

Craig Barr

Subject: FW: REPA FW: QAC submission on Queenstown PDP
Attachments: Figure 3.3.docx

From: Kirsty O'Sullivan [<mailto:kirsty.OSullivan@mitchellpartnerships.co.nz>]
Sent: Tuesday, 12 January 2016 4:49 PM
To: Craig Barr
Cc: Rachel Tregidga
Subject: RE: QAC submission on Queenstown PDP

Hi Craig,

The REPA is for both ends of the runway. See the image attached. We do not currently have a .dwg for this, although the dimensions are shown on the image. We can check with Airbiz to see whether they still have this on file and let you know accordingly.

Regards,
Kirsty

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From: Craig Barr [<mailto:Craig.Barr@qldc.govt.nz>]
Sent: Friday, 8 January 2016 5:03 PM
To: Kirsty O'Sullivan <kirsty.OSullivan@mitchellpartnerships.co.nz>
Subject: QAC submission on Queenstown PDP

Hi Kirsty

Happy new year.

Can you please clarify app. C of the QAC submission and the proposed REPA for Wanaka Airport, which end of the runway, or both ends?

It would be good if you could provide a dwg file that our GIS team can utilise in its GIS system.

Regards
Craig

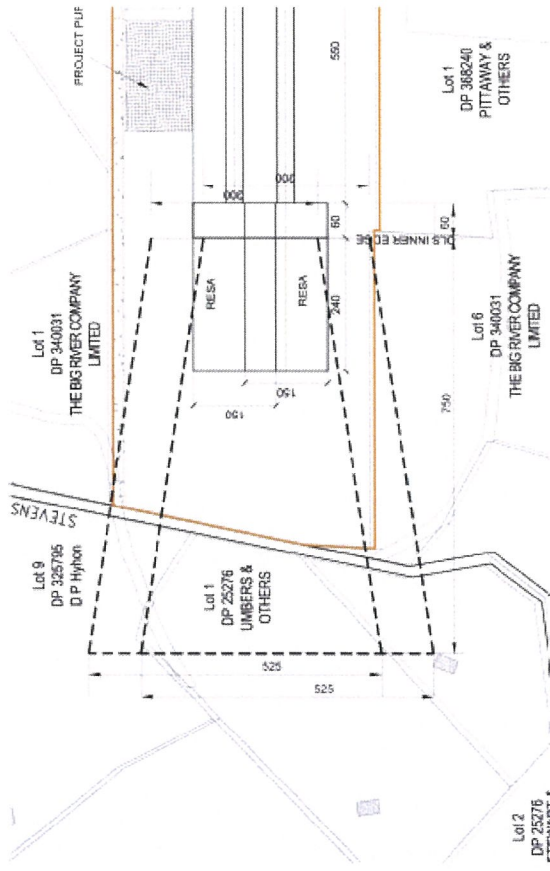


FIGURE 3-2 EXTENT OF REPA AT NORTH RUNWAY END

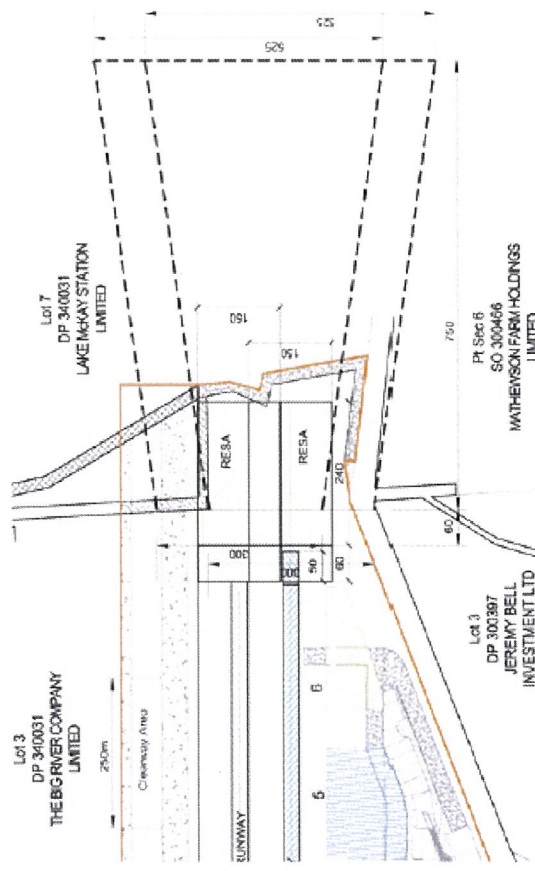


FIGURE 3-3 EXTENT OF REPA AT SOUTH RUNWAY END

Lowest Clause	No.	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
22.1 Zone Purpose	243	Christine Byrch			243.7		Oppose	Re-write to make it clear and concise.	Reject		No Comment
22.2.1 Objective 1	243	Christine Byrch			243.8		Oppose	This objective could be re written to be clear and concise.	Accept in part		Purpose Statement, Objectives and Policies relating to Residential Density
22.5 Rules - Standards	243	Christine Byrch			243.15		Other	No Decision specified.	Reject		Entire Report
22.2.2 Objective 2	243	Christine Byrch			243.9		Oppose	Delete 'and where appropriate, visitor activities' from objective 22.2.2.	Reject.		Visitor Accommodation
22.5 Rules - Standards	243	Christine Byrch			243.16		Oppose	Any non compliance should be prohibited	Reject		Entire Report
22.2.2.4	243	Christine Byrch			243.25		Oppose	Visitor accommodation is too different from the purpose of this zone to have a visitor accommodation sub zone.	Reject		Visitor Accommodation, Community Activities and Commercial Activities
22.2.4 Objective 4	243	Christine Byrch			243.24		Oppose	Delete 'and where appropriate, visitor activities' from objective 22.2.2	Reject		Entire Report
22.2.5 Objective 5	243	Christine Byrch			243.10		Other	Revise, it needs to be more clearly written.	Reject		Entire Report
22.2.6 Objective 6	243	Christine Byrch			243.11		Other	Clarify the sentences within the objective and policies.	Reject		Entire Report
22.3.2.7	243	Christine Byrch			243.12		Other	Is another floor area calculation necessary.	Accept		Entire Report
22.4 Rules - Activities	243	Christine Byrch			243.13		Oppose	Revise so that all buildings are given an activity status.	Reject		Entire Report
22.4 Rules - Activities	243	Christine Byrch			243.14		Oppose	Remove the Visitor Accommodation sub-zone from the proposed plan.	Reject		Entire Report
22.4.10	243	Christine Byrch			243.26		Oppose	All visitor accommodation should be non-complying.	Reject		Visitor Accommodation
22.4.13	243	Christine Byrch			243.27		Oppose	Informal airports should be prohibited.	Reject		Informal Airports
22.4.15	243	Christine Byrch			243.28		Oppose	Any building within a building restriction area should be prohibited.	Reject		Entire Report
22.5.1	243	Christine Byrch			243.18		Oppose	Distinguish between residential buildings and all other buildings. The maximum building size should be the same for both rural lifestyle and rural residential zones.	Reject		Standards for structures and buildings Rule 22.5.1
22.5.2	243	Christine Byrch			243.30		Oppose	Delete the maximum site coverage for rural residential - this zone should also have a building platform. 22.5.2. This standard as it is written allows many buildings covering 15% of the net site area. Do you mean maximum of all buildings should be 15%? I think that is too much.	Reject		Entire Report
22.5.3	243	Christine Byrch			243.31		Oppose	Delete the matters of discretion: 'Building design and reasons for the size'.	Reject		Standards - Rule 22.5.3
22.5.6	243	Christine Byrch			243.17		Oppose	Delete the sentence 'Except this rule does not apply to the visitor accommodation sub zones' from Rule 22.5.6.	Reject		Buildings are controlled in the VA sub zone so the exemption is appropriate. It is where buildings are permitted a standard is necessary.
22.5.6	243	Christine Byrch			243.32		Oppose	Setbacks from water bodies should apply to visitor accommodation subzones.	Reject		Buildings are controlled in the VA sub zone so the exemption is appropriate. It is where buildings are permitted a standard is necessary.
22.5.13	243	Christine Byrch			243.33		Oppose	Delete this sub-zone, but if it is retained, maximum building coverage should be 2000m ² , and any more than this should be prohibited. add another point for discretion: Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.		Deferred to the hearing on mapping	
22.5.25	243	Christine Byrch			243.23		Other	Informal Airports Located on Public Conservation and Crown Pastoral Land Helicopter landings at informal airports that do not comply with this standard should be prohibited or even non complying.	Reject		Informal Airports Chapter 21.2.25
22.6.2.	243	Christine Byrch			243.19		Oppose	This VA sub-zone should be deleted. If not, applications for resource consent should all be notified.		Deferred to the hearing on mapping	

Category	Lowest Clause	No.	Name	Organisation	Agent	Original Point No	Further Submission No	Submitter Position	Submission Summary	Planner Recommendation	Deferred or Rejected	Issue Reference
22 Rural Residential and Rural Lifestyle		811	Marc Scaife			811.1		Not Stated	The proposed Planning provisions for the Rural living zones have too many activities and rules that have discretionary activity status, and too few that are non-complying or prohibited.	Reject		The framework proposed is considered the most appropriate in terms of being efficient and effective.
22 Rural Residential and Rural Lifestyle	22.2.5 Objective 5	811	Marc Scaife			811.4		Support	With reference to the Control of buildings objective 22.2.2.5 refers to the bulk scale and intensity of buildings. The latter is missing in 22.4.10. Also there is control over buildings, but questions control over numbers of people for different activities/land use types.	Reject		The matters of control for VA in the subzone are considered adequate. Intensity is addressed by site standard 22.5.13 that controls density and intensity is included.
22 Rural Residential and Rural Lifestyle	22.4.3	811	Marc Scaife			811.2		Not Stated	The change from controlled to permitted activity status for building platforms is sensible, but only if standards are introduced which define the matters previously controlled: location, appearance, earthworks, landscaping. These standards do not exist in the proposed plan as it stands.	Reject		Could not define relief sought.
22 Rural Residential and Rural Lifestyle	22.4.3	811	Marc Scaife			811.3		Support	The proposed plan is not clear as to the activity status of buildings Not on a building platform in the RL zone. Nor does there appear to be standard governing the number of non-residential buildings, or building platforms for non-residential buildings. But these matters do need to have clear rules.	Reject		First point: Rule 22.4.1 Non-complying activity. Second matter is deferred to the hearing on mapping.
22 Rural Residential and Rural Lifestyle	22.4.10	811	Marc Scaife			811.15		Not Stated	Opposes the VA subzone over the Matakauri Lodge. The proposed sub zone for Matakauri has no planning rationale. Submits that the creation of special Rural Lifestyle visitor accommodation subzones will not solve potential conflicts between the Rural Lifestyle zone and visitor accommodation, but rather enhance them. The site has been developed to a level of intensity that is now in excess of twenty times the standard for visitor accommodation activity.		Deferred to the hearing on mapping	
22 Rural Residential and Rural Lifestyle	22.4.13	811	Marc Scaife			811.5		Support	Informal airports should have a prohibited activity status.	Reject		Informal Airports and Discretionary status is considered appropriate for proposals to be considered on their merits. Prohibited is too onerous.
22 Rural Residential and Rural Lifestyle	22.5 Rules - Standards	811	Marc Scaife			811.6		Support	Where buildings are permitted there needs to be as standard or landscaping, location, earthworks (submitters words).	Reject		Any landscaping necessary is intended to be imposed through the subdivision consent. The s32 describes the costs and benefits associated with permitted activity status vs controlled.
22 Rural Residential and Rural Lifestyle	22.5.2	811	Marc Scaife			811.7		Support	15% BC may be too much for larger Rural lifestyle lot sections. Numerous RR lots exist that are well in excess of the minimum 4000 sqm. A uniform site coverage of 15% could result in massive sprawl of buildings. • The Non compliance status (NCS) for breaches of site coverage should not be discretionary. It should be NC or PR.	Reject		15% is long established in the RR Zone. The RL zone is coverage is set by the Building Platform, usually 1000 square meters so this is up to 10% equivalent. The submitter would need to submit more information to prove 15% is not appropriate in the RR zone. It does not apply in the RL zone.
22 Rural Residential and Rural Lifestyle	22.5.3	811	Marc Scaife			811.8		Support	Questions whether max size = defined GFA or Ground floor area.	Reject		Measured from outside exterior building footprint at ground floor.
22 Rural Residential and Rural Lifestyle	22.5.4	811	Marc Scaife			811.9		Support	Setbacks: NCS should be non-complying, possibly PR. Scrap the exception for R Visitor zone in 22.5.6.	Reject		Buildings are controlled in the VA sub zone so the exemption is appropriate. It is where buildings are permitted a standard is necessary.
22 Rural Residential and Rural Lifestyle	22.5.11	811	Marc Scaife			811.10		Support	Residential density. Non complying status should be Prohibited.	Reject		This is too onerous and does not accord with section 5 RMA.
22 Rural Residential and Rural Lifestyle	22.5.12	811	Marc Scaife			811.11		Support	Residential density. Non complying status should be Prohibited.	Reject		This is too onerous and does not accord with section 5 RMA.
22 Rural Residential and Rural Lifestyle	22.5.13	811	Marc Scaife			811.12		Support	NCS should be non-complying, possibly Prohibited. Questions how can the scale and intensity of the activity be compatible with surrounding activities if the VA subzone is surrounded by Rural Lifestyle? Rural Lifestyle has 1 residential unit, max 1000 sqm site coverage whereas VA has 2.5 times that?	Reject		This is too onerous and does not accord with section 5 RMA.
22 Rural Residential and Rural Lifestyle	22.5.20	811	Marc Scaife			811.13		Support	Building restriction NCS should be Prohibited.	Reject		This is too onerous and does not accord with section 5 RMA.