intent was to support farming activity?	Delete or clarify.
(viii) Avoid potential land uses and land management practices, which create unacceptable or significant			N/a	

conflict with neighbouring land based activities, including adjoining urban areas.				
(ix) Maintenance of a level of rural amenity, including privacy, rural outlook, spaciousness, ease of access and quietness, consistent with the range of permitted rural activities in the zone.	Issues of character, to some degree. Privacy, spaciousness, quietness, ease of access	Issues of visual amenity, to some degree. Rural outlook	OK in as far as it goes. Good idea to list (somewhere) rural character features and the specific threats which exist to them.	Amend
(x) Retention of the amenities, quality and character of the different rural environments within the District, and development and structures which are sympathetic to the rural environment by way of location and appearance.	Acknowledges that there are different character areas		Could be clearer.	Amend: Retention of the amenities, quality and character of the different rural environments within the District, and development and structures which are sympathetic to the landscape character by way of location and appearance.
(xi) Retention of a range of recreation opportunities.			N/a	
(xii) Utilisation of mineral resources within the District, providing that the scale of each operation and its effects, both short and long-term, are appropriate to its environment.			N/a	
<p>5.4 Resource Consents - Assessment Matters - Rural Zones</p> <p>5.4.2 Assessment Matters</p> <p>In considering whether or not to grant consent or impose conditions, the Council shall in addition to considering any other relevant matters apply the following terms and criteria:</p> <p>5.4.2.1 Landscape Assessment Criteria – Process</p> <p>There are three steps in applying these assessment criteria. First, the analysis of the site and surrounding landscape; secondly determination of the appropriate landscape category; thirdly the application of the assessment matters. For the purpose of these assessment criteria, the term “proposed development” includes any subdivision, identification of building platforms, any building and associated activities such as roading, earthworks, landscaping, planting and boundaries.</p> <p>Step 1- Analysis of the Site and Surrounding Landscape</p> <p>An analysis of the site and surrounding landscape is necessary for two reasons. Firstly it will provide the necessary information for determining a sites ability to absorb development including the basis for determining the compatibility of the proposed development with both the site and the surrounding landscape. Secondly it is an important step in the determination of a landscape category - i.e. whether the proposed site falls within an outstanding natural, visual amenity or other rural landscape.</p> <p>An analysis of the site must include a description of those existing qualities and characteristics (both negative and positive), such as vegetation, topography, aspect, visibility, natural features, relevant ecological systems and land use.</p> <p>An analysis of the surrounding landscape must include natural science factors (the geological, topographical, ecological and dynamic components of the landscape), aesthetic values (including memorability and naturalness), expressiveness and legibility (how obviously the landscape demonstrates the formative processes leading to it), transient values (such as the occasional presence of wildlife; or its values at certain times of the day or of the year), value of the landscape to Tangata Whenua and its historical associations.</p> <p>Step 2 - Determination of Landscape Category</p> <p>This step is important as it determines which district wide objectives, policies, definitions and assessment matters are given weight in making a decision on a resource consent application.</p> <p>The Council shall consider the matters referred to in Step 1 above, and any other relevant matter, in the context of the broad description of the three landscape categories in Part 4.2.4 of this Plan, and shall determine what category of landscape applies to the site subject to the application.</p>			This process is highly problematic. If the RMA amendments proceed this will become largely redundant. It should simply refer people to the maps.	Delete. Possibly replace.

<p>In making this determination the Council, shall consider: (a) to the extent appropriate under the circumstances, both the land subject to the consent application and the wider landscape within which that land is situated; and (b) the landscape maps in Appendix 8. Step 3 - Application of the Assessment Matters Once the Council has determined which landscape category the proposed development falls within, each resource consent application will then be considered: First, with respect to the prescribed assessment criteria set out in Rule 5.4.2.2 of this section; Secondly, recognising and providing for the reasons for making the activity discretionary (see para 1.5.3(iii) of the plan [p1/3]) and a general assessment of the frequency with which appropriate sites for development will be found in the locality.</p>				
<p>5.4.2.2 Assessment Matters (1) Outstanding Natural Landscapes (Wakatipu Basin) and Outstanding Natural Features – District wide. These assessment matters should be read in the light of two further guiding principles. First that they are to be stringently applied to the effect that successful applications for resource consent will be exceptional cases. Secondly, existing vegetation which: (a) was either • planted after; or • self seeded and less than 1 metre in height at - 28 September 2002; and (b) obstructs or substantially interferes with views of the landscape (in which the proposed development is set) from roads or other public places - shall not be considered: (1) as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and (2) as part of the permitted baseline. - nor shall removal of such vegetation be considered as a positive effect of any proposal.</p>			<p>Fine, although the rider about existing vegetation is very hard to implement.</p>	
<p>(a) Effects on openness of landscape In considering whether the proposed development will maintain the openness of those outstanding natural landscapes and features which have an open character at present when viewed from public roads and other public places, the following matters shall be taken into account:</p>	<p>Confuses character (openness) with visual amenity.</p>	<p>Confuses character with visual amenity</p>	<p>Issue with 'openness' as above. Focus on character not visual effects.</p>	<p>Amend the whole section: (a) Effects on landscape character In considering whether the proposed development will maintain or enhance the natural character of outstanding natural landscapes and features the following matters shall be taken into account:</p>
<p>(i) whether the subject land is within a broadly visible expanse of open landscape when viewed from any public road or public place;</p>	<p>Confuses character (openness) with visual amenity</p>	<p>Confuses character with visual amenity</p>		<p>(i) the natural character of the subject land and its landscape context.</p>
<p>(ii) whether, and the extent to which, the proposed development is likely to adversely affect open space values with respect to the site and surrounding landscape;</p>	<p>Confuses character (openness) with visual amenity</p>	<p>Confuses character (openness) with visual amenity</p>		<p>(ii) whether, and the extent to which, the proposed development is likely to adversely affect the natural character of the site and surrounding landscape;</p>
<p>(iii) whether the site is defined by natural elements such as topography and/or vegetation which may contain and mitigate any adverse effects associated with the development.</p>		<p>(iii) focuses entirely on visual effects</p>		<p>Delete</p>
<p>(b) Visibility of development In considering the potential visibility of the proposed development and whether the adverse visual effects are minor, the Council shall be satisfied that:</p>		<p>Focus on visual amenity along is fine.</p>		
<p>(i) the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use roads for vehicular and/or pedestrian, equestrian and other means of access; and</p>		<p>Works well.</p>	<p>Might want to consider if private visual amenity should be included also.</p>	<p>Amend: (i) the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use roads for vehicular and/or pedestrian, equestrian and other means of access. The proposed development will not</p>

				have an adverse effect on private visual amenity which is more than minor.
(ii) the proposed development will not be visually prominent such that it dominates or detracts from public or private views otherwise characterised by natural landscapes; and	Confuses character and visual amenity	Confuses character and visual amenity	Separate visual and character.	Amend: (ii) the proposed development will not be visually prominent such that it dominates or detracts from public or private views.
(iii) the proposal can be appropriately screened or hidden from view by any proposed form of artificial screening, being limited to earthworks and/or new planting which is appropriate in the landscape, in accordance with Policy 4.2.5.11 (b).		Confuses of character and visibility	Appropriate that visual screening be in keeping with the character of the landscape.	
(iv) any artificial screening or other mitigation will detract from those existing natural patterns and processes within the site and surrounding landscape or otherwise adversely affect the natural landscape character; and	Confuses character and visibility	Confuses character and visibility	Actually seems redundant as (iii) seems to have it covered.	
(v) the proposed development is not likely to adversely affect the appreciation of landscape values of the wider landscape (not just the immediate landscape).	Confuses character and visibility	Confuses character and visibility	OK but a very low threshold to meet. Needs clarification.	Amend: the proposed development is not likely to adversely affect the visual amenity of the wider landscape (not just the immediate landscape).
(vi) the proposal does not reduce neighbours' amenities significantly.	Amenities such as noise etc are part of character.	Visual amenity focus.	Needs splitting. Also a significant reduction in amenity seems a lot bigger to me that a significant adverse effect on amenity.	Amend: the proposal does not have a significant adverse effect on the neighbours' rural amenities
(c) Visual coherence and integrity of landscape In considering whether the proposed development will adversely affect the visual coherence and integrity of the landscape and whether these effects are minor, the Council must be satisfied that:	These are (confusingly) actually part of what should be considered in the landscape character assessment.			
(i) structures will not be located where they will break the line and form of any ridges, hills and any prominent slopes;				
(ii) any proposed roads, earthworks and landscaping will not affect the naturalness of the landscape;	Confuses character and visibility		Needs to be focused on visual issues	Amend: any proposed roads, earthworks and landscaping will not adversely affect the visual amenity of the landscape;
(iii) any proposed new boundaries will not give rise to artificial or unnatural lines or otherwise adversely (such as planting and fence lines) affect the natural form of the landscape.	Confuses character and visibility.		There are character and visual aspects to this issue.	Amend: Any proposed new boundaries will not give rise to artificial or unnatural lines or otherwise adversely (such as planting and fence lines) affect the visual amenity of the landscape; Include (somewhere): Any proposed new boundaries will not give rise to patterns in the landscape which would adversely affect the character of the landscape;
(d) Nature Conservation Values In considering whether the proposed development will adversely affect nature conservation values and whether these effects are minor with respect to any ecological systems and other nature conservation values, the Council must be satisfied that:			Really an ecological issue and within the realm of an ecologist's expertise. Perhaps this section should be moved from the landscape section?	Amend.
(i) the area affected by the development proposed in the application does not contain any indigenous, ecosystems including indigenous vegetation, wildlife habitats and wetlands or geological or geomorphological feature of significant value;			Geological or geomorphological features are not part of nature conservation. Their significance also requires expertise beyond that of most LAs.	Amend
(ii) the development proposed will not have any adverse effects that are more than minor on these indigenous ecosystems and/or geological or geomorphological feature of significant value;				
(iii) the development proposed will avoid the establishment of introduced vegetation that have a high potential to spread and naturalise (such as wilding pines or other noxious species).			This is both a landscape matter (both character and visual amenity) as well as an ecological issue.	
(e) Cumulative effects of development on the landscape In considering the potential adverse cumulative effects of the proposed development on the natural landscape with particular regard to any adverse effects on the wider values of the outstanding natural landscape or feature will be no more than minor, taking into account: (i) whether and to what extent existing and potential development (ie. existing resource consent or zoning) may already have compromised the visual coherence	Confuses character and visual amenity	Confuses character and visual amenity	Visual coherence is something which is considered in the assessment of character. This should be amended, and possibly split.	Amend: whether and to what extent existing and potential development (ie. existing resource consent or zoning) may already have compromised the natural character of the landscape whether and to what extent existing and potential development (ie. existing resource consent or zoning) may already have compromised the visual amenity of

and naturalness of the landscape;				the landscape
(ii) where development has occurred, whether further development is likely to lead to further degradation of natural values or domestication of the landscape or feature such that the existing development and/or land use represents a threshold with respect to the site's ability to absorb further change;	Focus is on character.		Terrribly waffly and hard to understand.	Amend: Where development has occurred and affected the natural character of the landscape, whether further development would likely degrade the landscape to the point at which its natural character or outstandingness was compromised.
(iii) whether, and to what extent the proposed development will result in the introduction of elements which are inconsistent with the natural character of the site and surrounding landscape;	Character.		Actually fine.	
(iv) whether these elements in (iii) above will further compromise the existing natural character of the landscape either visually or ecologically by exacerbating existing and potential adverse effects;	Confuses character and visual amenity	Confuses character and visual amenity		Amend: whether these elements in (iii) above will further compromise the existing natural character of the landscape by exacerbating existing and potential adverse effects
(v) where development has occurred or there is potential for development to occur (ie. existing resource consent or zoning), whether further development is likely to lead to further degradation of natural values or domestication of the landscape or feature.			What does it mean???	
(f) Positive Effects In considering whether there are any positive effects in relation to remedying or mitigating the continuing adverse effects of past inappropriate subdivision and/or development, the following matters shall be taken into account: (i) whether the proposed activity will protect, maintain or enhance any of the ecosystems or features identified in (f) above which has been compromised by past subdivision and/or development;			Really the field of an ecologist.	
(ii) whether the proposed activity provides for the retention and/or re- establishment of native vegetation and their appropriate management, particularly where native revegetation has been cleared or otherwise compromised as a result of past subdivision and/or development;	Goes to character.		Possibly should have input of an ecologist	
(iii) whether the proposed development provides an opportunity to protect open space from further development which is inconsistent with preserving a natural open landscape, particularly where open space has been compromised by past subdivision and/or development	Confusing, but about character			Amend: whether the proposed development provides an opportunity to protect land from further development which is inconsistent with preserving the natural character of the landscape, particularly where it has been compromised by past subdivision and/or development
(iv) whether the proposed development provides an opportunity to remedy or mitigate existing and potential adverse effects (ie. structures or development anticipated by existing resource consents) by modifying, including mitigation, or removing existing structures or developments; and/or surrendering any existing resource consents;			Application of this is a bit difficult as these types of activities have to be volunteered by the applicant, in my understanding.	
(g) Other Matters In addition to consideration of the positive effects (i) - (iv) in (f) above, the following matters shall be taken into account, but considered with respect to those matters listed in (a) to (e) above: (i) the ability to take esplanade reserves to protect the natural character and nature conservation values around the margins of any lake, river, wetland or stream within the subject site;			N/a	
(ii) the use of restrictive covenants, easements, consent notices or other legal instruments otherwise necessary to realise those positive effects referred to in (f) (i) - (v) above and/or to ensure that the potential for future effects, particularly cumulative effects, are avoided			N/a	
(2) Outstanding Natural Landscapes (District Wide) (a) Potential of the landscape to absorb development In considering the potential of the landscape to absorb development both visually and ecologically, the following	Confuses character with visual amenity	Confuses character with visual amenity	Same issues re openness.	Amend: In considering the potential of the landscape to absorb development the following matters shall be taken into account consistent with retaining and enhancing natural character:

matters shall be taken into account consistent with retaining openness and natural character:				
(i) whether, and to what extent, the proposed development is visible from public places;		Straight issue of visual amenity.	OK. I think that visual matters should go together somewhere.	
(ii) whether the proposed development is likely to be visually prominent to the extent that it dominates or detracts from views otherwise characterised by natural landscapes;	Confuses character and visual amenity.	Confuses character and visual amenity		Amend: whether the proposed development is likely to be visually prominent to the extent that it dominates or detracts from the visual amenity provided by the ONL
(iii) whether any mitigation or earthworks and/or planting associated with the proposed development will detract from existing natural patterns and processes within the site and surrounding landscape or otherwise adversely affect the natural landscape character;	Character only.		OK	
(iv) whether, with respect to subdivision, any new boundaries are likely to give rise to planting, fencing or other land use patterns which appear unrelated to the natural line and form of the landscape; wherever possible with allowance for practical considerations, boundaries should reflect underlying natural patterns such as topographical boundaries;	Confuses character and visual amenity.	Confuses character and visual amenity	Needs splitting.	Amend: Any proposed new boundaries will not give rise to artificial or unnatural lines or otherwise adversely (such as planting and fence lines) affect the visual amenity of the landscape; Include (somewhere): Any proposed new boundaries will not give rise to patterns in the landscape which would adversely affect the character of the landscape;
(v) whether the site includes any indigenous ecosystems, wildlife habitats, wetlands, significant geological or geomorphologic features or is otherwise an integral part of the same;			Requires ecological expertise.	
(vi) whether and to what extent the proposed activity will have an adverse effect on any of the ecosystems or features identified in (v);			Should be done by an ecologist.	
(vii) whether the proposed activity introduces exotic species with the potential to spread and naturalise.	Goes to both character and visual amenity	Goes to both character and visual amenity	OK	
(b) Effects on openness of landscape. In considering the adverse effects of the proposed development on the openness of the landscape, the following matters shall be taken into account: (i) whether and the extent to which the proposed development will be within a broadly visible expanse of open landscape when viewed from any public road or public place and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and		Visual issue as presented	Issue around openness	
(ii) whether, and the extent to which, the proposed development is likely to adversely affect open space values with respect to the site and surrounding landscape;	Sounds like a character issue		What are 'open space values'?	Amend
(iii) whether the proposed development is defined by natural elements such as topography and/or vegetation which may contain any adverse effects associated with the development.	Could be character	Could be visual	Should be split	Amend
(c) Cumulative Effects on Landscape Values In considering whether there are likely to be any adverse cumulative effects as a result of the proposed development, the following matters shall be taken into account: (i) whether, and to what extent, the proposed development will result in the introduction of elements which are inconsistent with the natural character of the site and surrounding landscape;	Character.		Pretty good.	
(ii) whether the elements identified in (i) above will further compromise the existing natural character of the landscape either visually or ecologically by exacerbating existing and potential adverse effects	Confuses character and visual amenity.			Amend
(iii) whether existing development and/or land use represents a threshold with respect to the site's ability to absorb further change;	As before			
(iv) where development has occurred or there is potential for development to occur (ie. existing resource consent or zoning), whether further development is	AS before		I'm thinking that not only could assessment matters regarding visual amenity be simplified and made just one section, but so could cumulative effects.	

likely to lead to further degradation of natural values or inappropriate domestication of the landscape or feature.				
(d) Positive Effects In considering whether there are any positive effects associated with the proposed development the following matters shall be taken into account: (i) whether the proposed activity will protect, maintain or enhance any of the ecosystems or features identified in (a)(v) above;			Really ecologists domain. Could alter it to talk about natural character.	
(ii) whether the proposed activity provides for the retention and/or re-establishment of native vegetation and their appropriate management;			Will it enhance natural character?	
(iii) whether the proposed development provides an opportunity to protect open space from further development which is inconsistent with preserving a natural open landscape; (iv) whether the proposed development provides an opportunity to remedy or mitigate existing and potential (ie. structures or development anticipated by existing resource consents) adverse effects by modifying, including mitigation, or removing existing structures or developments; and/or surrendering any existing resource consents; (v) the ability to take esplanade reserves to protect the natural character and nature conservation values around the margins of any lake, river, wetland or stream within the subject site; (vi) the use of restrictive covenants, easements, consent notices or other legal instruments otherwise necessary to realise those positive effects referred to in (i)- (v) above and/or to ensure that the potential for future effects, particularly cumulative effects, are avoided.			These are pretty much all the same as those already considered above.	
(3) Visual Amenity Landscapes				
(a) Effects on natural and pastoral character In considering whether the adverse effects (including potential effects of the eventual construction and use of buildings and associated spaces) on the natural and pastoral character are avoided, remedied or mitigated, the following matters shall be taken into account:			Issue that natural character is an ONL quality, not a VAL quality. It should probably just refer to character.	Amend: (a) Effects on landscape character In considering whether the adverse effects (including potential effects of the eventual construction and use of buildings and associated spaces) on the character of the landscape are avoided, remedied or mitigated, the following matters shall be taken into account
(i) where the site is adjacent to an Outstanding Natural Landscape or Feature, whether and the extent to which the visual effects of the development proposed will compromise any open character of the adjacent Outstanding Natural Landscape or Feature;	Confuses visual effects with character effects	Confuses visual effects with character effects	Should probably be split into two assessment matters, one referring to possible impacts on the character of the ONL and one referring to the visual amenity of the ONL.	Amend: (i) where the site is adjacent to an Outstanding Natural Landscape or Feature, whether and the extent to which the effects of the development proposed will compromise the character of the adjacent Outstanding Natural Landscape or Feature; (ii) where the site is adjacent to an Outstanding Natural Landscape or Feature, whether and the extent to which the visual effects of the development proposed will compromise the visual amenity of the adjacent Outstanding Natural Landscape or Feature;
(ii) whether and the extent to which the scale and nature of the development will compromise the natural or arcadian pastoral character of the surrounding Visual Amenity Landscape;	Character only		The scale and nature of a development in one location may be appropriate in one location but not in another. Problems with 'arcadian'	Amend: (ii) whether and the extent to which the scale and nature of the development will compromise the character of the surrounding Visual Amenity Landscape
(iii) whether the development will degrade any natural or arcadian pastoral character of the landscape by causing over-domestication of the landscape;	Character only		Problems with 'arcadian' – such landscapes are domesticated almost by definition.	Amend: (iii) whether the development will degrade the character of the landscape by causing over-domestication
(iv) whether any adverse effects identified in (i) - (iii) above are or can be avoided or mitigated by appropriate subdivision design and landscaping, and/or appropriate conditions of consent (including covenants, consent notices and other restrictive instruments) having regard to the matters contained in (b) to (e) below;			OK but I can't remember ever seeing this referred to.	
(b) Visibility of Development Whether the development will result in a loss of the natural or arcadian pastoral character of the landscape, having regard to whether and the extent to which:	Confuses character and visual effects	Confuses character and visual effects	Needs to be altered (maybe a single section referring to the visual amenity of all landscape categories?)	Amend: Whether the development will result in a loss of the visual amenity of the landscape, having regard to whether and the extent to which:
(i) the proposed development is highly visible when viewed from any public places, or is visible from any public road and in the case of proposed development in		About visibility	Really is asking what the extent of the zone of theoretical (or actual) visibility is. I've always had trouble with 'highly visible' as something is either visible	Amend: The extent of the Zone of Theoretical Visibility. In the case of proposed development in the vicinity of

the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and			or it is not.	unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and
(ii) the proposed development is likely to be visually prominent such that it detracts from public or private views otherwise characterised by natural or arcadian pastoral landscapes;	Confuses character and visual effects	Confuses character and visual effects		Amend: (ii) the proposed development is likely to be visually prominent such that it detracts from public or private views;
(iii) there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from or obstruct views of the existing natural topography or cultural plantings such as hedge rows and avenues;		Relates quite clearly to mitigation of visual effects	Probably not a bad assessment matter. Possibly could be improved but not a matter of urgency. Need to have a closer look at what the GILVA says about mitigation. This is an area where visual effects and character intersect – you don't want visual effects mitigated at the expense of landscape character. This is a key issue!	Amend: (iii) there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from or obstruct views of the existing natural topography or cultural plantings such as hedge rows and avenues; and which is in keeping with the character of the landscape.
(iv) the subject site and the wider Visual Amenity Landscape of which it forms part is enclosed by any confining elements of topography and/or vegetation;		Visual.	Never really understood the bit about the wider landscape. Makes sense if referring to locating development where it is less visible because of existing topography or vegetation.	Amend: The development site is enclosed by any confining elements of topography or existing vegetation which limit its visibility from public and private locations.
(v) any building platforms proposed pursuant to rule 15.2.3.3 will give rise to any structures being located where they will break the line and form of any skylines, ridges, hills or prominent slopes;		Visual	Have commented before. Classical aesthetics.	
(vi) any proposed roads, earthworks and landscaping will change the line of the landscape or affect the naturalness of the landscape particularly with respect to elements which are inconsistent with the existing natural topography;	Confuses character and visual effects	Confuses character and visual effects	Two issues. One is the visibility of earthworks and their effect on visual amenity, the other is the effect of earthworks on the character of the landscape (dog turd mounding for eg)	Amend: (vi) any proposed roads, earthworks and landscaping will change the line of the landscape and adversely affect its visual amenity particularly with respect to elements which are inconsistent with the existing natural topography;.
(vii) any proposed new boundaries and the potential for planting and fencing will give rise to any arbitrary lines and patterns on the landscape with respect to the existing character;	Confuses character and visual effects	Confuses character and visual effects	Two issues – one on character, the other on visual amenity. Appropriate with regard to character but not in regard to visual amenity.	Amend: (vii) any proposed new boundaries and the potential for planting and fencing will give rise to any arbitrary lines and patterns on the landscape with respect to the existing visual amenity.
(viii) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape and/or landscape units;	Relates to character and visual	Relates to character and visual	Does this include garden boundaries? I think that this could be in both a section on visibility and one on character.	
(ix) the development constitutes sprawl of built development along the roads of the District and with respect to areas of established development.	Character issue	Not visual issue	Ass mat is OK but it shouldn't be in a section on visual effects.	Remove from this section
(c) Form and Density of Development			Never really understood what this section was about.	
In considering the appropriateness of the form and density of development the following matters the Council shall take into account whether and to what extent: (i) there is the opportunity to utilise existing natural topography to ensure that development is located where it is not highly visible when viewed from public places;		Visibility	OK except for the bit about 'highly visible'	Amend: (i) there is the opportunity to utilise existing natural topography to ensure that development is located where it is not visually prominent when viewed from public places;
(ii) opportunity has been taken to aggregate built development to utilise common access ways including pedestrian linkages, services and open space (ie. open space held in one title whether jointly or otherwise);	Character issue		OK	
(iii) development is concentrated in areas with a higher potential to absorb development while retaining areas which are more sensitive in their natural or arcadian pastoral state;	Confuses character with visibility	Confuses visibility with character effects.	Never clear what 'area' means in this context, nor what 'absorbing development' means as it can have a character and a visual interpretation. I noted as I wrote the proposed amendments that the location with the lowest visibility and the location with the least impact on landscape character might not be the same place.	Amend: (iii) development is concentrated in the parts of the site(s) where they will be least visible from public and private locations. (iii) development is concentrated in the parts of the site(s) where they will have the least impact on landscape character.
(iv) the proposed development, if it is visible, does not introduce densities which reflect those characteristic of urban areas.	Confuses visibility with character.	Confuses visibility with character.	What is the issue here? Seems to imply that if you can't see it you can create a small town in a RG area. Definitely to do with character.	Amend: (iv) the proposed development does not introduce densities which approach those characteristic of urban areas.
(v) If a proposed residential building platform is not located inside existing development (being two or more houses each not more than 50 metres from the nearest point of the residential building platform) then on any application for resource consent and subject to all the other criteria, the existence of alternative locations or methods:			Question is, is clustering development a good idea? If no then this should be removed, as it is, but could be replaced with something which requires the consideration of the density of development in the vicinity of the proposal. Guess that's part of character assessment anyway. Perhaps it's as simple as defining 'vicinity' clearly?	

(a) within a 500 metre radius of the centre of the building platform, whether or not: (i) subdivision and/or development is contemplated on those sites; (ii) the relevant land is within the applicant's ownership; and (b) within a 1,100 metre radius of the centre of the building platform if any owner or occupier of land within that area wishes alternative locations or methods to be taken into account as a significant improvement on the proposal being considered by the Council - must be taken into account.				
(vi) recognition that if high densities are achieved on any allotment that may in fact preclude residential development and/or subdivision on neighbouring land because the adverse cumulative effects would be unacceptably large.	Character issue		Not really an assessment matter.	Delete?
(d) Cumulative effects of development on the landscape In considering whether and the extent to which the granting of the consent may give rise to adverse cumulative effects on the natural or arcadian pastoral character of the landscape with particular regard to the inappropriate domestication of the landscape, the following matters shall be taken into account: (i) the assessment matters detailed in (a) to (d) above;	Framed as a clear character issue	Should have some visual aspects too		
(ii) the nature and extent of existing development within the vicinity or locality;	Basic issue of landscape character.		Never been sure how this is applied.	
(iii) whether the proposed development is likely to lead to further degradation or domestication of the landscape such that the existing development and/or land use represents a threshold with respect to the vicinity's ability to absorb further change;	Character		Needs rewording – hard to understand, and how do you set the threshold?	Amend: (iii) whether the proposed development is likely to lead to further degradation or domestication of the landscape such that it will cause a significant alteration in the character or quality of the landscape in the vicinity.
(iv) whether further development as proposed will visually compromise the existing natural and arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects;	Visual effects don't compromise character	Visual focus	Needs rewording – previous ass mat dealt with character, this one can deal with visual matters.	Amend: (iv) whether further development as proposed will visually compromise the existing visual amenity of the landscape by exacerbating existing and potential adverse effects;
(v) the ability to contain development within discrete landscape units as defined by topographical features such as ridges, terraces or basins, or other visually significant natural elements, so as to check the spread of development that might otherwise occur either adjacent to or within the vicinity as a consequence of granting consent;	Confuses character and visual effects	Confuses character and visual effects.	Implies a sort of precedent effect, which is really saying that if we allow this development to alter the character of an area, will that mean more development will be consented? I think this should be made more clear.	Amend: (v) the ability to contain development within discrete landscape units as defined by topographical features such as ridges, terraces or basins, or other significant natural elements, so as to check the extent of the visual effects of the development. (v) the ability to contain development within discrete landscape units as defined by topographical features such as ridges, terraces or basins, or significant natural elements, so as to check the extent of the effects on the landscape character of the development
(vi) whether the proposed development is likely to result in the need for infrastructure consistent with urban landscapes in order to accommodate increased population and traffic volumes;	Character issue		Have never seen a development in risk of doing this. I rather wonder if it is needed in the RG zone?	
(vii) whether the potential for the development to cause cumulative adverse effects may be avoided, remedied or mitigated by way of covenant, consent notice or other legal instrument (including covenants controlling or preventing future buildings and/or landscaping, and covenants controlling or preventing future subdivision which may be volunteered by the applicant).	Character and visual	Character and visual	OK	
Note: For the purposes of this assessment matter the term "vicinity" generally means an area of land containing the site subject to the application plus adjoining or surrounding land (whether or not in the same ownership) contained within the same view or vista as viewed from: · from any other public road or public place frequented by the public and which is readily visible from that public road or public place; or · from adjacent or nearby residences. The "vicinity or locality" to be assessed for cumulative	Confuses character and visibility	Confuses character and visibility	Needs the issues separated out. I think this is the same as the Zone of Theoretical Visibility, or is perhaps a subset of it?	Amend:

effect will vary in size with the scale of the landscape i.e. when viewed from the road, this "vicinity", will generally be 1.1 kilometre in either direction, but maybe halved in the finer scale landscapes of the inner parts of the Wakatipu basin, but greater in some of the sweeping landscapes of the upper Wakatipu and upper Clutha.				
(e) Rural Amenities In considering the potential effect of the proposed development on rural amenities, the following matters the Council shall take into account whether and to what extent: (i) the proposed development maintains adequate and appropriate visual access to open space and views across arcadian pastoral landscapes from public roads and other public places; and from adjacent land where views are sought to be maintained;	Rural amenity is part of character.		Ability to have views across the countryside is a feature of character.	OK
(ii) the proposed development compromises the ability to undertake agricultural activities on surrounding land;			Looking for reverse sensitivity issues. Agricultural activities not really about rural amenity. Should be a separate area out from landscape.	
(iii) the proposed development is likely to require infrastructure consistent with urban landscapes such as street lighting and curb and channelling, particularly in relation to public road frontages;	Character		Repeats the assessment under Cumulative effects.	Delete?
(iv) landscaping, including fencing and entrance ways, are consistent with traditional rural elements, particularly where they front public roads.	About character.		Could be clearer.	Amend: Landscaping, including fencing and entrance ways, are consistent with the existing landscape character of the vicinity.
(v) buildings and building platforms are set back from property boundaries to avoid remedy or mitigate the potential effects of new activities on the existing amenities of neighbouring properties.	About character		Appropriate.	
(4) Other Rural Landscapes Where it has been determined that the proposed development is not within a ONL or VAL but otherwise within the Rural General zone consideration of the potential effects of the development shall include taking into account whether and the extent to which: (i) the proposed development will be complementary or sympathetic to the character of adjoining or surrounding visual amenity landscape;	Character		Not at all sure what 'complementary or sympathetic to' actually means. Also, assumes ORLs are adjoining or surrounded by VALs and most I can think of are adjacent to ONLs.	Amend: (i) the proposed development will be complementary or sympathetic to the character of adjoining or surrounding landscape;
(ii) the proposed development will be visible from public roads or from neighbour's properties		About visibility – assumes that being visible is bad.	Visibility is not an effect. The answer to this question is yes or no, or, possibly, partly. There needs to be a second part.	Amend: (ii) the extent to which the proposed development will be visible from public roads or from neighbour's properties, and the extent of the effect of this visibility on the visual amenity of persons at those locations.
(iii) the proposed development utilises existing topography or vegetation to integrate the development into the landscape and reduce its visibility;		Visual effects	Not problematic	
(iv) the proposed development will adversely affect the naturalness and rural quality of the landscape through inappropriate landscaping including earthworks and planting as a result of any proposed mitigation or increased domestication;	Character		Introduces naturalness again – this is a feature of S6 landscapes not ones not covered by the RMA! Doesn't actually make sense.	Amend: (iv) the proposed development will adversely affect the rural character of the landscape through inappropriate landscaping, including earthworks and planting for proposed mitigation; or increased domestication;
(v) landscaping as a result of development maintains and/or enhances historic or cultural patterns although it is acknowledged that this assessment matter is not necessarily consistent with others e.g. (iii) and (iv) above or (vii) below;	Character		Fine I think .	
(vi) the proposed development is complementary or sympathetic to, or can be co-ordinated with, existing or proposed development on adjoining or adjacent properties in terms of landscaping, roof design, roof materials and/or colours, and other external materials and/or colours;	Character		Is OK but is it necessary?	
(vii) the proposed development is designed and/or intended to be carried out in a comprehensive manner taking into account the topography of the site, the size and configuration of the property being developed, the extent and nature of existing or proposed development on adjoining or adjacent properties, and the	Character		This is a process assessment rather than a landscape one. I guess it is attempting to direct the manner of development.	

opportunities for shared access and/or shared amenities;				
(viii) the nature and extent of building setbacks and/or earthworks and/or landscaping can create buffers to avoid or mitigate the potential effects of development on adjoining properties, public roads or public places.	Character? (Rural amenity)	Visual amenity?	Unclear what it is on about.	
(ix) the proposed subdivision is part of a co-ordinated development plan incorporating any balance land (outside the proposed subdivision) in the same ownership;			Same ownership as what?	
(x) here is an opportunity to provide a communal passive or active recreational area which is accessible to residents outside the subdivision as well as within the subdivision;			Why?	
(xi) the proposed development does not introduce densities which reflect those characteristic of urban areas;	Character		OK	
(xii) the proposed development maintains the rural amenities of the neighbourhood.	Character		OK.	
<p>xi Restricted Discretionary Activity - Tree Planting</p> <p>In considering the effects of plantings on the views from any public road, the Council shall take into account the following matters:</p> <p>(a) The classification of the surrounding landscape, and the effects of the planting on the landscape values.</p> <p>(b) The topography of the site in relation to the road.</p> <p>(c) The location of the trees, including their orientation to the road.</p> <p>(d) In considering the species type proposed, the Council will take into account the following matters:</p> <ul style="list-style-type: none"> - the potential for wilding spread; - the positive effects associated with the planting of indigenous species; - the density of foliage; - whether the species are deciduous or evergreen. <p>(e) The purpose of the proposed planting; considering whether the planting is necessary for farming activities, or is for amenity purposes.</p> <p>(f) Whether and to what extent the proposed plantings will, or have the potential to at maturity, block views from the public road.</p>			These assessment matters are really good, but don't seem to relate to anything else in the plan! I've never used them.	