

**Attachment "B"**

**A copy of the relevant parts of the Decision**

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# 3 STRATEGIC DIRECTION



## 3.1 Purpose

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This chapter sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable management of the Queenstown Lakes District's special qualities:

- a. dramatic alpine landscapes free of inappropriate development;
- b. clean air and pristine water;
- c. vibrant and compact town centres;
- d. compact and connected settlements that encourage public transport, biking and walking;
- e. diverse, resilient, inclusive and connected communities;
- f. a district providing a variety of lifestyle choices;
- g. an innovative and diversifying economy based around a strong visitor industry;
- h. a unique and distinctive heritage;
- i. distinctive Ngāi Tahu values, rights and interests.

The following issues need to be addressed to enable the retention of these special qualities:

- a. Issue 1: Economic prosperity and equity, including strong and robust town centres, requires economic diversification to enable the social and economic wellbeing of people and communities.
- b. Issue 2: Growth pressure impacts on the functioning and sustainability of urban areas, and risks detracting from rural landscapes, particularly its outstanding landscapes.
- c. Issue 3: High growth rates can challenge the qualities that people value in their communities.
- d. Issue 4: The District's natural environment, particularly its outstanding landscapes, has intrinsic qualities and values worthy of protection in their own right, as well as offering significant economic value to the District.
- e. Issue 5: The design of developments and environments can either promote or weaken safety, health and social, economic and cultural wellbeing.
- f. Issue 6: Tangata Whenua status and values require recognition in the District Plan.

This chapter sets out the District Plan's strategic Objectives and Policies addressing these issues. High level objectives are elaborated on by more detailed objectives. Where these more detailed objectives relate to more than one higher level objective, this is noted in brackets after the objective. Because many of the policies in Chapter 3 implement more than one objective, they are grouped, and the relationship between individual policies and the relevant strategic objective(s) identified in brackets following each policy. The objectives and policies in this chapter are further elaborated on in Chapters 4 – 6. The principal role of Chapters 3 - 6 collectively is to provide direction for the more detailed provisions related to zones and specific topics contained elsewhere in the District Plan. In addition, they also provide guidance on what those more detailed provisions are seeking to achieve and are accordingly relevant to decisions made in the implementation of the Plan.

- 3.2.1 The development of a prosperous, resilient and equitable economy in the District. (addresses Issue 1)
- 3.2.1.1 The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District.
  - 3.2.1.2 The Queenstown and Wanaka town centres<sup>1</sup> are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.
  - 3.2.1.3 The Frankton urban area functions as a commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.
  - 3.2.1.4 The key function of the commercial core of Three Parks is focused on large format retail development.
  - 3.2.1.5 Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres<sup>2</sup>, Frankton and Three Parks, are sustained.
  - 3.2.1.6 Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.
  - 3.2.1.7 Agricultural land uses consistent with the maintenance of the character of rural landscapes and significant nature conservation values are enabled. (also elaborates on SO 3.2.4 and 3.2.5 following)
  - 3.2.1.8 Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O.3.2.5 following)
  - 3.2.1.9 Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment. (also elaborates on S.O. 3.2.2 following)

<sup>1</sup> Defined by the extent of the Town Centre Zone in each case

<sup>2</sup> Defined by the extent of the Town Centre Zone in each case

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### 3.2.2 Urban growth is managed in a strategic and integrated manner. (addresses Issue 2)

3.2.2.1 Urban development occurs in a logical manner so as to:

- a. promote a compact, well designed and integrated urban form;
- b. build on historical urban settlement patterns;
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;
- d. minimise the natural hazard risk, taking into account the predicted effects of climate change;
- e. protect the District's rural landscapes from sporadic and sprawling development;
- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;
- g. contain a high quality network of open spaces and community facilities; and.
- h. be integrated with existing, and planned future, infrastructure.

(also elaborates on S.O. 3.2.3, 3.2.5 and 3.2.6 following)

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### 3.2.3 A quality built environment taking into account the character of individual communities. (addresses Issues 3 and 5)

3.2.3.1 The District's important historic heritage values are protected by ensuring development is sympathetic to those values.

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### 3.2.4 The distinctive natural environments and ecosystems of the District are protected. (addresses Issue 4)

- 3.2.4.1 Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.
- 3.2.4.2 The spread of wilding exotic vegetation is avoided.
- 3.2.4.3 The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved or enhanced.
- 3.2.4.4 The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.
- 3.2.4.5 Public access to the natural environment is maintained or enhanced.

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- 3.2.5 The retention of the District’s distinctive landscapes. (addresses Issues 2 and 4)
- 3.2.5.1 The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.
  - 3.2.5.2 The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.
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- 3.2.6 The District’s residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety. (addresses Issues 1 and 6)
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- 3.2.7 The partnership between Council and Ngāi Tahu is nurtured. (addresses Issue 6).
- 3.2.7.1 Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wahi tupuna, are protected.
  - 3.2.7.2 The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.

## 3.3 Strategic Policies

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### Visitor Industry

- 3.3.1 Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere within the District’s urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone. (relevant to S.O. 3.2.1.1 and 3.2.1.2)

### Town Centres and other Commercial and Industrial Areas

- 3.3.2 Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths. (relevant to S.O. 3.2.1.2)

- 3.3.3 Avoid commercial zoning that could undermine the role of the Queenstown and Wanaka town centres as the primary focus for the District's economic activity. (relevant to S.O. 3.2.1.2)
- 3.3.4 Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes. (relevant to S.O. 3.2.1.3)
- 3.3.5 Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District. (relevant to S.O. 3.2.1.3)
- 3.3.6 Avoid additional commercial zoning that will undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which will undermine increasing integration between those areas and the industrial and residential areas of Frankton. (relevant to S.O. 3.2.1.3)
- 3.3.7 Provide a planning framework for the commercial core of Three Parks that enables large format retail development. (relevant to S.O. 3.2.1.4)
- 3.3.8 Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities. (relevant to S.O. 3.2.1.3 and 3.2.1.5)
- 3.3.9 Support the role township commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose. (relevant to S.O. 3.2.1.5)
- 3.3.10 Avoid commercial rezoning that would undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton and Three Parks fulfil. (relevant to S.O. 3.2.1.5)
- 3.3.11 Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification. (relevant to S.O. 3.2.1.1, 3.2.1.2, 3.2.1.5, 3.2.1.6 and 3.2.1.9)

#### Climate Change

- 3.3.12 Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change.

#### Urban Development

- 3.3.13 Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Jack's Point), Wanaka and Lake Hawea Township. (relevant to S.O. 3.2.2.1)
- 3.3.14 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs. (relevant to S.O. 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2)
- 3.3.15 Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose. (relevant to S.O. 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2)

#### Heritage

- 3.3.16 Identify heritage items and ensure they are protected from inappropriate development. (relevant to S.O. 3.2.2.1, and 3.2.3.1)

## Natural Environment

- 3.3.17 Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, as Significant Natural Areas on the District Plan maps (SNAs). (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.4.3 and 3.2.4.4)
- 3.3.18 Protect SNAs from significant adverse effects and ensure enhanced indigenous biodiversity outcomes to the extent that other adverse effects on SNAs cannot be avoided or remedied. (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.1.2, 3.2.4.3 and 3.2.4.4)
- 3.3.19 Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity and natural character is maintained or enhanced. (relevant to S.O. 3.2.1.8, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.1 and 3.2.5.2)

## Rural Activities

- 3.3.20 Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)
- 3.3.21 Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)
- 3.3.22 Provide for rural living opportunities in areas identified on the District Plan maps as appropriate for rural living developments. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)
- 3.3.23 Identify areas on the District Plan maps that are not within Outstanding Natural Landscapes or Outstanding Natural Features and that cannot absorb further change, and avoid residential development in those areas. (relevant to S.O. 3.2.1.8 and 3.2.5.2)
- 3.3.24 Ensure that cumulative effects of new subdivision and development for the purposes of rural living does not result in the alteration of the character of the rural environment to the point where the area is no longer rural in character. (relevant to S.O. 3.2.1.8, 3.2.5.1 and 3.2.5.2)
- 3.3.25 Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)
- 3.3.26 That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. (relevant to S.O. 3.2.1.8, 3.2.4.1 and 3.2.4.3)
- 3.3.27 Prohibit the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting. (relevant to S.O.3.2.4.2)
- 3.3.28 Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development. (relevant to S.O.3.2.4.6)



### Landscapes

- 3.3.29 Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps. (relevant to S.O.3.2.5.1)
- 3.3.30 Avoid adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)
- 3.3.31 Identify the District's Rural Character Landscapes on the District Plan maps. (relevant to S.O.3.2.5.2)
- 3.3.32 Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. (relevant to S.O. 3.2.19 and 3.2.5.2)

### Cultural Environment

- 3.3.33 Avoid significant adverse effects on wāhi tūpuna within the District. (relevant to S.O.3.2.7.1)
- 3.3.34 Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District. (relevant to S.O.3.2.7.1)
- 3.3.35 Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū. (relevant to S.O.3.2.7.1 and 3.2.7.2)

# 4 URBAN DEVELOPMENT

## 4.1

# Purpose

The purpose of this Chapter is to set out the objectives and policies for managing the spatial location and layout of urban development within the District. This chapter forms part of the strategic intentions of this District Plan and will guide planning and decision making for the District's major urban settlements and smaller urban townships. This chapter does not address site or location specific physical aspects of urban development (such as built form) - reference to zone and District wide chapters is required for these matters.

The District experiences considerable growth pressures. Urban growth within the District occurs within an environment that is revered for its natural amenity values, and the District relies, in large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. If not properly controlled, urban growth can result in adverse effects on the quality of the built environment, with flow on effects to the impression and enjoyment of the District by residents and visitors. Uncontrolled urban development can result in the fragmentation of rural land; and poses risks of urban sprawl, disconnected urban settlements and a poorly coordinated infrastructure network. The roading network of the District is under some pressure and more low density residential development located remote from employment and service centres has the potential to exacerbate such problems.

The objectives and policies for Urban Development provide a framework for a managed approach to urban development that utilises land and resources in an efficient manner, and preserves and enhances natural amenity values. The approach seeks to achieve integration between land use, transportation, services, open space networks, community facilities and education; and increases the viability and vibrancy of urban areas.

Urban Growth Boundaries are established for the key urban areas of Queenstown-Frankton, Wanaka, Arrowtown and Lake Hawea Township, providing a tool to manage anticipated growth while protecting the individual roles, heritage and character of these areas. Specific policy direction is provided for these areas, including provision for increased density to contribute to more compact and connected urban forms that achieve the benefits of integration and efficiency and offer a quality environment in which to live, work and play.

## 4.2

# Objectives and Policies

**4.2.1 Objective - Urban Growth Boundaries used as a tool to manage the growth of larger urban areas within distinct and defensible urban edges. (from Policies 3.3.12 and 3.3.13)**

Policies	4.2.1.1	Define Urban Growth Boundaries to identify the areas that are available for the growth of the main urban settlements.
	4.2.1.2	Focus urban development on land within and at selected locations adjacent to the existing larger urban settlements and to a lesser extent, accommodate urban development within smaller rural settlements.
	4.2.1.3	Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing rural settlements, urban development is avoided outside of those boundaries.

- 4.2.1.4 Ensure Urban Growth Boundaries encompass a sufficient area consistent with:
  - a. the anticipated demand for urban development within the Wakatipu and Upper Clutha Basins over the planning period assuming a mix of housing densities and form;
  - b. ensuring the ongoing availability of a competitive land supply for urban purposes;
  - c. the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth;
  - d. the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities;
  - e. a compact and efficient urban form;
  - f. avoiding sporadic urban development in rural areas;
  - g. minimising the loss of the productive potential and soil resource of rural land.
- 4.2.1.5 When locating Urban Growth Boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise degradation of the values derived from open rural landscapes
- 4.2.1.6 Review and amend Urban Growth Boundaries over time, as required to address changing community needs.
- 4.2.1.7 Contain urban development of existing rural settlements that have no defined Urban Growth Boundary within land zoned for that purpose.

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4.2.2A **Objective** - A compact and integrated urban form within the Urban Growth Boundaries that is coordinated with the efficient provision and operation of infrastructure and services.

4.2.2B **Objective** - Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna. (From Policy 3.3.13, 3.3.17, 3.3.29)

Policies 4.2.2.1 Integrate urban development with the capacity of existing or planned infrastructure so that the capacity of that infrastructure is not exceeded and reverse sensitivity effects on regionally significant infrastructure are minimised.

- 4.2.2.2 Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to:
- a. its topography;
  - b. its ecological, heritage, cultural or landscape significance if any;
  - c. any risk of natural hazards, taking into account the effects of climate change;
  - d. connectivity and integration with existing urban development;
  - e. convenient linkages with public transport;
  - f. the need to provide a mix of housing densities and forms within a compact and integrated urban environment;
  - g. the need to make provision for the location and efficient operation of regionally significant infrastructure;
  - h. the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible;
  - i. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives 3.2.1.2 - 3.2.1.5 and associated policies; and
  - j. the need to locate emergency services at strategic locations.
- 4.2.2.3 Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.
- 4.2.2.4 Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.
- 4.2.2.5 Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.
- 4.2.2.6 Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.
- 4.2.2.7 Explore and encourage innovative approaches to design to assist provision of quality affordable housing.
- 4.2.2.8 In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability.
- 4.2.2.9 Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting "Crime Prevention Through Environmental Design".
- 4.2.2.10 Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.

- 4.2.2.11 Ensure that the location of building platforms in areas of low density development within Urban Growth Boundaries and the capacity of infrastructure servicing such development does not unnecessarily compromise opportunities for future urban development.
- 4.2.2.12 Ensure that any transition to rural areas is contained within the relevant Urban Growth Boundary.

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## Wakatipu Basin Specific Policies

- 4.2.2.13 Define the Urban Growth Boundary for Arrowtown, as shown on the District Plan Maps that preserves the existing urban character of Arrowtown and avoids urban sprawl into the adjacent rural areas.
- 4.2.2.14 Define the Urban Growth Boundaries for the balance of the Wakatipu Basin, as shown on the District Plan Maps that:
  - a. are based on existing urbanised areas;
  - b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases over the planning period;
  - c. enable the logical and sequenced provision of infrastructure to and community facilities in new areas of urban development;
  - d. avoid Outstanding Natural Features and Outstanding Natural Landscapes;
  - e. avoid sprawling and sporadic urban development across the rural areas of the Wakatipu Basin.
- 4.2.2.15 Ensure appropriate noise boundaries are established and maintained to enable operations at Queenstown Airport to continue and to expand over time.
- 4.2.2.16 Manage the adverse effects of noise from aircraft on any Activity Sensitive to Aircraft Noise within the airport noise boundaries while at the same time providing for the efficient operation of Queenstown Airport.
- 4.2.2.17 Protect the airport from reverse sensitivity effects of any Activity Sensitive to Aircraft Noise via a range of zoning methods.
- 4.2.2.18 Ensure that Critical Listening Environments of all new buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary or Outer Control Boundary are designed and built to achieve appropriate Indoor Design Sound Levels.
- 4.2.2.19 Manage the adverse effects of noise from Queenstown Airport by conditions in Designation 2 including a requirement for a Noise Management Plan and a Queenstown Airport Liaison Committee.
- 4.2.2.20 Ensure that development within the Arrowtown Urban Growth Boundary provides:
  - a. an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility, guided by the Arrowtown Design Guidelines 2016;

- b. opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary;
- c. a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown;
- d. for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource;
- e. recognition of the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural Zone land.

4.2.2.21 Rural land outside of the Urban Growth Boundaries is not used for urban development until further investigations indicate that more land is needed to meet demand for urban development in the Wakatipu Basin and a change to the Plan amends the Urban Growth Boundary and zones additional land for urban development purposes.

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## Upper Clutha Basin Specific Policies

- 4.2.2.22 Define the Urban Growth Boundaries for Wanaka and Lake Hawea Township, as shown on the District Plan Maps that:
- a. are based on existing urbanised areas;
  - b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases in the Upper Clutha Basin over the planning period;
  - c. have community support as expressed through strategic community planning processes;
  - d. utilise the Clutha and Cardrona Rivers and the lower slopes of Mt. Alpha as natural boundaries to the growth of Wanaka; and
  - e. avoid sprawling and sporadic urban development across the rural areas of the Upper Clutha Basin.
- 4.2.2.23 Rural land outside of the Urban Growth Boundaries is not used for urban development until further investigations indicate that more land is needed to meet demand for urban development in the Upper Clutha Basin and a change to the Plan amends the Urban Growth Boundary and zones additional land for urban development purposes.

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# 6 LANDSCAPES AND RURAL CHARACTER



## 6.1 Purpose

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The purpose of this chapter is to provide greater detail as to how the landscape, particularly outside urban settlements, will be managed in order to implement the strategic objectives and policies in Chapter 3. This chapter needs to be read with particular reference to the objectives in Chapter 3, which identify the outcomes the policies in this chapter are seeking to achieve. The relevant Chapter 3 objectives and policies are identified in brackets following each policy.

Landscapes have been categorised to provide greater certainty of their importance to the District, and to respond to regional policy and national legislation. Categorisations of landscapes will provide decision makers with a basis to consider the appropriateness of activities that have adverse effects on those landscapes.

## 6.2 Values

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The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to tangata whenua.

The landscapes consist of a variety of landforms created by uplift and glaciations, which include mountains, ice-sculpted rock, scree slopes, moraine, fans, a variety of confined and braided river systems, valley floors and lake basins. These distinct landforms remain easily legible and strong features of the present landscape.

Indigenous vegetation also contributes to the quality of the District's landscapes. While much of the original vegetation has been modified, the colour and texture of indigenous vegetation within these landforms contribute to the distinctive identity of the District's landscapes.

The open character of rural land is a key element of the landscape character that can be vulnerable to degradation from subdivision, development and non-farming activities. The prevalence of large farms and landholdings contributes to the open space and rural working character of the landscape. The predominance of open space over housing and related domestic elements is a strong determinant of the character of the District's rural landscapes.

Some rural areas, particularly those closer to the Queenstown and Wanaka urban areas and within parts of the Wakatipu Basin, have an established pattern of housing on smaller landholdings. The landscape character of these areas has been modified by vehicle accesses, earthworks and vegetation planting for amenity, screening and shelter, which have reduced the open character exhibited by larger scale farming activities.

While acknowledging these rural areas have established rural living and development, and a substantial amount of further subdivision and development has already been approved in these areas, the landscape values of these areas are vulnerable to degradation from further subdivision and development. Areas where rural living development is at or is approaching the finite capacity of the landscape need to be identified if the District's distinctive rural landscape values are to be sustained. Areas where the landscape can accommodate sensitive and sympathetic rural living developments similarly need to be identified.

The lakes and rivers both on their own and, when viewed as part of the distinctive landscape, are a significant element of the national and international identity of the District and provide for a wide range of amenity and recreational opportunities. They are nationally and internationally recognised as part of the reason for the District's importance as a visitor destination, as well as one of the reasons for residents to belong to the area. Managing the landscape and recreational values on the surface of lakes and rivers is an important District Plan function.

Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations <sup>1</sup>.

## 6.3

# Policies

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### Rural Landscape Categorisation

- 6.3.1 Classify the Rural Zoned landscapes in the District as:
- Outstanding Natural Feature (ONF);
  - Outstanding Natural Landscape (ONL);
  - Rural Character Landscape (RCL) (3.2.5.1, 3.2.5.2, 3.3.29, 3.3.31).
- 6.3.2 Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this chapter related to those categories. (3.2.1.1, 3.4.4.4, 3.3.21).
- 6.3.3 Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).

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### Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone

- 6.3.4 Avoid urban development and subdivision to urban densities in the rural zones. (3.2.2.1, 3.2.5.1, 3.2.5.2, 3.3.13-15, 3.3.23, 3.3.30, 3.3.32).
- 6.3.5 Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character. (3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).
- 6.3.6 Ensure the District's distinctive landscapes are not degraded by production forestry planting and harvesting activities. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.29, 3.3.31).
- 6.3.7 Enable continuation of the contribution low-intensity pastoral farming on large landholdings makes to the District's landscape character. (3.2.1.7, 3.2.5.1, 3.2.5.2, 3.3.20).

<sup>1</sup>. Greyed out text indicated the provision is subject to variation and is therefore not part of the Hearing Panel's recommendation.

- 6.3.8 Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.30, 3.3.32).
- 6.3.9 Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land. (3.2.1.7, 3.2.4.1, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).
- 6.3.10 Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30).
- 6.3.11 Encourage any landscaping to be ecologically viable and consistent with the established character of the area. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.30, 3.3.32).

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## Managing Activities in Outstanding Natural Landscapes and on Outstanding Natural Features

- 6.3.12 Recognise that subdivision and development is inappropriate in almost all locations in Outstanding Natural Landscapes and on Outstanding Natural Features, meaning successful applications will be exceptional cases where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from beyond the boundary of the site the subject of application. (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).
- 6.3.13 Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua, including tōpuni and wahi tūpuna. (3.2.3.1, 3.2.5.1, 3.2.7.1, 3.3.16, 3.3.30, 3.3.33 - 35, Chapter 5).
- 6.3.14 Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities that may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20, 3.3.30).
- 6.3.15 The landscape character and amenity values of Outstanding Natural Landscapes are a significant intrinsic, economic and recreational resource, such that new large scale renewable electricity generation or new large scale mineral extraction development proposals are not likely to be compatible with them. (3.2.5.1, 3.3.25, 3.3.30).
- 6.3.16 Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20-21, 3.3.30).
- 6.3.17 Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases. (3.2.1.9, 3.2.5.1, 3.3.25, 3.3.30).
- 6.3.18 In cases where it is demonstrated that regionally significant infrastructure cannot avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, avoid significant adverse effects and minimise other adverse effects on those landscapes and features. (3.2.1.9, 3.2.5.1, 3.3.25, 3.3.30).

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## Managing Activities in Rural Character Landscapes

- 6.3.19 Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan. (3.2.1.1, 3.2.1.7, 3.2.5.2, 3.3.20-24, 3.3.32).
- 6.3.20 Encourage plan changes applying Rural Lifestyle and Rural Residential Zones to land as the appropriate planning mechanism to provide for any new rural lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape can accommodate the change. (3.2.1.8, 3.2.5.2, 3.3.22, 3.3.24, 3.3.32).
- 6.3.21 Require that proposals for subdivision or development for rural living in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects. (3.2.1.8, 3.2.5.2, 3.3.23, 3.3.32).
- 6.3.22 Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads. (3.2.1.1, 3.2.1.7, 3.2.5.2, 3.3.21, 3.3.24-25, 3.3.32).
- 6.3.23 Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.21, 3.3.24, 3.3.32).
- 6.3.24 Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases. (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32).
- 6.3.25 In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be minimised. (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32).
- 6.3.26 Avoid adverse effects on visual amenity from subdivision, use and development that:
- a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or
  - b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).
- 6.3.27 In the Wakatipu Basin, avoid planting and screening, particularly along roads and boundaries that would degrade openness where such openness is an important part of its landscape quality or character. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.32).
- 6.3.28 In the Upper Clutha Basin, have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-26, 3.3.32).
- 6.3.29 Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character. (3.2.1.1, 3.2.1.8, 3.3.21, 3.3.24, 3.3.32).

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## Managing Activities on Lakes and Rivers

- 6.3.30 Control the location, intensity and scale of buildings, jetties, moorings and infrastructure on the surface and margins of water bodies and ensure these structures maintain or enhance landscape quality and character, and amenity values. (3.2.1.1, 3.2.4.1, 3.2.4.3, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.21, 3.3.26, 3.3.30, 3.3.32).
- 6.3.31 Recognise the character of the Frankton Arm including the established jetties and provide for these on the basis that the visual qualities of the District's distinctive landscapes are maintained and enhanced. (3.2.4.3, 3.2.5.1, 3.3.30).
- 6.3.32 Recognise the urban character of Queenstown Bay and provide for structures and facilities providing they protect, maintain or enhance the appreciation of the District's distinctive landscapes. (3.2.1.1, 3.2.4.1, 3.2.4.4, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.21, 3.3.30, 3.3.32).
- 6.3.33 Provide for appropriate commercial and recreational activities on the surface of water bodies that do not involve construction of new structures. (3.2.1.1, 3.2.4.4, 3.2.5.1, 3.2.5.2, 3.3.21, 3.3.30, 3.3.32).

## 6.4

## Rules

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- 6.4.1 The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.
- 6.4.2 The landscape assessment matters do not apply to the following within the Rural Zone:
- a. ski Area Activities within the Ski Area Sub Zones;
  - b. the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps;
  - c. the Gibbston Character Zone;
  - d. the Rural Lifestyle Zone;
  - e. the Rural Residential Zone <sup>1</sup>.

<sup>1</sup>. Greyed out text indicates the provision is subject to variation and is therefore is not part of the Hearing Panel's recommendations.

# 12 QUEENSTOWN TOWN CENTRE



QUEENSTOWN  
LAKES DISTRICT  
COUNCIL

## 12.1

# Zone Purpose

Town centres provide a focus for community life, retail, entertainment, business and services. They provide a vital function for serving the needs of residents, and as key destinations for visitors to our District, they provide a diverse range of visitor accommodation and visitor-related businesses. High visitor flows significantly contribute to the vibrancy and economic viability of the centres.

Queenstown will increasingly become a dynamic and vibrant centre with high levels of tourism activity that provides essential visitor-related employment. It serves as the principal administrative centre for the District and offers the greatest variety of activities for residents and visitors. It has a range of entertainment options and serves as a base for commercial outdoor recreation activities occurring throughout the Wakatipu Basin. Visitor accommodation is provided within and near to the town centre. Over time, Queenstown town centre will evolve into a higher intensity and high quality urban centre.

Development within the Special Character Area of the Town Centre Zone (shown on Planning Maps) is required to be consistent with the Queenstown Town Centre Design Guidelines 2015, reflecting the specific character and design attributes of development in this part of the Town Centre. The Entertainment Precinct (also shown on Planning Maps) has permitted noise thresholds that are higher than other parts of the Town Centre in order to encourage those noisier operations to locate in the most central part of town, where it will have least effect on residential zones.

The Queenstown Waterfront Sub-Zone makes an important contribution to the amenity, vibrancy, and sense of place of the Queenstown Town Centre as a whole.

## 12.2

# Objectives and Policies

**12.2.1 Objective** - A Town Centre that remains relevant to residents and visitors alike and continues to be the District’s principal mixed use centre of retail, commercial, administrative, entertainment, cultural, and tourism activity.

Policies	12.2.1.1	Enable intensification within the Town Centre through: <ol style="list-style-type: none"> <li>a. enabling sites to be entirely covered with built form other than in the Town Centre Transition Sub-Zone and in relation to comprehensive developments provided identified pedestrian links are retained; and</li> <li>b. enabling additional building height in some areas provided such intensification is undertaken in accordance with best practice urban design principles and the effects on key public amenity and character attributes are avoided or satisfactorily mitigated.</li> </ol>
	12.2.1.2	Provide for new commercial development opportunities within the Town Centre Transition Sub-Zone that are affordable relative to those in the core of the Town Centre in order to retain and enhance the diversity of commercial activities within the Town Centre.
	12.2.1.3	Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre by enabling restaurant and bar activities to occur subject to appropriate noise controls.

- 12.2.1.4 Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to increased noise and activity resulting from the mix of activities and late night nature of the town centre.

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**12.2.2 Objective** - Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values and sense of place.

- Policies
- 12.2.2.1 Require development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Design Guidelines 2015.
- 12.2.2.2 Require development to:
- maintain the existing human scale of the Town Centre as experienced from street level through building articulation and detailing of the façade, which incorporates elements which break down building mass into smaller units which are recognisably connected to the viewer; and
  - contribute to the quality of streets and other public spaces and people's enjoyment of those places; and
  - positively respond to the Town Centre's character and contribute to the town's 'sense of place'.
- 12.2.2.3 Control the height and mass of buildings in order to:
- provide a reasonable degree of certainty in terms of the potential building height and mass; or
  - retain and provide opportunities to frame important view shafts to the surrounding landscape; or
  - maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special Character Area (as shown on Planning Maps 35 and 36); or
  - minimise the wind tunnel effects of buildings in order to maintain pleasant pedestrian environments.
- 12.2.2.4 Allow buildings to exceed the discretionary height standards in situations where:
- the outcome is of a high-quality design, which is superior to that which would be achievable under the permitted height; and
  - the cumulative effect of the additional height does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces, while accepting that individual developments may increase the shading of public pedestrian space to a small extent provided this is offset or compensated for by the provision of additional public space or a pedestrian link within the site; and
  - the increase in height will facilitate the provision of residential activity.
- 12.2.2.5 Prevent buildings exceeding the maximum height standards except that it may be appropriate to allow additional height in situations where:
- the proposed design is an example of design excellence; and
  - building height and bulk have been reduced elsewhere on the site in order to:



- i. reduce the impact of the proposed building on a listed heritage item; or
- ii. provide an urban design outcome that has a net benefit to the public environment.

For the purpose of this policy, urban design outcomes that are beneficial to the public environment include:

- a. provision of sunlight to any public space of prominence or space where people regularly congregate;
  - b. provision of a new or retention of an existing uncovered pedestrian link or lane;
  - c. where applicable, the restoration and opening up of Horne Creek as part of the public open space network;
  - d. provision of high quality, safe public open space;
  - e. retention of a view shaft to an identified landscape feature;
  - f. minimising wind tunnel effects of buildings in order to maintain pleasant pedestrian environments.
  - g. the creation of landmark buildings on key block corners and key view terminations.
- 12.2.2.6 Ensure that development within the Special Character Area reflects the general historic subdivision layout and protects and enhances the historic heritage values that contribute to the scale, proportion, character and image of the Town Centre.
- 12.2.2.7 Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.
- 12.2.2.8 Acknowledge that parts of the Queenstown Town Centre are susceptible to flood risk and mitigate the effects of this through:
- a. requiring minimum floor heights to be met; and
  - b. encouraging higher floor levels (of at least RL 312.8 masl) where amenity, mobility, streetscape, and character values are not adversely affected; and
  - c. encouraging building design and construction techniques which limit the impact of flooding or ponding in areas of known risk.
- 12.2.2.9 Require high quality comprehensive developments within the Town Centre Transition Sub-Zone and on large sites elsewhere in the Town Centre, which provides primarily for pedestrian links and lanes, open spaces, outdoor dining, and well planned storage and loading/ servicing areas within the development.

### 12.2.3 **Objective** – An increasingly vibrant Town Centre that continues to prosper while maintaining a reasonable level of residential amenity within and beyond the Town Centre Zone.

- Policies
- 12.2.3.1 Minimise conflicts between the Town Centre and the adjacent residential zone by avoiding high levels of night time noise being generated on the periphery of the Town Centre and controlling the height and design of buildings at the zone boundary.

- 12.2.3.2 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by:
  - a. enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre; and
  - b. providing for noisier night time activity within the entertainment precinct in order to minimise effects on residential zones adjacent to the Town Centre; and
  - c. ensuring that the nature and scale of licensed premises located in the Town Centre Transition Sub-Zone result in effects that are compatible with adjoining residential zones; and
  - d. enabling activities within the Town Centre Zone that comply with the noise limits; and
  - e. requiring sensitive uses within the Town Centre to mitigate the adverse effects of noise through insulation.
- 12.2.3.3 Enable residential and visitor accommodation activities within the Town Centre while:
  - a. acknowledging that it will be noisier and more active than in residential zones due to the density, mixed use, and late night nature of the Town Centre and requiring that such sensitive uses are insulated for noise; and
  - b. discouraging residential uses at ground level in those areas where active frontages are particularly important to the vibrancy of the Town Centre; and
  - c. avoiding, or, where this is not possible, mitigating adverse traffic effects from visitor accommodation through encouraging operators to provide guests with alternatives to private car travel, discouraging the provision of onsite car parking, and through the careful location and design of any onsite parking and loading areas; and
  - d. only enabling new residential and visitor accommodation uses within the Town Centre Entertainment Precinct where adequate insulation and mechanical ventilation is installed.
- 12.2.3.4 Avoid the establishment of activities that cause noxious effects that are not appropriate for the Town Centre.
- 12.2.3.5 Ensure that the location and direction of lights in the Town Centre does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on views of the night sky.
- 12.2.3.6 Recognise the important contribution that sunny open spaces, footpaths, and pedestrian spaces makes to the vibrancy and economic prosperity of the Town Centre.

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## 12.2.4 **Objective** - A compact Town Centre that is safe and easily accessible for both visitors and residents.

- Policies
- 12.2.4.1 Encourage a reduction in the dominance of vehicles within the Town Centre and a shift in priority toward providing for public transport and providing safe and pleasant pedestrian and cycle access to and through the Town Centre.

- 12.2.4.2 Ensure that the Town Centre remains compact, accessible and easily walkable by avoiding outward expansion of the Town Centre Zone. Encourage walking to and within the Town Centre by improving the quality of the pedestrian experience by:
- a. maintaining and enhancing the existing network of pedestrian linkages and ensuring these are of a high quality;
  - b. requiring new pedestrian linkages in appropriate locations when redevelopment occurs;
  - c. strictly limiting outward expansion of the Town Centre Zone and commercial activity beyond it;
  - d. encouraging the provision of verandas along pedestrian-oriented streets, while acknowledging that verandas may not be appropriate or necessary in applications involving a heritage building; or where no verandas exist on adjoining buildings, and may need to be specifically designed so as to not interfere with kerbside movements of high-sided vehicles;
  - e. promoting and encouraging the maintenance and creation of uncovered pedestrian links and lanes wherever possible, in recognition that these are a key feature of Queenstown character;
  - f. promoting the opening up of Horne Creek wherever possible, in recognition that it is a key visual and pedestrian feature of Queenstown, which contributes significantly to its character; and
  - g. ensuring the cumulative effect of buildings does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces, while accepting that individual developments may increase the shading of public pedestrian space to a small extent provided this is offset or compensated for by the provision of additional public space or a pedestrian link within the site.
- 12.2.4.3 Minimise opportunities for anti-social behaviour through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of streetscapes, carparking areas, public and semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping.
- 12.2.4.4 Off-street parking is predominantly located at the periphery of the Town Centre in order to limit the impact of vehicles, particularly during periods of peak visitor numbers.
- 12.2.4.5 Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements or considering jetty applications.
- 12.2.4.6 Encourage visitor accommodation to be located and designed in a manner that minimises traffic issues that may otherwise affect the safety efficiency, and functionality of the roading network, and the safety and amenity of pedestrians and cyclists, particularly in peak periods.

**12.2.5 Objective** - Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment that benefits both residents and visitors.

- Policies
- 12.2.5.1 Encourage the development of an exciting and vibrant waterfront, which maximises the opportunities and attractions inherent in its location and setting as part of the Town Centre.
  - 12.2.5.2 Promote a comprehensive approach to the provision of facilities for water-based activities.
  - 12.2.5.3 Conserve and enhance, where appropriate, the natural qualities and amenity values of the foreshore and adjoining waters, recognising in particular, the predominantly undeveloped character of the 'Queenstown beach and gardens foreshore area' (as identified on the Planning Map) and the important contribution this area makes to providing views to the lake and mountains, pedestrian and cycle connections, water-based commercial recreation activities, and passive recreation opportunities.
  - 12.2.5.4 Retain and enhance all the public open space areas adjacent to the waterfront.
  - 12.2.5.5 Maximise pedestrian accessibility to and along the waterfront for the enjoyment of the physical setting by the community and visitors.
  - 12.2.5.6 Provide for structures within the Queenstown Bay waterfront area subject to compliance with strict bulk location and appearance criteria, provided the existing predominantly open character and a continuous pedestrian waterfront connection will be maintained or enhanced.
  - 12.2.5.7 Provide for public water ferry services within the Queenstown Town Centre Waterfront Subzone.

## 12.3

## Other Provisions and Rules

### 12.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1	Introduction	2	Definitions	3	Strategic Direction
4	Urban Development	5	Tangata Whenua	6	Landscapes and Rural Character
25	Earthworks	26	Historic Heritage	27	Subdivision
28	Natural Hazards	29	Transport	30	Energy and Utilities
31	Signs	32	Protected Trees	33	Indigenous Vegetation
34	Wilding Exotic Trees	35	Temporary Activities and Relocated Buildings	36	Noise
37	Designations		Planning Maps		

## 12.3.2 Interpreting and Applying the Rules

12.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables.

12.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply.

13.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

12.3.2.4 The following abbreviations are used within this Chapter.

P	Permitted	C	Controlled	RD	Restricted Discretionary
D	Discretionary	NC	Non-Complying	PR	Prohibited

## 12.4

## Rules - Activities

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.1	Activities which are not listed in this table and comply with all standards	P
12.4.2	<p>Visitor Accommodation</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. the location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to maintaining the safety and efficiency of the roading network, and minimising private vehicle movements to/ from the accommodation; ensuring that where onsite parking is provided it is located or screened such that it does not adversely affect the streetscape or pedestrian amenity; and promoting the provision of safe and efficient loading zones for buses;</li> <li>b. landscaping;</li> <li>c. the location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses; and</li> <li>d. where the site adjoins a residential zone: <ul style="list-style-type: none"> <li>i. noise generation and methods of mitigation;</li> <li>ii. hours of operation, in respect of ancillary activities.</li> </ul> </li> </ul>	C

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.3	<p>Commercial Activities within the Queenstown Town Centre Waterfront Sub-Zone (including those that are carried out on a wharf or jetty) except for those commercial activities on the surface of water that are provided for as discretionary activities pursuant to Rule 12.4.7.2.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. any adverse effects of additional traffic generation from the activity;</li> <li>b. the location and design of access and loading areas in order to ensure safe and efficient movement of pedestrians, cyclists, and vehicles; and</li> <li>c. the erection of temporary structures and the temporary or permanent outdoor storage of equipment in terms of: <ul style="list-style-type: none"> <li>i. any adverse effect on visual amenity and on pedestrian or vehicle movement; and</li> <li>ii. the extent to which a comprehensive approach has been taken to providing for such areas within the Sub-Zone.</li> </ul> </li> </ul>	C
12.4.4	<p>Licensed Premises</p> <p>12.4.4.1 Other than in the Town Centre Transition Sub-Zone premises licensed for the consumption of liquor on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:</p> <ul style="list-style-type: none"> <li>a. to any person who is residing (permanently or temporarily) on the premises; and/or</li> <li>b. to any person who is present on the premises for the purpose of dining up until 12am.</li> </ul> <p>12.4.4.2 Premises within the Town Centre Transition Sub-Zone licensed for the consumption of liquor on the premises between the hours of 6pm and 11pm provided that this rule shall not apply to the sale of liquor:</p> <ul style="list-style-type: none"> <li>a. to any person who is residing (permanently or temporarily) on the premises; and/or</li> <li>b. to any person who is present on the premises for the purpose of dining up until 12am.</li> </ul> <p>In relation to both 12.4.4.1 and 12.4.4.2 above, control is reserved to:</p> <ul style="list-style-type: none"> <li>a. the scale of the activity;</li> <li>b. effects on amenity (including that of adjoining residential zones and public reserves);</li> <li>c. the provision of screening and/ or buffer areas between the site and adjoining residential zones;</li> <li>d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); and</li> <li>e. noise issues, and hours of operation.</li> </ul>	C

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.5	<p>Licensed Premises within the Town Centre Transition Sub-Zone</p> <p>Premises within the Town Centre Transition Sub-Zone licensed for the consumption of liquor on the premises between the hours of 11 pm and 8 am.</p> <p>This rule shall not apply to the sale of liquor:</p> <ol style="list-style-type: none"> <li>a. to any person who is residing (permanently or temporarily) on the premises; and/or</li> <li>b. to any person who is present on the premises for the purpose of dining up until 12 am.</li> </ol> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. the scale of the activity;</li> <li>b. effects on amenity (including that of adjoining residential zones and public reserves);</li> <li>c. the provision of screening and/ or buffer areas between the site and adjoining residential zones;</li> <li>d. the configuration of activities within the building and site (e.g. outdoor seating, entrances); and</li> <li>e. noise issues, and hours of operation.</li> </ol>	RD
12.4.6	<p>Buildings except temporary 'pop up' buildings that are in place for no longer than 6 months and permanent and temporary outdoor art installations</p> <p>Buildings, including verandas, and any pedestrian link provided as part of the building/ development.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. consistency with the Queenstown Town Centre Special Character Area Design Guidelines (2015), (noting that the guidelines apply only to the Special Character Area);</li> <li>b. external appearance, including materials and colours;</li> <li>c. signage platforms;</li> <li>d. lighting;</li> <li>e. the impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas;</li> <li>f. the contribution the building makes to the safety of the Town Centre through adherence to CPTED principles;</li> <li>g. the contribution the building makes to pedestrian flows and linkages and to enabling the unobstructed kerbside movement of high-sided vehicles where applicable;</li> <li>h. the provision of active street frontages and, where relevant, outdoor dining/patronage opportunities; and</li> <li>i. where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: <ol style="list-style-type: none"> <li>i. the nature and degree of risk the hazard(s) pose to people and property;</li> <li>ii. whether the proposal will alter the risk to any site; and</li> <li>iii. the extent to which such risk can be avoided or sufficiently mitigated.</li> </ol> </li> </ol>	RD

	Activities located in the Queenstown Town Centre Zone	Activity status
12.4.7	<p>Wharfs and jetties, commercial surface of water activities, and moorings within the Queenstown Town Centre Waterfront Sub-Zone</p> <p>12.4.7.1 Wharfs and Jetties within the ‘active frontage area’ of the Queenstown Town Centre Waterfront Sub-Zone as shown on the Planning Maps.</p> <p>12.4.7.2 Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Sub-Zone as shown on the Planning Maps.</p> <p>In respect of 12.4.7.1 and 12.4.7.2 the Council’s discretion is unlimited but it shall consider: The extent to which the proposal will:</p> <ol style="list-style-type: none"> <li>a. create an exciting and vibrant waterfront which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore;</li> <li>b. maintain a continuous waterfront walkway from Horne Creek right through to St Omer Park;</li> <li>c. maximise the ability to cater for commercial boating activities to an extent compatible with maintenance of environmental standards and the nature and scale of existing activities;</li> <li>d. provide for or support the provision of one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage pumping.</li> <li>e. maintain or enhance public access to the lake and amenity values including character;</li> <li>f. affect water quality, navigation and people’s safety, and adjoining infrastructure; and</li> <li>g. the extent to which any proposed wharfs and jetties structures or buildings will: <ol style="list-style-type: none"> <li>i. enclose views across Queenstown Bay; and</li> <li>ii. result in a loss of the generally open character of the Queenstown Bay and its interface with the land;</li> <li>iii. affect the values of wāhi Tūpuna.</li> </ol> </li> </ol> <p>12.4.7.3 Moorings within the ‘Queenstown beach and gardens foreshore area’ of the Queenstown Town Centre Waterfront Sub-Zone (as shown on the Planning Maps).</p> <p>In respect of 12.4.7.3 discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands;</li> <li>b. whether the structure causes an impediment to craft manoeuvring and using shore waters;</li> <li>c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;</li> <li>d. the effects associated with congestion and clutter around the shoreline, including whether the structure contributes to an adverse cumulative effect;</li> <li>e. whether the structure will be used by a number and range of people and craft, including the general public; and</li> <li>f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design.</li> </ol>	<p>D</p> <p>D</p> <p>RD</p>



Activities located in the Queenstown Town Centre Zone		Activity status
12.4.8	Wharfs and jetties, buildings on wharfs and jetties, and the use of buildings or boating craft for accommodation within the Queenstown Town Centre Waterfront Sub-Zone  12.4.8.1 Wharfs and Jetties within the 'Queenstown beach and gardens foreshore area' of the Queenstown Town Centre Waterfront Sub-Zone as shown on the Planning Maps.  12.4.8.2 Any buildings located on Wharfs and Jetties within the Queenstown Town Centre Waterfront Sub-Zone.  12.4.8.3 Buildings or boating craft within the Queenstown Town Centre Waterfront Sub-Zone if used for visitor, residential or overnight accommodation.	NC
12.4.9	Industrial Activities at ground floor level  Note: Specific industrial activities are listed separately below as prohibited activities.	NC
12.4.10	Factory Farming	PR
12.4.11	Forestry Activities	PR
12.4.12	Mining Activities	PR
12.4.13	Airports other than the use of land and water for emergency landings, rescues and firefighting.	PR
12.4.14	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building.	PR
12.4.15	Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket).	PR
12.4.16	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR

# 12.5

## Rules - Standards

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.1	<p>Maximum building coverage in the Town Centre Transition Sub-Zone and in relation to and comprehensive developments</p> <p>12.5.1.1 In the Town Centre Transition Sub-Zone or when undertaking a comprehensive development (as defined), the maximum building coverage shall be 75%.</p> <p>Advice Note: While there is no maximum coverage rule elsewhere in the Town Centre, this does not suggest that 100% building coverage is necessarily anticipated on all sites as outdoor storage areas, and pedestrian linkages might be required.</p> <p>12.5.1.2 Any application for building within the Town Centre Transition Sub-Zone or for Comprehensive Development Plan that covers the entire development area.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>the adequate provision of cycle, vehicle, and pedestrian links and lanes, open spaces, outdoor dining opportunities;</li> <li>the adequate provision of storage and loading/ servicing areas;</li> <li>the provision of open space within the site, for outdoor dining or other purposes;</li> <li>the site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, listed heritage items, and heritage precincts, and the amenity and safety of adjoining public spaces and designated sites, including shading and wind effects.</li> </ol>
12.5.2	<p>Waste and Recycling Storage Space</p> <p>12.5.2.1 Offices shall provide a minimum of 2.6m<sup>3</sup> of waste and recycling storage (bin capacity) and minimum 8m<sup>2</sup> floor area for every 1,000m<sup>2</sup> gross floor space, or part thereof.</p> <p>12.5.2.2 Retail activities shall provide a minimum of 5m<sup>3</sup> of waste and recycling storage (bin capacity) and minimum 15m<sup>2</sup> floor area for every 1,000m<sup>2</sup> gross floor space, or part thereof.</p> <p>12.5.2.3 Food and beverage outlets shall provide a minimum of 1.5m<sup>3</sup> (bin capacity) and 5m<sup>2</sup> floor area of waste and recycling storage per 20 dining spaces, or part thereof.</p> <p>12.5.2.4 Residential and Visitor Accommodation activities shall provide a minimum of 80 litres of waste and recycling storage per bedroom, or part thereof.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>the adequacy of the area, dimensions, design, and location of the space allocated, such that it is of an adequate size, can be easily cleaned, and is accessible to the waste collection contractor, such that it need not be put out on the kerb for collection. The storage area needs to be designed around the type(s) of bin to be used to provide a practicable arrangement. The area needs to be easily cleaned and sanitised, potentially including a foul floor gully trap for wash down and spills of waste.</li> </ol>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.3	<p>Screening of Storage Areas</p> <p>Storage areas shall be situated within a building or screened from view from all public places, adjoining sites and adjoining zones.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. effects on visual amenity;</li> <li>b. consistency with the character of the locality;</li> <li>c. effects on human safety in terms of CPTED principles; and</li> <li>d. whether pedestrian and vehicle access is compromised.</li> </ul>
12.5.4	<p>Verandas</p> <p>12.5.4.1 Every new, reconstructed or altered building (excluding repainting) with frontage to the roads listed below shall include a veranda or other means of weather protection.</p> <ul style="list-style-type: none"> <li>a. Shotover Street (Stanley Street to Hay Street);</li> <li>b. Beach Street;</li> <li>c. Rees Street;</li> <li>d. Camp Street (Church Street to Man Street);</li> <li>e. Brecon Street (Man Street to Shotover Street);</li> <li>f. Church Street (north west side);</li> <li>g. Queenstown Mall (Ballarat Street);</li> <li>h. Athol Street;</li> <li>i. Stanley Street (Coronation Drive to Memorial Street).</li> </ul> <p>12.5.4.2 Verandas shall be no higher than 3m above pavement level and no verandas on the north side of a public place or road shall extend over that space by more than 2m and those verandas on the south side of roads shall not extend over the space by more than 3m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. consistency of the proposal and the Queenstown Town Centre Design Guidelines (2015) where applicable; and</li> <li>b. effects on pedestrian amenity, the human scale of the built form, and on historic heritage values.</li> </ul>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.5	<p>Residential Activities</p> <p>12.5.5.1 Residential activities shall not be situated at ground level in any building with frontage to the following roads:</p> <ul style="list-style-type: none"> <li>a. Stanley Street (Coronation Drive to Memorial Street);</li> <li>b. Camp Street (Man Street to Earl Street);</li> <li>c. Queenstown Mall (Ballarat Street) ;</li> <li>d. Church Street;</li> <li>e. Marine Parade (north of Church Street);</li> <li>f. Beach Street;</li> <li>g. Rees Street;</li> <li>h. Shotover Street;</li> <li>i. Brecon Street;</li> <li>j. Athol Street;</li> <li>k. Duke Street.</li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. effects on the ability to achieve active frontages along these streets;</li> <li>b. effects on surrounding buildings and activities; and</li> <li>c. the quality of the living environment within the building.</li> </ul>
12.5.6	<p>Flood Risk</p> <p>No building greater than 20m<sup>2</sup> with a ground floor level less than RL 312.0 masl shall be relocated to a site, or constructed on a site, within this zone.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the level of risk from flooding and whether the risk can be appropriately avoided or mitigated; and</li> <li>b. the extent to which the construction of the building will result in the increased vulnerability of other sites to flooding.</li> </ul>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.7	<p>Provision of Pedestrian Links and Lanes</p> <p>12.5.7.1 All new buildings and building redevelopments located on sites which are identified for pedestrian links or lanes in Figure 1 (at the end of this chapter) shall provide a ground level pedestrian link or lane in the general location shown.</p> <p>12.5.7.2 Where a pedestrian link or lane required by Rule 12.5.7.1 is open to the public during retailing hours the Council will consider off-setting any such area against development levies and car parking requirements.</p> <p>12.5.7.3 Where an existing lane or link identified in Figure 1 is uncovered then, as part of any new building or redevelopment of the site, it shall remain uncovered and shall be a minimum of 4m wide and where an existing link is covered then it may remain covered and shall be at least 1.8 m wide, with an average minimum width of 2.5m.</p> <p>12.5.7.4 In all cases, lanes and links shall be open to the public during all retailing hours.</p> <p>Location of Pedestrian Links within the Queenstown Town Centre</p> <ol style="list-style-type: none"> <li>a. Shotover St / Beach St, Lot 2 DP 11098;</li> <li>b. Trustbank Arcade (Shotover St/Beach St), Lot 1 DP Tn of Queenstown;</li> <li>c. Plaza Arcade, Shotover St/Beach 1 DP 17661; (</li> <li>d. Cow Lane/Beach Street, Sec 30 Blk I Tn of Queenstown;</li> <li>e. Cow Lane / Beach Street, Lot 1 DP 25042;</li> <li>f. Cow Lane / Ballarat Street, Lot 2 DP 19416;</li> <li>g. Ballarat St/Searle Lane, Sec 22 &amp; Pt Sec 23 BLK II Tn Queenstown,</li> <li>h. Ballarat Street/Searle Lane and part of Searle Lane land parcel;</li> <li>i. Church St/Earl St, Sections Lot 1 DP 27486;</li> <li>j. Searle Lane/Church St, Lot 100 DP 303504</li> <li>k. Camp/ Stanley St, post office precinct, Lot 2 DP 416867;</li> <li>l. Camp/ Athol St, Lot 1 DP 20875.</li> </ol> <p>Advice Notes:</p> <ol style="list-style-type: none"> <li>a. where an uncovered pedestrian link or lane (i.e. open to the sky) is provided in accordance with this rule, additional building height may be appropriate pursuant to Policies 12.2.2.4 and 12.2.2.5;</li> <li>b. where an alternative link is proposed as part of the application which is not on the development site but achieves the same or a better outcome then this is likely to be considered appropriate.</li> </ol>	<p>RD</p> <p>Where the required link is not proposed as part of development, discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. the adverse effects on the pedestrian environment, connectivity, legibility, and Town Centre character from not providing the link.</li> </ol>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.8	<p>Discretionary Building Height in Precinct 1, Precinct 1(A), Precinct 2, Precinct 4 and Precinct 5</p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</p> <p>12.5.8.1 Within Precinct 1 and Precinct 1 (A) the maximum height shall be 12m: and</p> <p>12.5.8.2 Within Precinct 1 (A) no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary.</p> <p>12.5.8.3 Within Precinct 2, no part of any building shall protrude through a recession line inclined towards the site at an angle of 30 degrees commencing from a line 6.5m above any street boundary.</p> <p>12.5.8.4 Within Precinct 4, no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 10m above the street boundary.</p> <p>12.5.8.5 Within Precinct 5, the street front parapet shall be between 7.5 and 8.5m in height and no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 7.5m above any street boundary.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the effect of any additional height on the urban form of the Town Centre and the character of the height precinct within which it is located. The Council will consider:</p> <ul style="list-style-type: none"> <li>i. the extent to which the proposed building design responds sensitively to difference in height, scale and mass between the proposal and existing buildings on adjacent sites and with buildings in the wider height precinct, in terms of use of materials, facade articulation and roof forms; and</li> <li>ii. the effect on human scale and character as a result of proposed articulation of the façade, the roofline, and the roofscape; and</li> <li>iii. the amenity of surrounding streets, lanes, footpaths and other public spaces, including the effect on sunlight access to public spaces and footpaths; the provision of public space and pedestrian links; and</li> <li>iv. the opportunity to establish landmark buildings on key sites, such as block corners and key view terminations; and</li> </ul> <p>b. The protection or enhancement of public views of Lake Wakatipu or of any of the following peaks:</p> <ul style="list-style-type: none"> <li>i. Bowen Peak;</li> <li>ii. Walter Peak;</li> <li>iii. Cecil Peak;</li> <li>iv. Bobs Peak;</li> <li>v. Queenstown Hill;</li> <li>vi. The Remarkables Range (limited to views of Single and Double Cone); and</li> <li>vii. effects on any adjacent Residential Zone; and</li> <li>viii. the historic heritage value of any adjacent heritage item/ precinct and whether it acknowledges and respects the scale and form of this heritage item/ precinct.</li> </ul>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.9	<p>Maximum building and facade height</p> <p>For the purpose of this rule, refer to the Height Precinct Map (Figure 2 at the end of this Chapter).</p> <p>12.5.9.1 In Height Precinct 1 Precinct 1 (A) and Precinct 2, subject to sub-clauses a – d below, the maximum absolute height limits shall be as follows:</p> <ul style="list-style-type: none"> <li>i. 15m on Secs 4-5 Blk Xv Queenstown Tn (48-50 Beach St);</li> <li>ii. 15.5m in Precinct 1(A);</li> <li>iii. 14m elsewhere.</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>a. throughout the precinct, the building shall contain no more than 4 storeys excluding basements;</li> <li>b. in addition, buildings within the block bound by Ballarat, Beetham, and Stanley streets as identified on the Height Precinct Map shall not protrude through a horizontal plane drawn at 7m above any point along the north-eastern zone boundary of this block, as illustrated in the below diagram;</li> </ul> <div data-bbox="667 758 1332 933" style="text-align: center;"> </div> <ul style="list-style-type: none"> <li>c. in addition, on Secs 4-5 Blk Xv Queenstown Tn, (48-50 Beach Street) no part of any building shall protrude through a recession line inclined towards the site at an angle of 45 degrees commencing from a line 12m above any boundary;</li> <li>d. in addition, buildings within that part of the block bound by Man, Brecon, Shotover, and Hay streets shown on the Height Precinct Map as area P1 (i) shall not protrude through a horizontal plane drawn at 330.1 masl and that part of the block shown as P1 (ii) horizontal plane drawn at 327.1 masl.</li> </ul> <p>12.5.9.2 In Height Precinct 3 (lower Beach St to Marine Parade and the Earl/ Church Street block) the maximum height shall be 8m and the street front parapet of buildings shall be between 7.5m and 8.5m and may protrude through the height plane.</p> <p>12.5.9.3 For any buildings located on a wharf or jetty, the maximum height shall be 4 m above RL 312.0 masl.</p>	NC

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>12.5.9.4 In Height Precinct 7 (Man Street):</p> <ul style="list-style-type: none"> <li>a. in Area A shown on the Height Precinct Map, the maximum height shall be 11m above RL 327.1 masl.</li> <li>b. in Area B the maximum height shall be 14m above RL 327.1 masl;</li> <li>c. in Viewshaft C the maximum height shall be RL 327.1 masl (i.e. no building is permitted above the existing structure);</li> <li>d. in Viewshaft D, the maximum height shall be 3 m above RL 327.6masl.</li> </ul> <p>12.5.9.5 For all other sites within the Town Centre Zone, the maximum height shall be 12m and, in addition, the following shall apply:</p> <ul style="list-style-type: none"> <li>a. in Height Precinct 6 (land bound by Man, Duke and Brecon streets): <ul style="list-style-type: none"> <li>i. no building shall protrude through a horizontal plane drawn at RL 332.20 masl except that decorative parapets may encroach beyond this by a maximum of up to 0.9 metre. This rule shall not apply to any lift tower within a visitor accommodation development in this area, which exceeds the maximum height permitted for buildings by 1m or less; and</li> <li>ii. no part of any building shall protrude through a recession line inclined towards the site at an angle of 45° commencing from a line 10m above the street boundary.</li> </ul> </li> </ul>	



	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status																																	
12.5.10	<p>Noise</p> <p>12.5.10.1 Sound* from activities in the Town Centre Zone and Town Centre Transition Sub-Zone (excluding sound from the sources specified in rules 12.5.10.3 to 12.5.10.5 below) shall not exceed the following noise limits at any point within any other site in these zones:</p> <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;">a. Daytime</td> <td style="padding-right: 20px;">(0800 to 2200hrs)</td> <td>60 dB L<sub>Aeq(15 min)</sub></td> </tr> <tr> <td>b. Night-time</td> <td>(2200 to 0800hrs)</td> <td>50 dB L<sub>Aeq(15 min)</sub></td> </tr> <tr> <td>c. Night-time</td> <td>(2200 to 0800hrs)</td> <td>75 dB L<sub>AFmax</sub></td> </tr> </table> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</p> <p>12.5.10.2 Sound from activities in the Town Centre Zone and Town Centre Transition Sub-Zone (excluding sound from the sources specified in rules 12.5.10.3 and 12.5.10.4 below) which is received in another zone shall comply with the noise limits set for the zone the sound is received in.</p> <p>12.5.10.3 Within the Town Centre Zone, excluding the Town Centre Transition Sub-Zone sound* from music shall not exceed the following limits:</p> <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;">a.</td> <td colspan="2">60 dB L<sub>Aeq(5 min)</sub> at any point within any other site in the Entertainment Precinct; and</td> </tr> <tr> <td style="padding-right: 20px;">b.</td> <td colspan="2">at any point within any other site outside the Entertainment Precinct:</td> </tr> <tr> <td style="padding-right: 40px;">i.</td> <td style="padding-right: 20px;">daytime (0800 to 0100 hrs)</td> <td>55 dB L<sub>Aeq(5 min)</sub></td> </tr> <tr> <td style="padding-right: 40px;">ii.</td> <td style="padding-right: 20px;">late night (0100 to 0800 hrs)</td> <td>50 dB L<sub>Aeq(5 min)</sub></td> </tr> </table> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, and excluding any special audible characteristics and duration adjustments.</p> <p>12.5.10.4 Within the Town Centre Zone, excluding the Town Centre Transition Sub-Zone sound* from voices shall not exceed the following limits:</p> <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;">a.</td> <td colspan="2">65 dB L<sub>Aeq(15 min)</sub> at any point within any other site in the Entertainment Precinct; and</td> </tr> <tr> <td style="padding-right: 20px;">b.</td> <td colspan="2">at any point within any other site outside the Entertainment Precinct:</td> </tr> <tr> <td style="padding-right: 40px;">i.</td> <td style="padding-right: 20px;">daytime (0800 to 0100 hrs)</td> <td>60 dB L<sub>Aeq(15 min)</sub></td> </tr> <tr> <td style="padding-right: 40px;">ii.</td> <td style="padding-right: 20px;">late night (0100 to 0800 hrs)</td> <td>50 dB L<sub>Aeq(15 min)</sub></td> </tr> </table> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</p>	a. Daytime	(0800 to 2200hrs)	60 dB L <sub>Aeq(15 min)</sub>	b. Night-time	(2200 to 0800hrs)	50 dB L <sub>Aeq(15 min)</sub>	c. Night-time	(2200 to 0800hrs)	75 dB L <sub>AFmax</sub>	a.	60 dB L <sub>Aeq(5 min)</sub> at any point within any other site in the Entertainment Precinct; and		b.	at any point within any other site outside the Entertainment Precinct:		i.	daytime (0800 to 0100 hrs)	55 dB L <sub>Aeq(5 min)</sub>	ii.	late night (0100 to 0800 hrs)	50 dB L <sub>Aeq(5 min)</sub>	a.	65 dB L <sub>Aeq(15 min)</sub> at any point within any other site in the Entertainment Precinct; and		b.	at any point within any other site outside the Entertainment Precinct:		i.	daytime (0800 to 0100 hrs)	60 dB L <sub>Aeq(15 min)</sub>	ii.	late night (0100 to 0800 hrs)	50 dB L <sub>Aeq(15 min)</sub>	NC
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ii.	late night (0100 to 0800 hrs)	50 dB L <sub>Aeq(15 min)</sub>																																	

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
	<p>12.5.10.5 Within the Town Centre Zone, excluding the Town Centre Transition Sub-Zone sound* from any loudspeaker outside a building shall not exceed 75 dB <math>L_{Aeq(5\ min)}</math> measured at 0.6 metres from the loudspeaker.</p> <p>* measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments.</p> <p>Exemptions from Rule 12.5.10:</p> <ol style="list-style-type: none"> <li>the noise limits in 12.5.10.1 and 12.5.10.2 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.</li> <li>the noise limits in 12.5.10.1 to 12.5.10.5 shall not apply to outdoor public events pursuant to Chapter 35 of the District Plan.</li> <li>the noise limits in 12.5.10.1 and 12.5.10.2 shall not apply to motor/ water noise from commercial motorised craft within the Queenstown Town Centre Waterfront Sub-Zone which is, instead, subject to Rule 36.5.13.</li> </ol>	
12.5.11	<p>Acoustic insulation, other than in the Entertainment Precinct</p> <p>Where any new building is erected, or a building is modified to accommodate a recent activity:</p> <p>12.5.11.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36.</p> <p>12.5.11.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB <math>R_w+C_{tr}</math> determined in accordance with ISO 10140 and ISO 717-1.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity;</li> <li>the extent of insulation proposed; and</li> <li>whether covenants exist or are being volunteered which limit noise emissions on adjacent sites such that such noise insulation will not be necessary.</li> </ol>
12.5.12	<p>Acoustic insulation within the Entertainment Precinct</p> <p>Where any new building is erected, or a building is modified to accommodate a new activity:</p> <p>12.5.12.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36.</p> <p>12.5.12.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB <math>R_w+C_{tr}</math> determined in accordance with ISO 10140 and ISO 717-1.</p>	<p>NC</p>

	Standards for activities located in the Queenstown Town Centre Zone	Non-compliance status
12.5.13	<p>Glare</p> <p>12.5.13.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and downward so as to limit the effects on views of the night sky.</p> <p>12.5.13.2 No activity in this zone shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any property within the zone, measured at any point inside the boundary of any adjoining property.</p> <p>12.5.13.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned High Density Residential measured at any point more than 2m inside the boundary of the adjoining property.</p>	NC

## 12.6

## Rules - Non-Notification of Applications

12.6.1 Applications for Controlled activities shall not require the written approval of other persons and shall not be notified or limited-notified except:

12.6.1.1 Where visitor accommodation includes a proposal for vehicle access directly onto a State Highway.

12.6.2 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified:

12.6.2.1 Buildings.

12.6.2.2 Building coverage in the Town Centre Transition Sub-Zone and comprehensive development .

12.6.2.3 Waste and recycling storage space.

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12.6.3 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

12.6.3.1 Discretionary building height in Height Precinct 1 and Height Precinct 1(A).

Figure 1: Identified Pedestrian Links

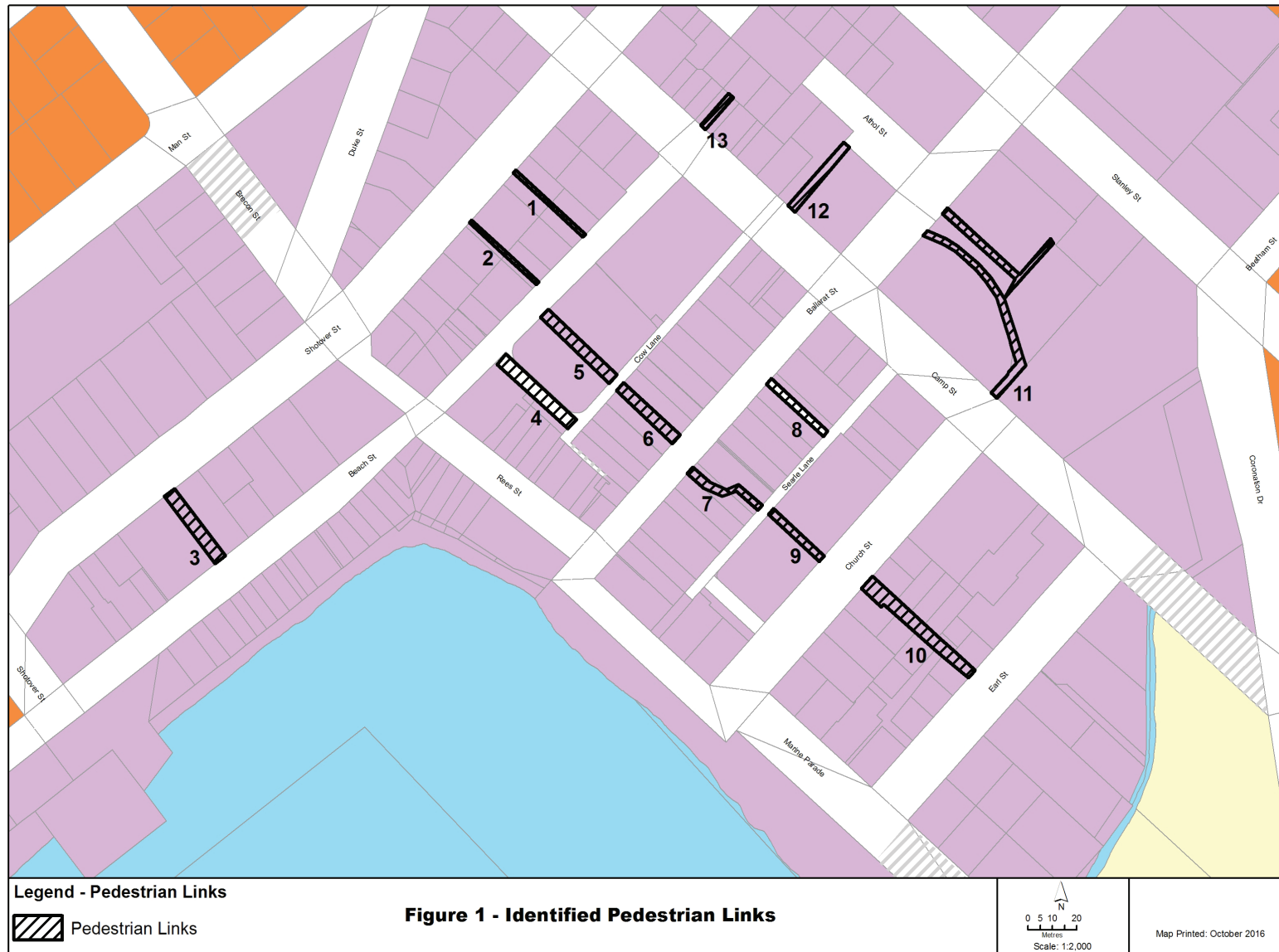
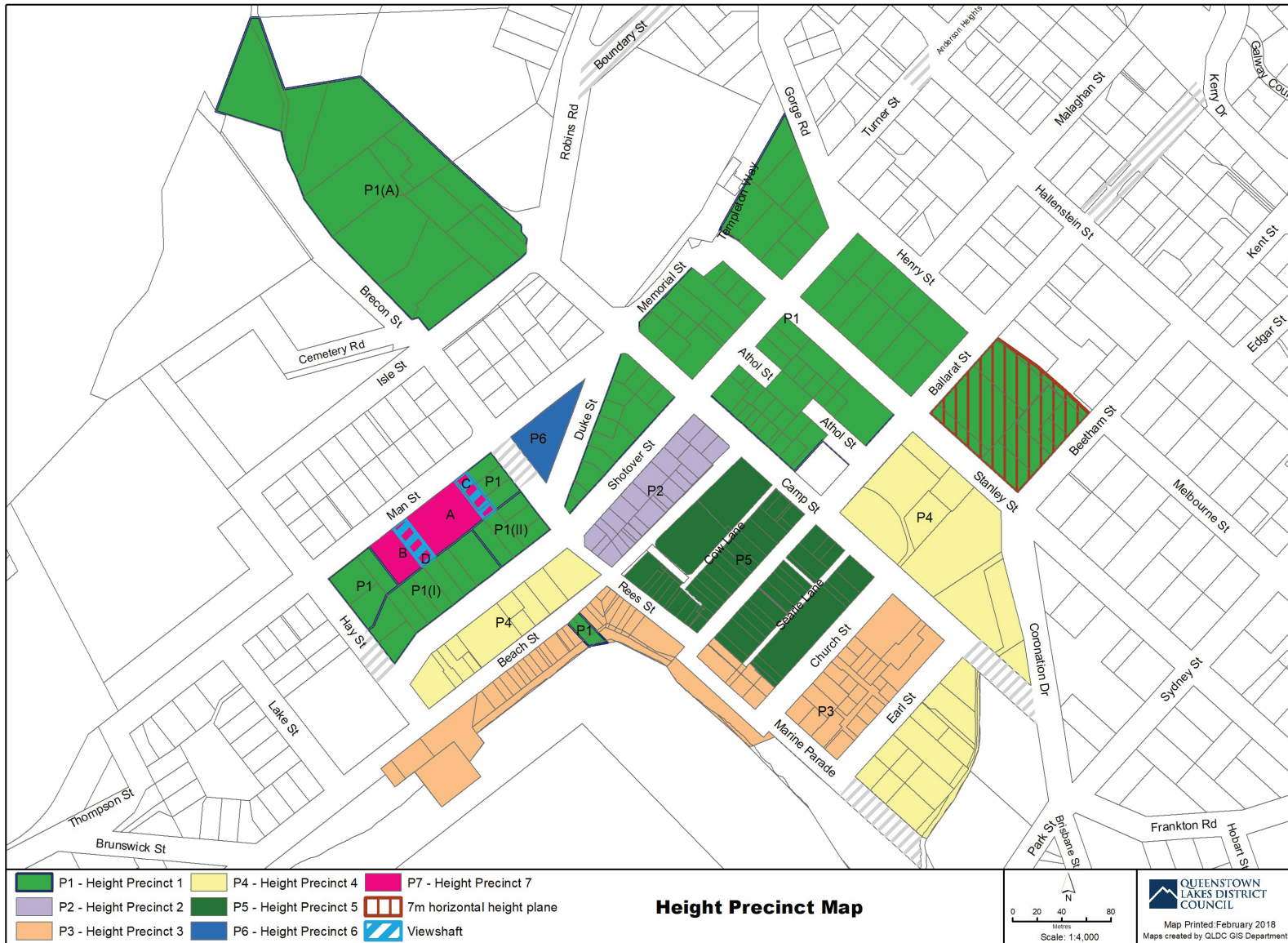


Figure 2: Queenstown Town Centre Height precinct map



# 27 SUBDIVISION & 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 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 appropriate management of natural hazards are underpinned by a shared objective to create healthy, attractive and safe places.

Good subdivision can help to create 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 Subdivision Design Guidelines 2015. The QLDC Subdivision Design Guidelines includes subdivision and urban design principles and outcomes that give effect to the objectives and policies of the Subdivision and Strategic Directions Chapters, in both designing and assessing subdivision proposals in urban areas. Proposals at odds with this document 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 Act. Some aspects of the Subdivision Design Guidelines may be relevant to rural subdivisions.

The QLDC Land Development and Subdivision Code of Practice provides assistance in the design of subdivision and development infrastructure in the District and should also be considered by subdivision applicants.

The Council uses its Development Contributions Policy set out in its 10 Year Plan to fix the contributions payable by subdividers for infrastructure upgrades. That policy operates in parallel with the provisions of this chapter and should also be referred to by subdivision consent applicants.

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 that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.**

- |          |  |
|----------|--|
| Policies | <p><b>27.2.1.1</b> Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.</p> <p><b>27.2.1.2</b> Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.</p> <p><b>27.2.1.3</b> Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.</p> |
|----------|--|



- 27.2.1.4** Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:
  - a. desirable urban design outcomes;
  - b. greater efficiency in the development and use of the land resource;
  - c. affordable or community housing.
- 27.2.1.5** Recognise that there is an expectation by future landowners that the key effects of and resources required 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 will not require the provision of services.

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## **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 in urban areas to front the road.
  - 27.2.2.3** Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.
  - 27.2.2.4** Urban subdivision shall seek to provide for good and integrated connections and accessibility to:
    - a. existing and planned areas of employment;
    - b. community facilities;
    - c. services;
    - d. trails;
    - e. public transport; and
    - f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.

- 27.2.2.5** Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.
- 27.2.2.6** Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.
- 27.2.2.7** Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.
- 27.2.2.8** Manage subdivision within the National Grid Corridor or near to electricity distribution lines to facilitate good amenity and urban design outcomes, while minimising potential adverse effects (including reverse sensitivity effects) on the National Grid and avoiding, remedying or mitigating potential adverse effects (including reverse sensitivity effects) on electricity distribution lines.

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### **27.2.3 Objective - The potential of small scale and infill subdivision in urban areas is recognised and provided for while acknowledging their design limitations.**

#### Policies

- 27.2.3.1** Accept that small scale subdivision in urban areas, (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, 27.2.2.5 and 27.2.2.7.
- 27.2.3.2** While acknowledging potential limitations, encourage small scale and infill subdivision in urban areas to:
  - a. ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;
  - b. where possible, locate lots so that they over-look and front road and open spaces;
  - c. avoid the creation of multiple rear sites, except where avoidance is not practicable;
  - d. 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;
  - e. identify and create opportunities for connections to services and facilities in the neighbourhood.

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**27.2.4 Objective - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.**

- Policies
- 27.2.4.1** Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.
  - 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 features and other protected items scheduled or identified in the District Plan.
  - 27.2.4.3** 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, wāhi tapu and other taonga.
  - 27.2.4.4** Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:
    - a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;
    - b. 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.

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**27.2.5 Objective - Infrastructure and services are provided to new subdivisions and developments.**

**Transport, Access and Roads**

- Policies
- 27.2.5.1** Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.
 

For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.
  - 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.
  - 27.2.5.3** Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.
  - 27.2.5.4** Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.

- 27.2.5.5** Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:
- a. 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;
  - b. 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;
  - c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;
  - d. the provision and vesting of corner splays or rounding at road intersections;
  - e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;
  - f. the provision of appropriate tree planting within roads;
  - g. any requirements for widening, formation or upgrading of existing roads;
  - h. any provisions relating to access for future subdivision on adjoining land;
  - i. the provision and location of public transport routes and bus shelters.

#### **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.

- 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:
- a. the availability, quantity, quality and security of the supply of water to the lots being created;
  - b. water supplies for fire fighting purposes;
  - c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
  - d. any initiatives proposed to reduce water demand and water use.

## **Stormwater**

**27.2.5.11** Ensure appropriate stormwater design and management by having regard to:

- a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
- b. the capacity of existing and proposed stormwater systems;
- c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
- d. the location, scale and construction of stormwater infrastructure;
- e. 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 the control of water-borne contaminants, litter and sediments, and the control of peak flow.

**27.2.5.12** 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 and will maintain the natural character and ecological values of wetlands and waterways.

## **Wastewater**

**27.2.5.13** Treat and dispose of sewage in a manner that:

- a. maintain public health;
- b. avoids adverse effects on the environment in the first instance; and
- c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.

**27.2.5.14** Ensure appropriate sewage treatment and disposal by having regard to:

- a. the method of sewage treatment and disposal;
- b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;
- c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.

**27.2.5.15** 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**

**27.2.5.16** 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:

- a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;

- b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;
- c. 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**

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

**27.2.5.18** Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.

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### **27.2.6 Objective - Esplanades created where opportunities arise.**

- Policies
- 27.2.6.1** Create esplanade reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits. In particular, Council will encourage esplanades where they:
- a. 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;
  - b. have high actual or potential value with regard to the maintenance of indigenous biodiversity;
  - c. comprise significant indigenous vegetation or significant habitats of indigenous fauna;
  - d. are considered to comprise an integral part of an outstanding natural feature or outstanding natural landscape;
  - e. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;
  - f. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.
- 27.2.6.2** 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 Act.

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### **27.2.7 Objective - Boundary adjustments, cross-lease and unit title subdivision are provided for.**

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

- 27.2.7.2** Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to:
- a. the location of the proposed boundaries;
  - b. in rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;
  - c. boundary treatment;
  - d. the location and terms of existing or proposed easements or other arrangements for access and services.

## 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.

### Peninsula Bay

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

- |          |  |
|----------|--|
| Policies | <p><b>27.3.1.1</b> Ensure that before any subdivision or development occurs within the Peninsula Bay Lower Density Suburban Residential Zone, a subdivision consent has been approved confirming easements for the purposes of public access through the Open Space Zone.</p> <p><b>27.3.1.2</b> 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.</p> <p><b>27.3.1.3</b> Ensure that easements for the purposes of public access are of an appropriate size, location and length to provide a high quality, recreational resource, with excellent linkages, and opportunities for different community groups.</p> |
|----------|--|

## Kirimoko

### 27.3.2 **Objective** - 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	<b>27.3.2.1</b>	Protect the landscape quality and visual amenity of the Kirimoko Block and preserve sightlines to local natural landforms.
	<b>27.3.2.2</b>	Protect the natural topography of the Kirimoko Block and incorporate existing environmental features into the design of the site.
	<b>27.3.2.3</b>	Ensure that urban development of the site is restricted to lower areas and areas of concealed topography, such as gullies and that visually sensitive areas such as the spurs are left undeveloped.
	<b>27.3.2.4</b>	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.
	<b>27.3.2.5</b>	Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.
	<b>27.3.2.6</b>	Provide for road and walkway linkages to neighbouring developments.
	<b>27.3.2.7</b>	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.
	<b>27.3.2.8</b>	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.
	<b>27.3.2.9</b>	Design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas.
	<b>27.3.2.10</b>	Require the roading network within the Kirimoko Block to be planted with appropriate trees to create a green living environment appropriate to the areas.



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## Large Lot Residential A Zone between Studholme Road and Meadowstone Drive.

### 27.3.3 **Objective** - Landscape and amenity values 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.
  - 27.3.3.2** Subdivision and development within land located on the northern side of Studholme Road shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines.
- 

## Bob’s Cove Rural Residential Zone (excluding sub-zone)

### 27.3.4 **Objective** - The special character of the Bob’s Cove Rural Residential Zone is recognised and provided for.

- Policies
- 27.3.4.1** In order to maintain the rural character of the zone, any required street lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on views of the night sky.
- 

## Ferry Hill Rural Residential Sub-Zone

### 27.7.6 **Objective** - Maintain and enhance visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub-Zone.

- Policies
- 27.7.6.1** At the time of considering a subdivision application, the following matters shall be had particular regard to:
    - a. The subdivision design has had regard to minimising the number of accesses to roads;
    - b. 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;

- c. 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;
- d. 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<sup>1</sup>.

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## Wyuna Station Rural Lifestyle Zone

### 27.3.5 **Objective** - Provision for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.

- Policies **27.3.5.1** Prohibit or defer development of the zone until such a time that:
- a. 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
  - b. 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
  - c. 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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### 27.3.6 **Objective** - Subject to Objective 27.3.5, 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 **27.3.6.1** 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:
- a. prohibiting development over the sensitive areas of the zone via building restriction areas;
  - b. appropriately locating buildings within the zone, including restrictions on future building bulk;
  - c. using excavation of the eastern part of the terrace to form appropriate building platforms;
  - d. using naturalistic mounding of the western part of the terrace to assist visual screening of development;

<sup>1</sup>. Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

- e. using native vegetation to assist visual screening of development;
- f. the maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.

- 27.3.6.2** 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:
- a. 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;
  - b. 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;
  - c. 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.

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## Jacks Point Zone

### 27.3.7 Objective - Subdivision occurs consistent with the Jacks Point Structure Plan.

- Policies
- 27.3.7.1** Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.
- 27.3.7.2** Within the R(HD) Activity Areas, subdivision design shall provide for the following matters:
- a. the development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area;
  - b. mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu;
  - c. road and street designs;
  - d. the location and suitability of proposed open spaces;
  - e. commitments to remove wilding trees.
- 27.3.7.3** Within the R(HD-SH) Activity Areas, minimise the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6.
- 27.3.7.4** Within the R(HD) Activity Area, in the consideration of the creation of sites sized less than 550m<sup>2</sup>, particular regard shall be given to the following matters and whether they should be given effect to by imposing appropriate legal mechanism of controls over:
- a. building setbacks from boundaries;
  - b. location and heights of garages and other accessory buildings;

- c. height limitations for parts of buildings, including recession plane requirements;
- d. window locations;
- e. building coverage;
- f. roadside fence heights.

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

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

**27.3.7.7** In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m<sup>2</sup> in area:

- a. such sites are to be configured:
  - 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. parking, access and landscaping are to be 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; and.
  - iv. addresses nuisance effects such as from vehicle lights.
- c. subdivision design should ensure:
  - i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.
- d. consideration is to be given as to 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.

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## Waterfall Park

**27.3.8 Objective – Subdivision that provides for a range of visitor, residential and recreational facilities, sympathetic to the natural setting and has regard to location specific opportunities and constraints identified within the Waterfall Park Structure Plan.**

Policies **27.3.8.1** Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Waterfall Park Structure Plan located within Section 27.13.

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## Millbrook

### **27.3.9 Objective – Subdivision that provides for resort development while having particular regard to landscape, heritage, ecological, water and air quality values.**

Policies **27.3.9.1** Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Millbrook Structure Plan located within Section 27.13.

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## Coneburn Industrial

### **27.3.10 Objective - Subdivision that creates opportunities for industrial activities and Service activities to occur.**

Policies **27.3.10.1** Enable subdivision which provides for a combination of lot sizes and low building coverage to ensure that this area is retained for yard based industrial and service activities as well as smaller scale industrial and service activities.

**27.1.10.2** Require the establishment, restoration and ongoing maintenance of the open space areas (shown on the Coneburn Structure Plan located in Section 27.13) to:

- a. visually screen development using the planting of native species;
- b. retain existing native garden species unless they are wilding;
- c. give effect to the Ecological Management Plan required by Rule 44.4.12 so its implementation occurs at the rate of development within the Zone.

**27.10.4.3** Ensure subdivision works and earthworks results in future industrial and service development (buildings) being difficult to see from State Highway 6.

**27.10.4.4** At the time of subdivision ensure that there is adequate provision for road access, onsite parking (staff and visitors) and loading and manoeuvring for all types of vehicle so as to cater for the intended use of the site.

- 27.10.4.5** Ensure subdivision creates lots and sites that are capable of accommodating development that meets the relevant zone standards for the Coneburn Industrial Zone.
- 27.10.4.6** Ensure that shared infrastructure (water, wastewater and stormwater) is provided, managed, and maintained if development cannot connect to Council services.
- 27.10.4.7** Require safe accesses to be provided from the State Highway into the Zone at the rate the Zone is developed.

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## West Meadows Drive

### **27.3.11 Objective - The integration of road connections between West Meadows Drive and Meadowstone Drive.**

- Policies
- 27.3.11.1** Enable subdivision at the western end of West Meadows Drive which has a roading layout that is consistent with the West Meadows Drive Structure Plan.
  - 27.3.11.2** Enable variances to the West Meadows Drive Structure Plan on the basis that the roading layout results in the western end of West Meadows Drive being extended to connect with the roading network and results in West Meadows Drive becoming a through-road.

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## Frankton North

### **27.3.12 Objective - Subdivision of the Medium Density Residential and Business Mixed Use Zones on the north side of State Highway 6 between Hansen Road and Quail Rise enables development integrated into the adjacent urban areas while minimising traffic impacts on the State Highway.**

- Policies
- 27.3.12.1** Limit the roading access to Frankton North to Hansen Road, Ferry Hill Drive or the Hawthorne Drive/SH6 roundabout.
  - 27.3.12.2** Ensure subdivision and development enables access to the roading network from all sites in the Frankton North Medium Density Residential and Business Mixed Use Zones and is of a form that accounts for long-term traffic demands without the need for subsequent retrofitting or upgrade.
  - 27.3.12.3** Ensure subdivision and development in the Frankton North Medium Density Residential and Business Mixed Use Zones provides, or has access to, a safe and legible walking and cycling environment adjacent to and across the State Highway linking to other pedestrian and cycling networks.

# 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.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 <i>Earthworks</i>	26 Historic Heritage	28 Natural Hazards
29 <i>Transport</i>	30 Energy and Utilities	31 <i>Signs</i>
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<sup>2</sup>.

### 27.4.3 Natural Hazards

**27.4.3.1** 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 RMA. In addition, in some locations natural hazards have been identified and specific provisions apply.

<sup>2</sup>. Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

## 27.5

## Rules - Subdivision

**27.5.1 All subdivision requires resource consent unless specified as a permitted activity. The abbreviations set out below are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.**

P	Permitted	C	Controlled	RD	Restricted Discretionary
D	Discretionary	NC	Non-Complying	PR	Prohibited

Where an activity falls within more than one rule, unless stated otherwise, its status shall be determined by the most restrictive rule.

	Boundary Adjustments	Activity Status
27.5.2	<p><b>An adjustment to existing cross-lease or unit title due to:</b></p> <ul style="list-style-type: none"> <li>a. an alteration to the size of the lot by alterations to the building outline;</li> <li>b. the conversion from cross-lease to unit title; or</li> <li>c. the addition or relocation of an accessory building;</li> </ul> <p>providing the activity complies with all other provisions of the District Plan or has obtained a land use consent.</p> <p>Advice Note: In order to undertake such a subdivision a certificate of compliance (s139 of the Act) will need to be obtained (see s223(1)(b)).</p>	P



	<b>Boundary Adjustments</b>	<b>Activity Status</b>
<b>27.5.3</b>	<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> <ol style="list-style-type: none"> <li>in the case of the Rural, Gibbston Character and Rural Lifestyle Zones the building platform is retained in its approved location;</li> <li>no additional or relocated residential building platform is identified and approved as part of a boundary adjustment within Rural, Gibbston Character and Rural Lifestyle Zones;</li> <li>no additional separately saleable lots are created;</li> <li>the areas of the resultant lots either comply with the minimum lot size requirement for the zone (where applicable) or where any lot does not comply with an applicable minimum lot size requirement for the zone, the extent of such non-compliance is not increased; and</li> <li>lots must be immediately adjoining each other.</li> </ol> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>the location of the proposed boundaries;</li> <li>boundary treatment;</li> <li>easements for existing and proposed access and services.</li> </ol>	C
<b>27.5.4</b>	<p>For boundary adjustments that either:</p> <ol style="list-style-type: none"> <li>involve any site that contains a heritage or any other protected item identified on the District Plan maps; or</li> <li>are within the urban growth boundary of Arrowtown;</li> </ol> <p>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> <ol style="list-style-type: none"> <li>no additional separately saleable lots are created;</li> <li>the areas of the resultant lots comply with the minimum lot size requirement for the zone;</li> <li>lots must be immediately adjoining each other;</li> </ol> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>the impact on the heritage values of the protected item;</li> <li>the maintenance of the historic character of the Arrowtown Residential Historic Management Zone;</li> <li>the location of the proposed boundaries;</li> <li>boundary treatment;</li> <li>easements for access and services.</li> </ol>	RD

	<b>Unit Title or Leasehold Subdivision</b>	<b>Activity Status</b>
<b>27.5.5</b>	<p>Where land use consent is approved for a multi unit commercial or residential development, including visitor accommodation development, and a unit title or leasehold (including cross lease) subdivision is subsequently undertaken in accordance with the approved land use consent, provided:</p> <ol style="list-style-type: none"> <li>all buildings must be in accordance with an approved land use resource consent;</li> <li>all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose;</li> <li>all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.</li> </ol> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;</li> <li>the effects of and on infrastructure provision.</li> </ol> <p>This rule does not apply a subdivision of land creating a separate fee simple title.</p> <p>The intent is that it applies to subdivision of a lot containing an approved land use consent, in order to create titles in accordance with that consent.</p>	C

	<b>Subdivision Activities - District Wide</b>	<b>Activity Status</b>
<b>27.5.6</b>	Any subdivision that does not fall within any rule in this section 27.5.	D

	<b>Subdivision Activities - District Wide</b>	<b>Activity Status</b>
<b>27.5.7</b>	<p>All urban subdivision activities, unless otherwise provided for, within the following zones:</p> <ol style="list-style-type: none"> <li>1. Lower Density Suburban Residential Zone;</li> <li>2. Medium Density Residential Zone;</li> <li>3. High Density Residential Zone;</li> <li>4. Town Centre Zones;</li> <li>5. Arrowsmith Residential Historic Management Zone;</li> <li>6. Large Lot Residential Zone;</li> <li>7. Local Shopping Centre;</li> <li>8. Business Mixed Use Zone;</li> <li>9. Airport Zone - Queenstown.</li> </ol> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>b. Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions;</li> <li>c. property access and roading;</li> <li>d. esplanade provision;</li> <li>e. the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision;</li> <li>f. fire fighting water supply;</li> <li>g. water supply;</li> <li>h. stormwater design and disposal;</li> <li>i. sewage treatment and disposal;</li> <li>j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;</li> <li>k. open space and recreation;</li> <li>l. ecological and natural values;</li> <li>m. historic heritage;</li> <li>n. easements.</li> </ol> <p>For the avoidance of doubt, where a site is governed by a Structure Plan, that is included in the District Plan, subdivision activities shall be assessed in accordance with Rule 27.7.1.</p>	RD

	<b>Subdivision Activities - District Wide</b>	<b>Activity Status</b>
<b>27.5.8</b>	<p>All subdivision activities, unless otherwise provided for, in the District's Rural Residential and Rural Lifestyle Zones</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. in the Rural Lifestyle Zone, the location and size of building platforms and in respect of any buildings within those building platforms: <ol style="list-style-type: none"> <li>i. external appearance;</li> <li>ii. visibility from public places;</li> <li>iii. landscape character; and</li> <li>iv. visual amenity.</li> </ol> </li> <li>b. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>c. internal roading design and provision, relating to access and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>d. property access and roading;</li> <li>e. esplanade provision;</li> <li>f. the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision;</li> <li>g. fire fighting water supply;</li> <li>h. water supply;</li> <li>i. stormwater disposal;</li> <li>j. sewage treatment and disposal;</li> <li>k. energy supply and telecommunications including adverse effects on energy supply and telecommunication networks;</li> <li>l. open space and recreation;</li> <li>m. ecological and natural values;</li> <li>n. historic heritage;</li> <li>o. easements.</li> </ol>	RD
<b>27.5.9</b>		
<b>27.5.10</b>	<p>Subdivision of land in any zone within the National Grid Corridor except where any allotment identifies a building platform to be located within the National Grid Yard.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. impacts on the operation, maintenance, upgrade and development of the National Grid;</li> <li>b. the ability of future development to comply with NZECP34:2001;</li> <li>c. the location, design and use of any proposed building platform as it relates to the National Grid transmission line.</li> </ol>	RD
<b>27.5.11</b>	All subdivision activities in the Rural and Gibbston Character Zones and Airport Zone - Wanaka, unless otherwise provided for.	D

	<b>Subdivision Activities - District Wide</b>	<b>Activity Status</b>
<b>27.5.12</b>	The subdivision of land containing a heritage or any other protected item scheduled in the District Plan. This rule does not apply to boundary adjustments under Rule 27.5.4.	D
<b>27.5.13</b>	The subdivision of land identified on the planning maps as a Heritage Area.	D
<b>27.5.14</b>	The subdivision of a site containing a known archaeological site.	D
<b>27.5.15</b>	Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan.	D
<b>27.5.16</b>	A Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use consent.	D
<b>27.5.17</b>	Within the Jacks Point Zone, subdivision that does not comply with the minimum lot areas specified in Part 27.6 and the zone and location specific rules in Part 27.7, excluding: a. in the R(HD) activity area, where the creation of lots less than 380m <sup>2</sup> shall be assessed under Rule 27.7.5.2 (as a restricted discretionary activity).	D
<b>27.5.18</b>	Within the Coneburn Industrial Zone Activity Area 2a, subdivision which does not comply with the minimum lot areas specified in Part 27.6.	D
<b>27.5.19</b>	Subdivision that does not comply with the minimum lot areas specified in Part 27.6 with the exception of the Jacks Point Zone which is assessed pursuant to Rule 27.5.17 and Coneburn Industrial Zone Activity Area 2a which is assessed pursuant to Rule 27.5.18.	NC
<b>27.5.20</b>	A subdivision under the Unit Titles Act not falling within Rules 27.5.5 or 27.5.16 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
<b>27.5.21</b>	The further subdivision of an allotment that if undertaken as part of a previous subdivision would have caused that previous subdivision to exceed the minimum average density requirements for subdivision in the Rural Lifestyle Zone or the Rural Residential Zone.	NC
<b>27.5.22</b>	The subdivision of land resulting in the division of a building platform.	NC
<b>27.5.23</b>	The subdivision of a residential flat from a residential unit.	NC
<b>27.5.24</b>	Any subdivision of land in any zone within the National Grid Corridor, which does not comply with Rule 27.5.10.	NC
<b>27.5.25</b>	Subdivision that does not comply with the standards related to servicing and infrastructure under Rule 27.7.15.	NC

## 27.6

# Rules - Standards for Minimum Lot Areas

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

Zone		Minimum Lot Area
<b>Town Centres</b>		No minimum
<b>Local Shopping Centre</b>		No minimum
<b>Business Mixed Use</b>		200m <sup>2</sup>
<b>Airport</b>		No minimum
<b>Coneburn Industrial</b>	Activity Area 1a	3000m <sup>2</sup>
	Activity Area 2a	1000m <sup>2</sup>
<b>Residential</b>	High Density	450m <sup>2</sup>
	Medium Density	250m <sup>2</sup>
	Lower Density Suburban	450m <sup>2</sup>
		Within the Queenstown Airport Air Noise Boundary and Outer Control Boundary: 600m <sup>2</sup>
	Arrowtown Residential Historic Management	800m <sup>2</sup>
	Large Lot Residential A	2000m <sup>2</sup>
	Large Lot Residential B	4000m <sup>2</sup>
<b>Rural</b>	Rural Gibbston Character	No minimum
<b>Rural Lifestyle</b>	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 Deferred A and B <sup>3</sup>	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 <sup>4</sup>	The land in this zone shall be held in a single allotment.
<b>Rural Residential</b>	Rural Residential	4000m <sup>2</sup>
	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 <sup>2</sup> .
	Rural Residential Ferry Hill Subzone <sup>5</sup>	4000m <sup>2</sup> with no more than 17 lots created for residential activity.

<sup>3,4,5</sup> Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

Zone		Minimum Lot Area
	Rural Residential Camp Hill	4000m <sup>2</sup> with no more than 36 lots created for residential activity
<b>Jacks Point</b>	Residential Activity Areas	380m <sup>2</sup> In addition, subdivision shall comply with the average density requirements set out in Rule 41.5.8.
<b>Millbrook</b>		No minimum
<b>Waterfall Park</b>		No minimum

Advice Note:

Non-compliance with the minimum lot areas specified above means that a subdivision will fall under one of Rules 27.5.17-19, depending on its location.

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

## 27.7

## Zone - Location Specific Rules

	Zone and Location Specific Rules	Activity Status
<b>27.7.1</b>	<p>Subdivision consistent with a Structure Plan that is included in the District Plan.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions;</li> <li>property access and roading;</li> <li>esplanade provision;</li> <li>the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision;</li> <li>fire fighting water supply;</li> <li>water supply;</li> <li>stormwater design and disposal;</li> <li>sewage treatment and disposal;</li> <li>energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;</li> <li>open space and recreation; and</li> <li>ecological and natural values;</li> <li>historic heritage;</li> <li>easements;</li> <li>any additional matters relevant to achievement of the objectives and policies in part 27.3 of this Chapter.</li> </ol>	C
<b>27.7.2</b>	<p><b>Kirimoko</b></p> <p><b>27.7.2.1</b> In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision consistent with the principal roading layout depicted in the Kirimoko Structure Plan shown in part 27.13, the following shall be additional matters of control:</p> <ol style="list-style-type: none"> <li>roading layout;</li> <li>the provision and location of walkways and the green network;</li> <li>the protection of native species as identified on the structure plan as green network.</li> </ol>	C



	<b>Zone and Location Specific Rules</b>	<b>Activity Status</b>
	<b>27.7.2.2</b> Any subdivision that does not comply with the principal roading layout and reserve net-work depicted in the Kirimoko Structure Plan included in Part 27.13 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties).	NC
	<b>27.7.2.3</b> 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.	NC
	<b>27.7.2.4</b> 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.	NC
<b>27.7.3</b>	<p><b>Bob's Cove Rural Residential Sub-Zone</b></p> <p><b>27.7.3.1</b> Activities that do not meet the following standards:</p> <ul style="list-style-type: none"> <li>a. boundary planting – Rural Residential sub-zone at Bobs Cove: <ul style="list-style-type: none"> <li>i. 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</li> <li>ii. 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.</li> </ul> </li> <li>b. development areas and undomesticated areas within the Rural Residential sub-zone at Bob's Cove: <ul style="list-style-type: none"> <li>i. 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;</li> <li>ii. 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;</li> <li>iii. 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;</li> <li>iv. 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</li> <li>v. 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;</li> <li>vi. 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.</li> </ul> </li> </ul>	NC

	Zone and Location Specific Rules	Activity Status
27.7.4	<p><b>Ladies Mile</b></p> <p><b>27.7.4.1</b> Subdivision of land situated south of State Highway 6 (“Ladies Mile”) and southwest of Lake Hayes that is zoned Lower Density Suburban Residential or Rural Residential as shown on the Planning Maps and that does not meet the following standards:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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 ad-joining the land subject to the application for subdivision consent.</li> </ol>	NC
27.7.5	<p><b>Jacks Point</b></p> <p><b>27.7.5.1</b> Subdivision Activity failing to comply with the Jacks Point Structure Plan located within Section 27.13. For the purposes of interpreting this rule, the following shall apply:</p> <ol style="list-style-type: none"> <li>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;</li> <li>Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey;</li> <li>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;</li> <li>Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process.</li> </ol>	D

	<b>Zone and Location Specific Rules</b>	<b>Activity Status</b>
	<p><b>27.7.5.2</b> Subdivision failing to comply with the 380m<sup>2</sup> minimum lot size for subdivision within the Hanley Downs part of the Jacks Point Zone.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>b. internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions;</li> <li>c. property access and roading;</li> <li>d. esplanade provision;</li> <li>e. the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision;</li> <li>f. fire fighting water supply;</li> <li>g. water supply;</li> <li>h. stormwater design and disposal;</li> <li>i. sewage treatment and disposal;</li> <li>j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;</li> <li>k. open space and recreation; and</li> <li>l. ecological and natural values;</li> <li>m. historic heritage;</li> <li>n. easements;</li> <li>o. location and height of buildings, or parts of buildings, including windows;</li> <li>p. configuration of parking, access and landscaping.</li> </ol>	RD
	<p><b>27.7.5.3</b> Subdivision within the OSR-North Activity Area of the Jacks Point Zone that does not, prior to application for subdivision consent being made:</p> <ol style="list-style-type: none"> <li>a. provide to the Council noise modelling data that identifies the 55dB Ldn noise contour measured, predicted and assessed in accordance with NZS 6805:1992 Airport Noise Management and Land Use Planning and NZS 6801:2008 Acoustics – Measurement of Environmental Sound, by a person suitably qualified in acoustics, based on any consented operations from the airstrip on Lot 8 DP443832; and</li> <li>b. register a consent notice on any title the subject of subdivision that includes land that is located between the 55 dB Ldn contour and the airstrip preventing any ASAN from locating on that land.</li> </ol>	NC
<b>27.7.6</b>	<p><b>Millbrook Resort Zone</b></p> <p><b>27.7.6.1</b> Any subdivision of the Millbrook Resort Zone that is inconsistent with the Millbrook Resort Zone Structure Plan contained in Section 27.13.</p>	D

	Zone and Location Specific Rules	Activity Status
<b>27.7.7</b>	<p><b>Coneburn Industrial</b></p> <p><b>27.7.7.1</b> Subdivision not in general accordance with the Coneburn Industrial Structure Plan located in Section 27.13. For the purposes of this rule:</p> <ol style="list-style-type: none"> <li>any fixed connections (road intersections) shown on the Structure Plan may be moved no more than 20 metres;</li> <li>any fixed roads shown on the Structure Plan may be moved no more than 50 metres in any direction;</li> <li>the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres.</li> </ol>	NC
	<p><b>27.7.7.2</b> Subdivision failing to comply with any of the following:</p> <ol style="list-style-type: none"> <li>consent must have been granted under Rule 44.4.10 for landscaping of the Open Space Area shown on the Structure Plan in accordance with an Ecological Management Plan prior to lodgement of the subdivision application;</li> <li>subdivision of more than 10%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 25% of the Open Space Area shown on the Structure Plan;</li> <li>subdivision of more than 25%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 50% of the Open Space Area shown on the Structure Plan;</li> <li>subdivision of more than 50%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 100% of the Open Space Area shown on the Structure Plan.</li> </ol>	NC
	<p><b>27.7.7.3</b> Subdivision whereby prior to the issue of a s224(c) certification under the Act for any subdivision of any land within the zone:</p> <ol style="list-style-type: none"> <li>prior to the Northern Access Point being constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and being available for public use every subdivision of any land within the zone must contain a condition requiring that the Northern Access Point be constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and be available for public use prior to issue of a s.224(c) certificate;</li> <li>any subdivision of land within the Activity Areas 1a and 2a which, by itself or in combination with prior subdivisions of land within the zone, involves subdivision of more than 25% of the land area of Activity Areas 1a and 2a must include a condition requiring the construction of the Southern Access Point as a Priority T intersection (Austroads Guide to Road Design (Part 4A)) and that it be available for public use prior to issue of a s.224(c) certificate, unless the Southern Access Point has been constructed and is available for public use at the time the consent is granted.</li> </ol>	NC

	<b>Zone and Location Specific Rules</b>	<b>Activity Status</b>
<b>27.7.8</b>	<p><b>West Meadows Drive</b></p> <p><b>27.7.8.1</b> Subdivision of lots zoned Lower Density Suburban Residential at the western end of West Meadows Drive identified in Section 27.13.6 which is consistent with the West Meadows Drive Structure Plan in Section 27.13.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. the matters of control listed under Rule 27.7.1; and</li> <li>b. roading layout.</li> </ul>	C
	<p><b>27.7.8.2</b> Subdivision of lots zoned Lower Density Suburban Residential at the western end of West Meadows Drive identified in Section 27.13.6 that is inconsistent with the West Meadows Drive Structure Plan in Section 27.13.</p>	D
<b>27.7.9</b>	<p><b>Frankton North</b></p> <p><b>27.7.9.1</b> All subdivision activity in the Business Mixed Use Zone and Medium Density Residential Zone located north of State Highway 6 between Hansen Road and Ferry Hill Drive that complies with the following standards in addition to the requirements of Rule 27.5.7:</p> <ul style="list-style-type: none"> <li>a. access to the wider roading network shall only be via one or more of: <ul style="list-style-type: none"> <li>i. Hansen Road;</li> <li>ii. Ferry Hill Drive; and/or</li> <li>iii. Hawthorne Drive/State Highway 6 roundabout.</li> </ul> </li> <li>b. no subdivision shall be designed so as to preclude an adjacent site complying with clause a.</li> </ul> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. safe and effective functioning of the State Highway network;</li> <li>b. integration with other access points through the zones to link up to Hansen Road, Ferry Hill Drive or the Hawthorne Drive/State Highway 6 roundabout;</li> <li>c. integration with pedestrian and cycling networks, including those across the State Highway.</li> </ul>	RD
	<p><b>27.7.9.2</b> Any subdivision activity in the Business Mixed Use Zone and Medium Density Residential Zone located north of State Highway 6 between Hansen Road and Ferry Hill Drive that does not comply with Rule 27.7.9.1.</p>	NC

**Ferry Hill Rural Residential sub-zone**

- 27.8.6.1** 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.
- 27.8.6.2** 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.
- 27.8.6.3** 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:
    - 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.
- 27.8.6.4** 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.
- 27.8.6.5** Plantings elsewhere may include maple as well as indigenous species.
- 27.8.6.6** 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.
- 27.8.6.7** 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.
- 27.8.6.8** 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<sup>6</sup>.

<sup>6</sup> Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

- 27.7.10** In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m<sup>2</sup> in area and not greater than 1000m<sup>2</sup> in area.
- a. Rural Zone;
  - b. Gibbston Character Zone;
  - c. Rural Lifestyle Zone;

**27.7.11** The dimensions of lots 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 Dimensions (m = Metres)
Residential	Medium Density	12m x 12m
	Large Lot	30m x 30m
	All others	15m x 15m
Rural Residential	Rural Residential (inclusive of sub-zones)	30m x 30m

**27.7.12** Subdivision applications not complying with either Rule 27.7.10 or Rule 27.7.11 shall be non-complying activities.

**27.7.13 Subdivision associated with infill development**

The specified minimum allotment size in Rule 27.6.1, and minimum dimensions in Rule 27.11 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Lower Density Suburban 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).

**27.7.14 Subdivision associated with residential development on sites less than 450m<sup>2</sup> in the Lower Density Suburban Residential Zone**

- 27.7.14.1** In the Lower Density Suburban Residential Zone, the specified minimum allotment size in Rule 27.6.1 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 pursuant to s221 of the Act, the consent holder shall register on the Computer Freehold Register of the applicable allotments:

- a. 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);
- b. the maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).
- c. 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 Lower Density Suburban Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary as shown on the planning maps.

## **27.7.15 Standards related to servicing and infrastructure**

### **Water**

**27.7.15.1** Subject to Rule 27.15.3, 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, Business, Town Centre, Local Shopping Centre Zones, and Airport Zone - Queenstown;
- b. Rural Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes;
- c. Millbrook Resort Zone and Waterfall Park Zone.

**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.

### **Telecommunications/Electricity**

**27.7.15.4** Electricity reticulation must be provided to all allotments in new subdivisions (other than lots for access, roads, utilities and reserves).

**27.7.15.5** Telecommunication services must be available to all allotments in new subdivisions in the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone (other than lots for access, roads, utilities and reserves).

**27.7.15.6** Telecommunication reticulation must be provided to all allotments in new subdivisions in zones other than the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone (other than lots for access, roads, utilities and reserves).



## 27.8

# Rules - Esplanade Reserve Exemptions

### 27.8.1

Esplanade reserves or strips shall not be required where a proposed subdivision arises solely due to land being acquired or a lot being created for a road designation, utility or reserve or in the case of activities authorised by Rule 27.5.2.

## 27.9

# Assessment Matters for Resource Consents

### 27.9.1 Boundary Adjustments

In considering whether or not to impose conditions in respect to boundary adjustments under Rule 27.5.3 and in considering whether or not to grant consent or impose conditions in respect to boundary adjustments under 27.5.4, the Council shall have regard to, but not be limited by, the following assessment criteria:

#### 27.9.1.1 Assessment Matters in relation to Rule 27.5.3 (Boundary Adjustments)

- a. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to approved residential building platforms, existing buildings and vegetation patterns and existing or proposed accesses;
- b. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
  - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
  - ii. the potential effects on the safety of pedestrians and cyclists and other users of the space or access;
- c. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and if so, the proposed means for their protection;
- d. the extent to which Policies 27.2.1.7, 27.2.3.2, 27.2.5.10, 27.2.5.11, 27.2.5.14 and 27.2.7.2 are achieved.

**27.9.1.2 Assessment Matters in relation to Rule 27.5.4 (Boundary Adjustments involving Heritage Items and within Arrowtown’s urban growth boundary)**

- a. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to existing buildings and vegetation patterns and existing or proposed accesses;
- b. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
  - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
  - ii. the potential effects on the safety of pedestrians and cyclists and other users of the space or access;
- c. whether any landscape features or vegetation, including mature trees, on the site are of a sufficient amenity value that they should be retained and, if so, the proposed means for their protection;
- d. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance.
- e. where lots are being amalgamated within the Medium Density Residential Zone and Lower Density Suburban Residential Zone, the extent to which future development will affect the historic character of the Arrowtown Residential Historic Management Zone;
- f. the extent to which Policies 27.2.1.7, 27.2.3.2, 27.2.4.2, 27.2.4.4, 27.2.5.10, 27.2.5.11, 27.2.5.14 and 27.2.7.2 are achieved.

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**27.9.2 Controlled Unit Title and Leasehold Subdivision Activities**

In considering whether or not to impose conditions in respect to unit title or leasehold subdivision under Rule 27.5.5, the Council shall have regard to, but not be limited by, the following assessment criteria:

**27.9.2.1 Assessment Matters in relation to Rule 27.5.5 (Unit Title or Leasehold Subdivision)**

- a. whether all buildings comply with an approved resource consent;
- b. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to existing buildings and existing or proposed accesses;
- c. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
  - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
  - ii. the potential effects the safety of pedestrians and cyclists and other users of the space or access;
- d. the effects of and on infrastructure provision;
- e. The extent to which Policies 27.2.1.7, 27.2.3.1, 27.2.3.2, 27.2.5.10, 27.2.5.11 and 27.2.5.14 are achieved.

### 27.9.3 Restricted Discretionary Activity Subdivision Activities

In considering whether or not to grant consent or impose conditions under Rules 27.5.7 and 27.5.8, the Council shall have regard to, but not be limited by, the following assessment criteria:

#### 27.9.3.1 Assessment Matters in relation to Rule 27.5.7 (Urban Subdivision Activities)

- a. whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provisions required for access for future subdivision on adjoining land;
- b. consistency with the principles and outcomes of the QLDC Subdivision Design Guidelines;
- c. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;
- d. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;
- e. whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;
- f. the extent to which the provision for open space and recreation is consistent with the objectives and policies of the District Plan relating to the provision, diversity and environmental effects of open spaces and recreational facilities;
- g. whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;
- h. whether services are to be provided in accordance with Council's Code of Practice for Subdivision
- i. whether effects on electricity and telecommunication networks are appropriately managed;
- j. whether appropriate easements are provided for existing and proposed access and services.
- k. the extent to which Policies 27.2.1.1, 27.2.1.2, 27.2.1.3, 27.2.3.2, 27.2.4.4, 27.2.5.5, 27.2.5.6, 27.2.5.10, 27.2.5.11, 27.2.5.14, 27.2.5.16 and 27.2.6.1 are achieved.

#### 27.9.3.2 Assessment Matters in relation to Rule 27.5.8 (Rural Residential and Rural Lifestyle Subdivision Activities)

- a. the extent to which the design maintains and enhances rural living character, landscape values and visual amenity;
- b. the extent to which the location and size of building platforms could adversely affect adjoining non residential land uses;
- c. whether and what controls are required on buildings within building platforms to manage their external appearance or visibility from public places, or their effects on landscape character and visual amenity;
- d. the extent to which lots have been orientated to optimise solar gain for buildings and developments;
- e. whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provision required for access for future subdivision on adjoining land.

- f. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;
- g. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;
- h. whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;
- i. the extent to which the provision for open space and recreation is consistent with the objectives and policies of the District Plan relating to the provision, diversity and environmental effects of open spaces and recreational facilities;
- j. whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;
- k. whether services are to be provided in accordance with Council's Code of Practice for Subdivision;
- l. whether effects on electricity and telecommunication networks are appropriately managed;
- m. whether appropriate easements are provided for existing and proposed access and services;
- n. where no reticulated water supply is available, whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is provided.
- o. the extent to which Policies 27.2.1.2, 27.2.4.4, 27.2.5.4, 27.2.5.5, 27.2.5.10, 27.2.5.11, 27.2.5.14, 27.2.5.16 and 27.2.6.1 are achieved.

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## 27.9.5 Restricted Discretionary Activity - Subdivision Activities within National Grid Corridor

In considering whether or not to grant consent or impose conditions in respect to subdivision activities under Rules 27.5.10, the Council shall have regard to, but not be limited by, the following assessment criteria:

### 27.9.5.1 Assessment Matters in relation to Rule 27.5.10. (National Grid Corridor)

- a. whether the allotments are intended to be used for residential or commercial activity;
- b. the need to identify a building platform to ensure future buildings are located outside the National Grid Yard;
- c. the ability of future development to comply with NZECP34:2001;
- d. potential effects of the location and planting of vegetation on the National Grid;
- e. whether the operation, maintenance and upgrade of the National Grid is restricted;
- f. the extent to which Policy 27.2.2.8 is achieved.

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## 27.9.6 Controlled Subdivision Activities – Structure Plan

In considering whether or not to impose conditions in respect to subdivision activities undertaken in accordance with a structure plan under Rules 27.7.1 and 27.7.2.1, the Council shall have regard to, but not be limited by, the following assessment criteria:

### 27.9.6.1 Assessment Matters in relation to Rule 27.7.1

- a. consistency with the relevant location specific objectives and policies in part 27.3;
- b. the extent and effect of any minor inconsistency or variation from the relevant structure plan.

### 27.9.6.2 Assessment Matters in relation to Rule 27.7.2.1 (Kirimoko)

- a. the assessment criteria identified under Rule 27.7.1;
- b. the appropriateness of any earthworks required to create any road, vehicle accesses, of building platforms or modify the natural landform;
- c. the appropriateness of the design of the subdivision including lot configuration and roading patterns and design (including footpaths and walkways);
- d. whether provision is made for creation and planting of road reserves
- e. whether walkways and the green network are provided and located as illustrated on the Structure Plan for the Kirimoko Block in part 27.13;
- f. whether native species are protected as identified on the Structure Plan as green network;
- g. The extent to which Policies 27.3.2.1 to 27.3.2.10 are achieved.

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## 27.9.7 Restricted Discretionary Activity-Subdivision Activities within the Jacks Point Zone

In considering whether or not to grant consent or impose conditions in respect to subdivision activities under Rule 27.7.5.2, the Council shall have regard to, but not be limited by, the following assessment criteria:

### 27.9.7.1 Assessment Matters in relation to Rule 27.7.5.2 (Jacks Point)

- a. the assessment criteria identified under Rule 27.7.1 as it applies to the Jacks Point Zone;
- b. the visibility of future development from State Highway 6 and Lake Wakatipu;
- c. the appropriateness of the number, location and design of access points;
- d. the extent to which nature conservation values are maintained or enhanced;
- e. the adequacy of provision for creation of open space and infrastructure;
- f. the extent to which Policy 27.3.7.1 is achieved;
- g. the extent to which sites are configured:

- 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.
  - h. 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.
  - i. 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.
  - j. 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.

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## 27.9.8 Controlled Activity-Subdivision Activities on West Meadows Drive

In considering whether or not to impose conditions in respect to subdivision activities under Rule 27.7.8.1, the Council shall have regard to, but not be limited by, the following assessment criteria:

### 27.9.8.1 Assessment Matters in relation to Rule 27.7.8.1

- a. the assessment criteria identified under Rule 27.7.1 as they apply to the West Meadows Drive area.
- b. the extent to which the roading layout integrates with the operation of West Meadows Drive as a through-road.

## 27.10

# Rules - Non-Notification of Applications

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Applications for all controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified except:

- a. where the site adjoins or has access onto a State Highway;
- b. where the Council is required to undertake statutory consultation with iwi;
- c. where the application falls within the ambit of Rule 27.5.4;
- d. where the application falls within the ambit of Rule 27.5.10 and the written approval of Transpower New Zealand Limited has not been obtained to the application.

## 27.11

# Advice Notes

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### 27.11.1 State Highways

**27.11.1.1** Attention is drawn to the need to obtain a Section 93 notice from the New Zealand 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 as at August 2015. 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.

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### 27.11.2 Esplanades

**27.11.2.1** The opportunities for the creation of esplanades are outlined in objective and policies 27.2.7. Unless otherwise stated, section 230 of the Act applies to the standards and process for creation of esplanade reserves and strips.

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### 27.11.3 New Zealand Electrical Code of Practice for Electrical Safe Distances

**27.11.3.1** Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (“NZECP34:2001”) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34, including any activities that are otherwise permitted by the District Plan must comply with this legislation.

## 27.12

# Financial Contributions

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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.

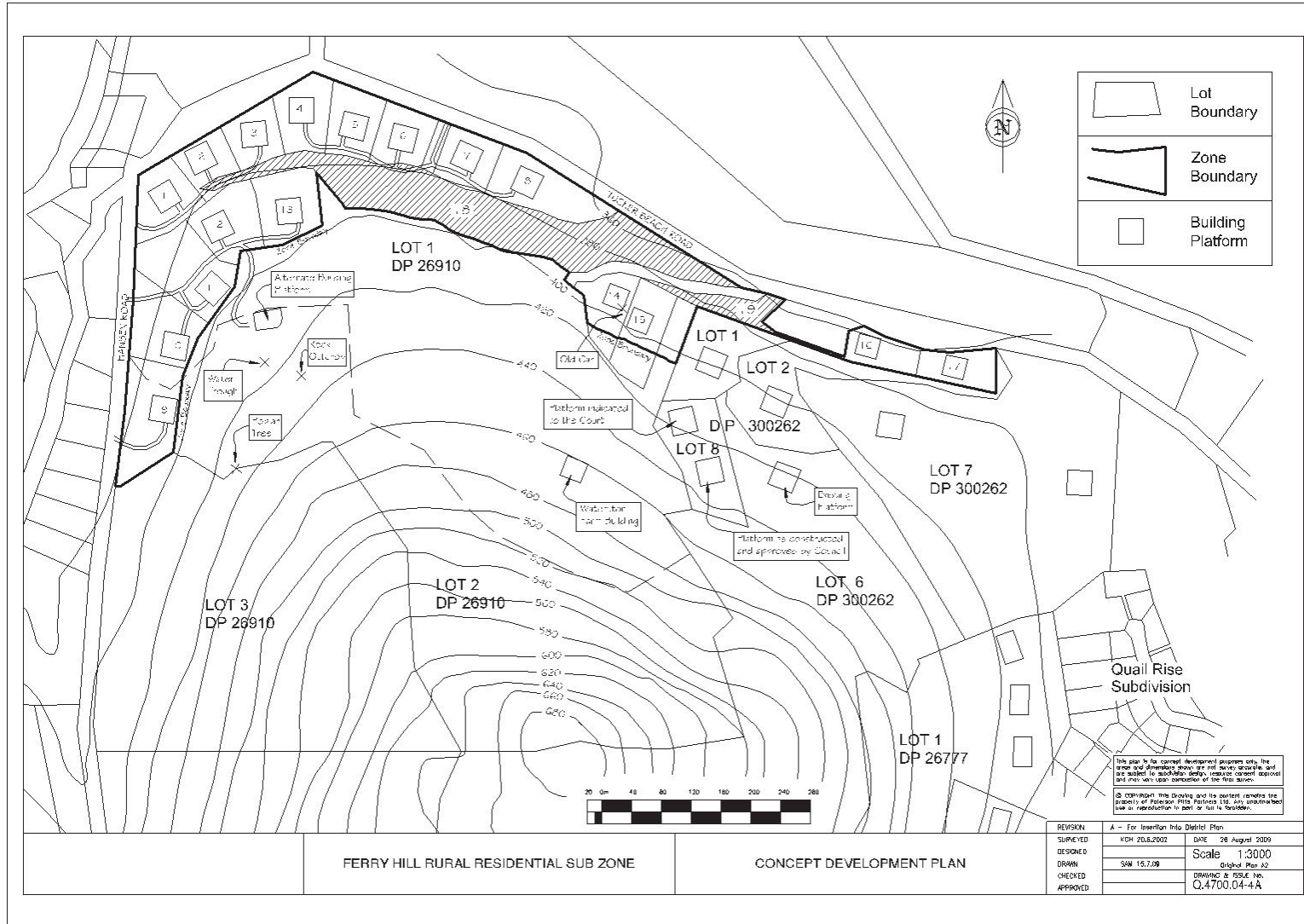
The Council acknowledges that Millbrook Country Club has already paid financial contributions for water and sewerage for demand up to a peak of 5000 people. The 5000 people is made up of hotel guests, day staff, visitors and residents. Should demand exceed this then further development contributions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



# 27.13

# Structure Plans

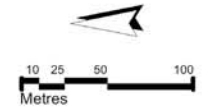
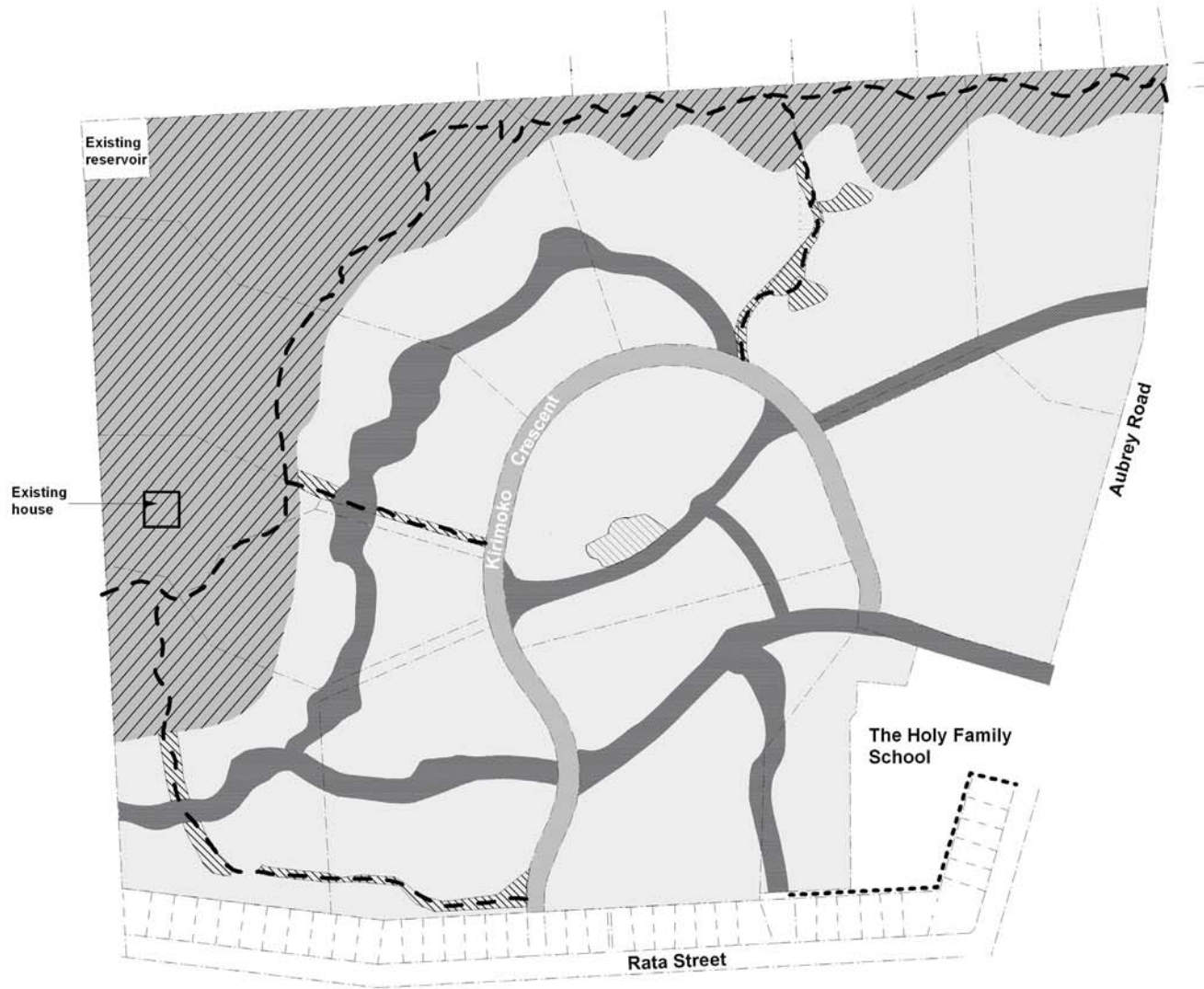
## Ferry Hill Rural Residential Subzone<sup>6</sup>



<sup>6</sup> Greyed out text indicates the provision is subject to variation and is therefore is not part of the Hearing Panel's recommendations.

## 27.13.1 Kirimoko Structure Plan

# Kirimoko Block - Wanaka - Structure Plan



1:3500 @ A3 - 1:5000 @ A4

Key	
<b>Zones</b>	
	Low Density Residential
	Rural General Zoning
	Road Reserves
	Green Network
	Building restriction area
	Designated Walkway Corridor (The Holy Family School)
	Walkways
	Cadastral Boundaries

October 2007 Revision C  
(Following submissions to QLDC)

# Jacks Point Resort Zone Structure Plan

## LEGEND

-  Outstanding Natural Landscape Line
-  Activity Area
-  Public Access Route (location indicative)
-  Secondary Road Access (location indicative)
-  Primary Road Access (location indicative)
-  Key Road Connections (location indicative)
-  State Highway Mitigation

## OVERLAYS

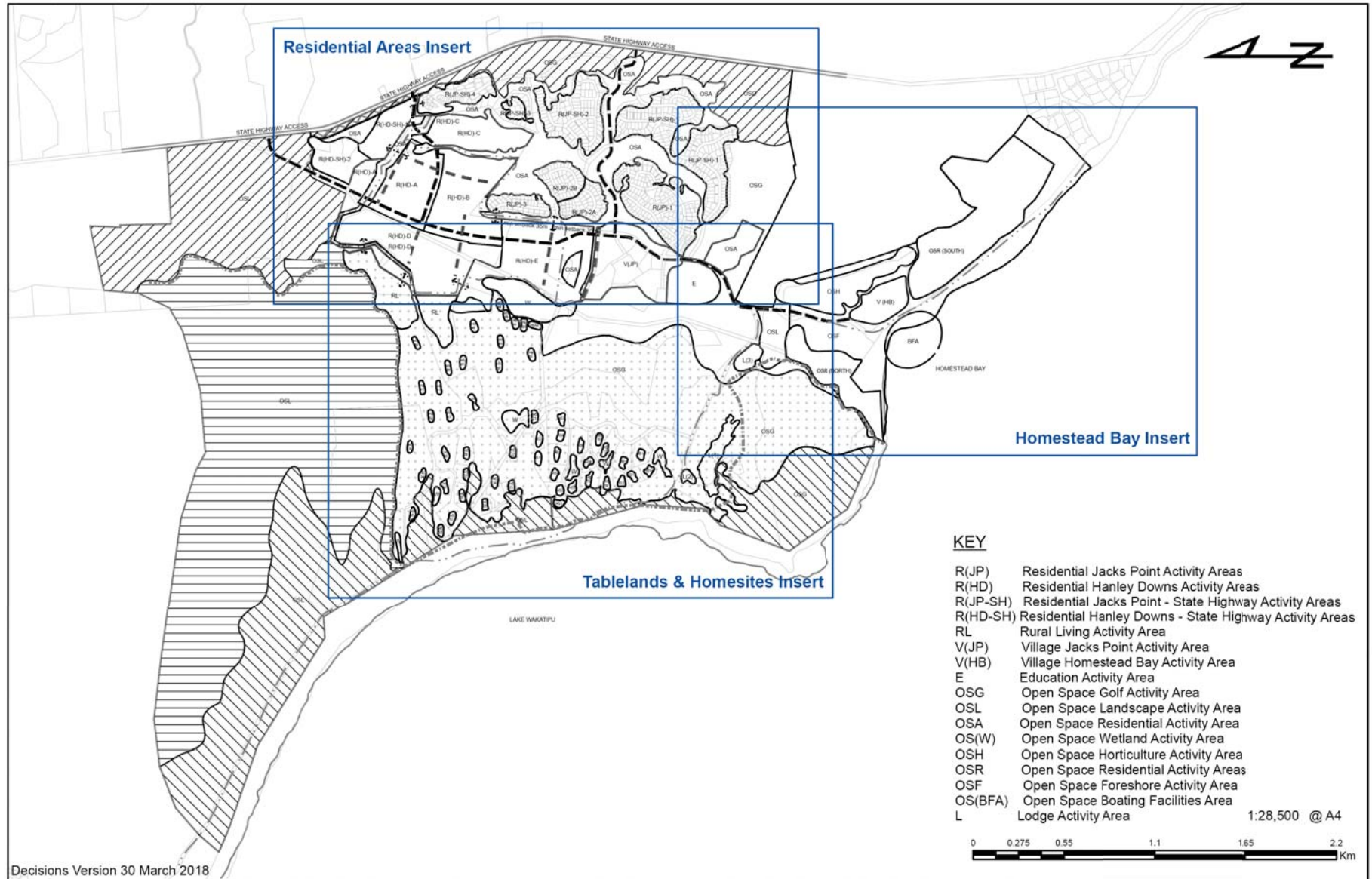
-  Highway Landscape Protection Area
-  Peninsula Hill Landscape Protection Area
-  Lake Shore Landscape Protection Area
-  Tablelands Landscape Protection Area

## KEY

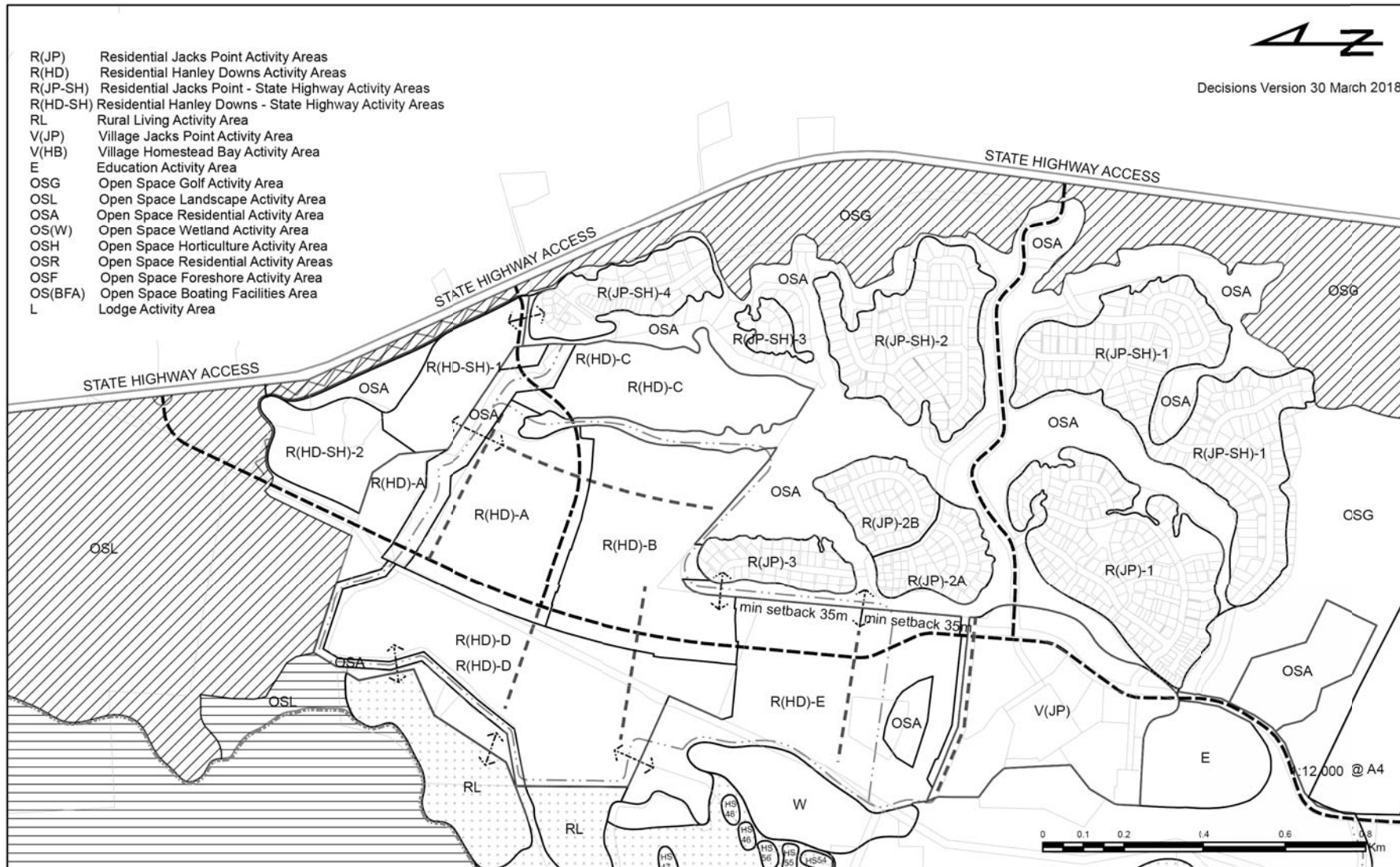
- R(JP) Residential Jacks Point Activity Areas
- R(HD) Residential Hanley Downs Activity Areas
- R(JP-SH) Residential Jacks Point - State Highway Activity Areas
- R(HD-SH) Residential Hanley Downs - State Highway Activity Areas
- RL Rural Living Activity Area
- V(JP) Village Jacks Point Activity Area
- V(HB) Village Homestead Bay Activity Area
- E Education Activity Area
- OSG Open Space Golf Activity Area
- OSL Open Space Landscape Activity Area
- OSA Open Space Residential Activity Area
- OS(W) Open Space Wetland Activity Area
- OSH Open Space Horticulture Activity Area
- OSR Open Space Residential Activity Areas
- OSF Open Space Foreshore Activity Area
- OS(BFA) Open Space Boating Facilities Area
- L Lodge Activity Area

Decisions Version 30 March 2018

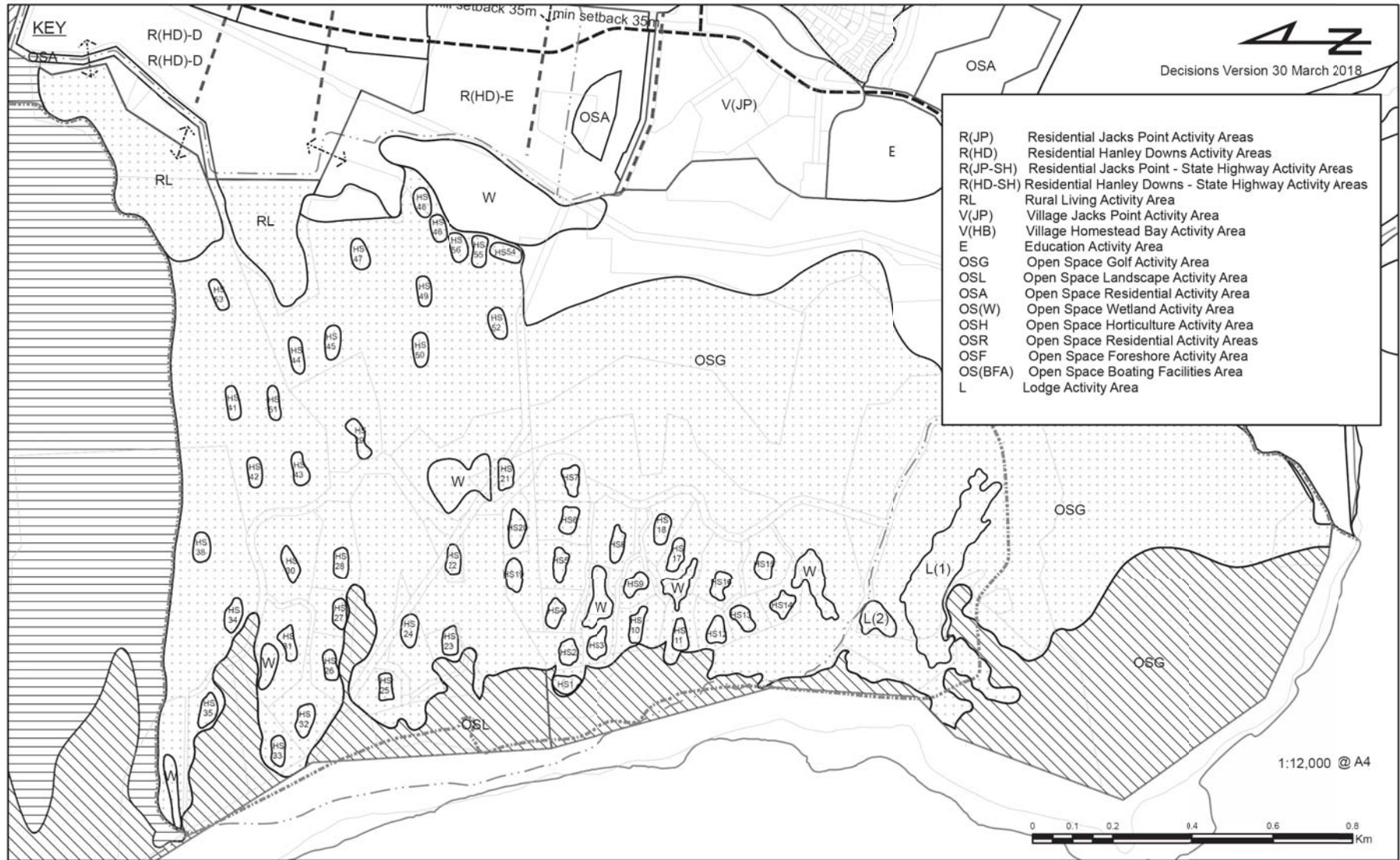
# Jacks Point Resort Zone Structure Plan



# Jacks Point Resort Zone Structure Plan Residential Areas Insert

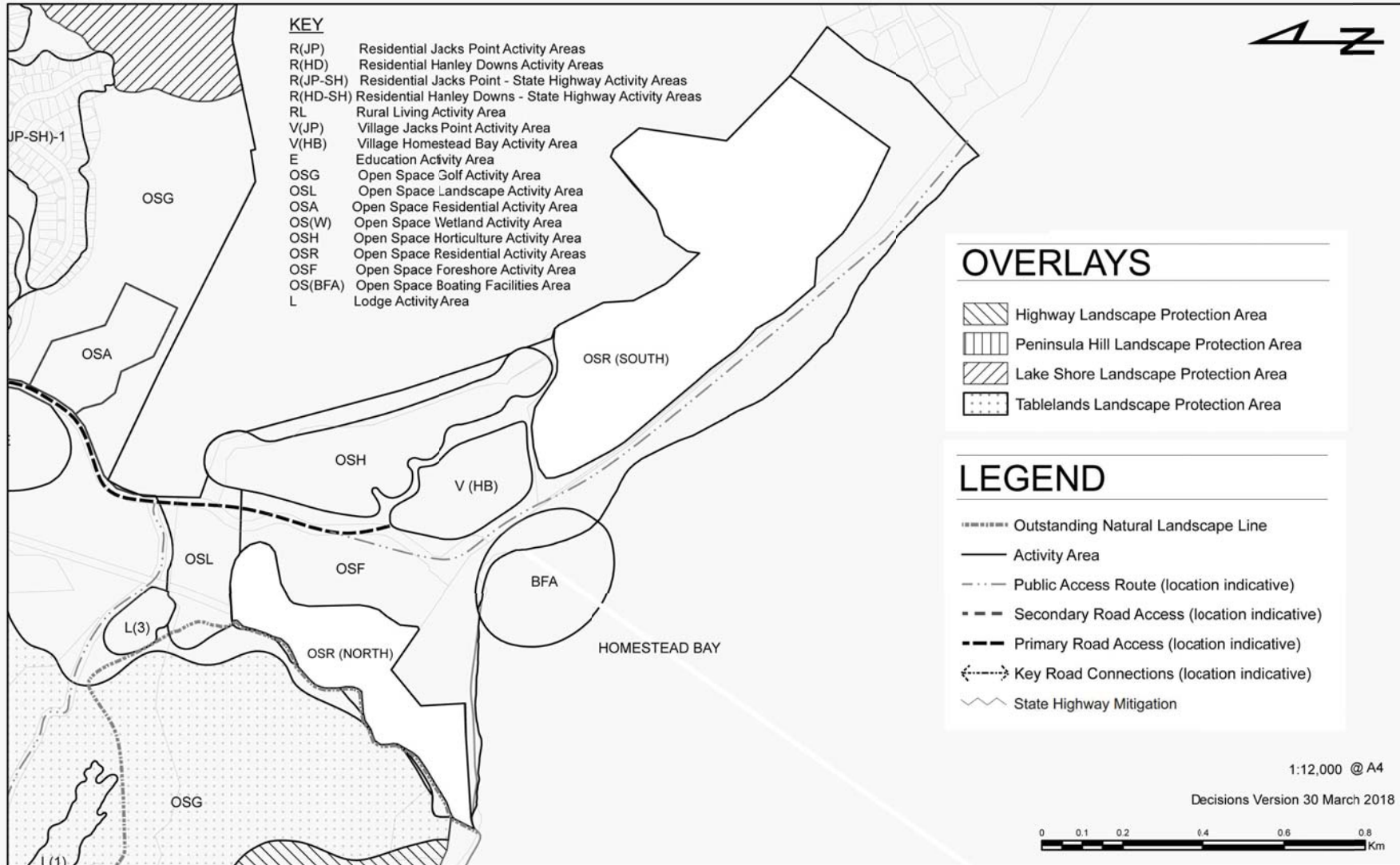


## Jacks Point Resort Zone Structure Plan Tablelands & Homesites Insert

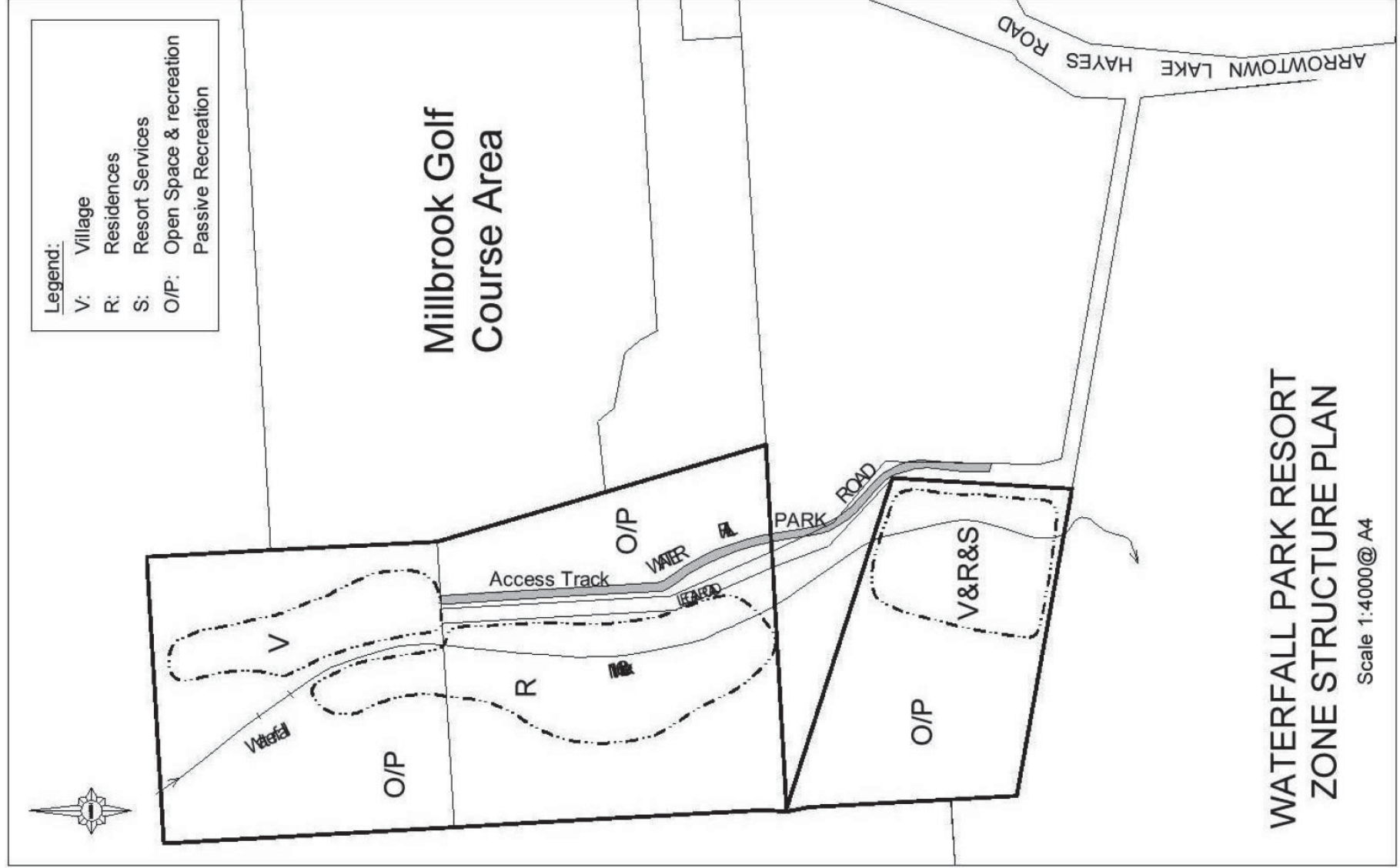


# Jacks Point Resort Zone Structure Plan

## Homestead Bay Insert

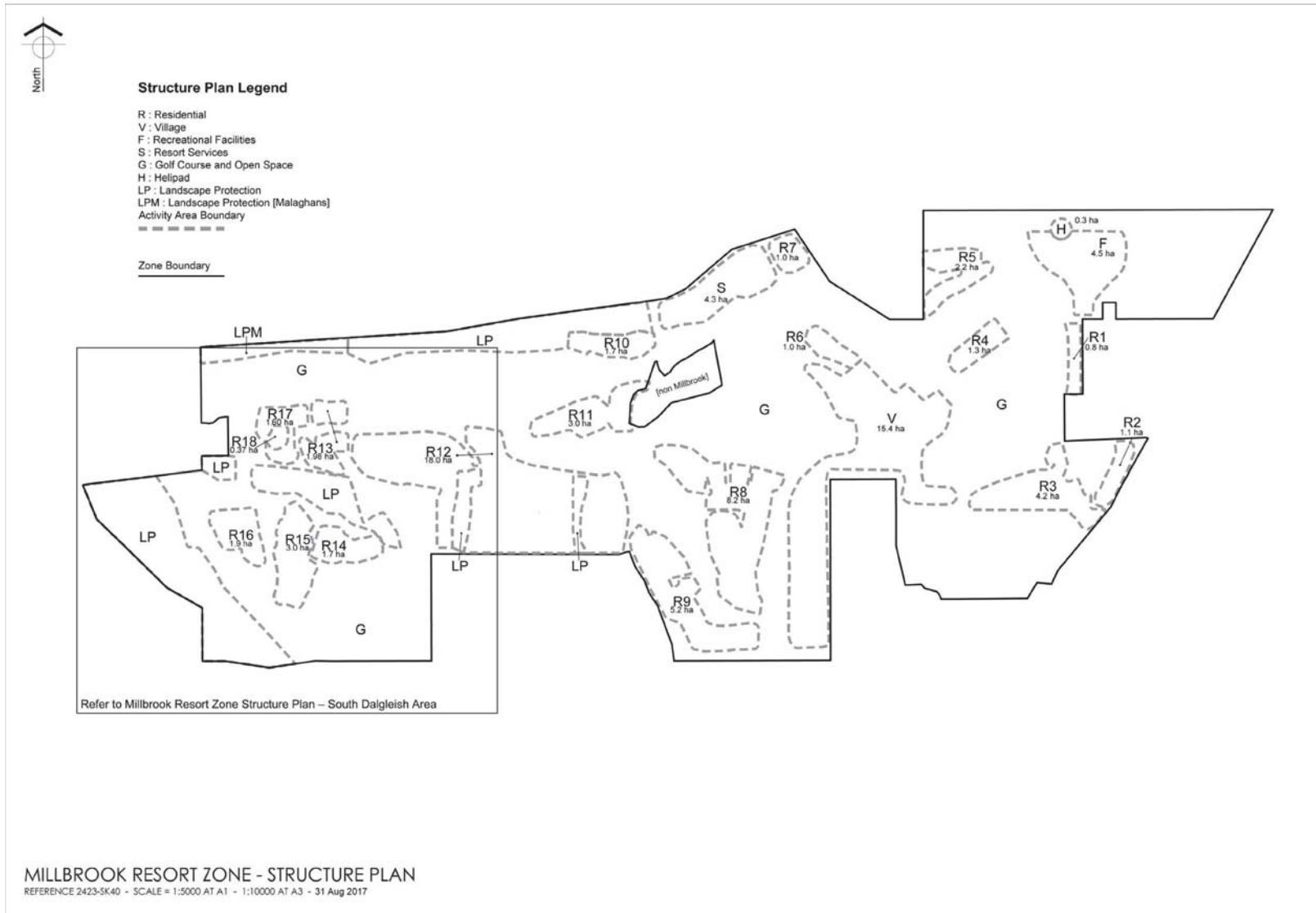


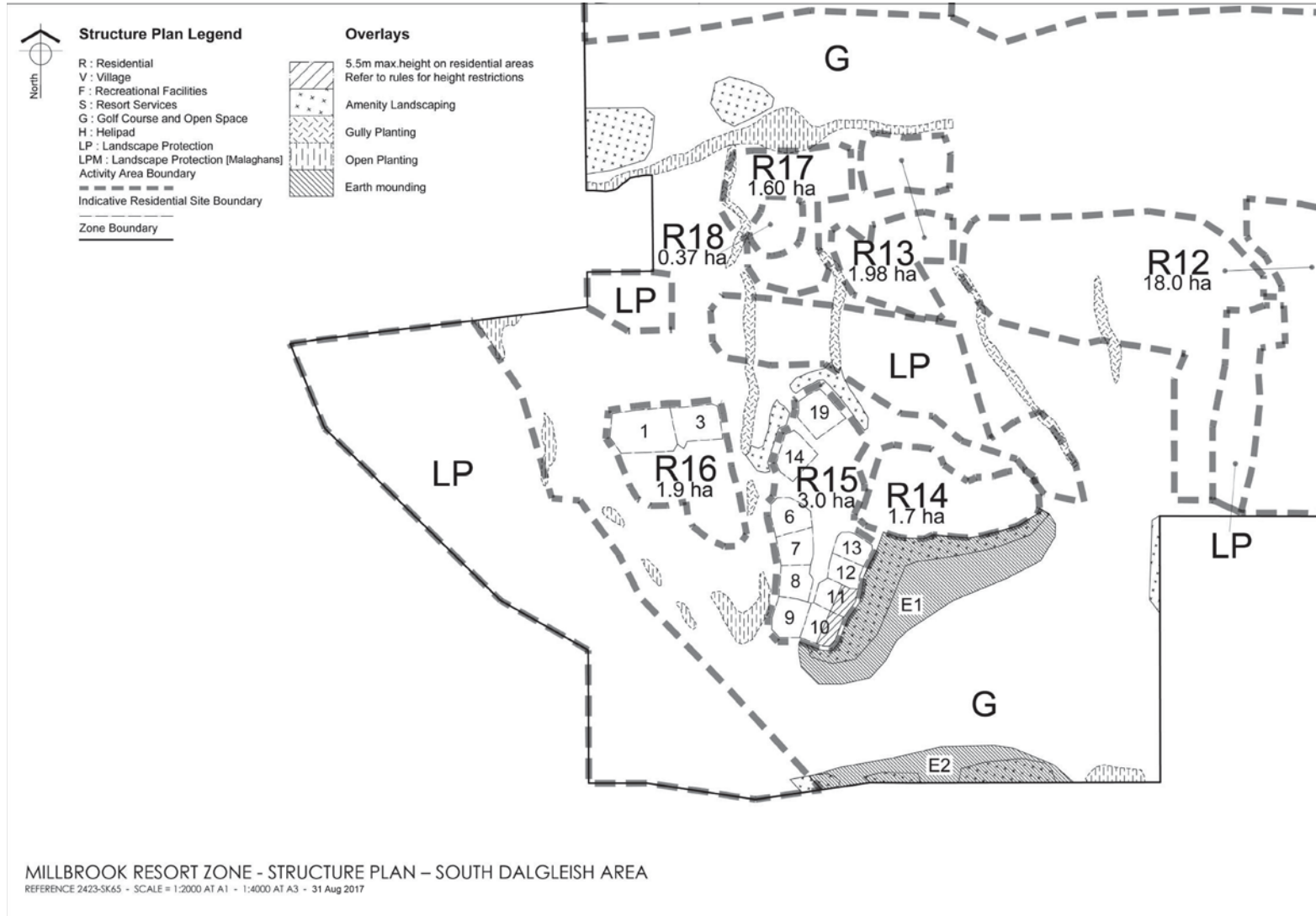
### 27.13.3 Waterfall Park Structure Plan





## 27.13.4 Millbrook Structure Plan

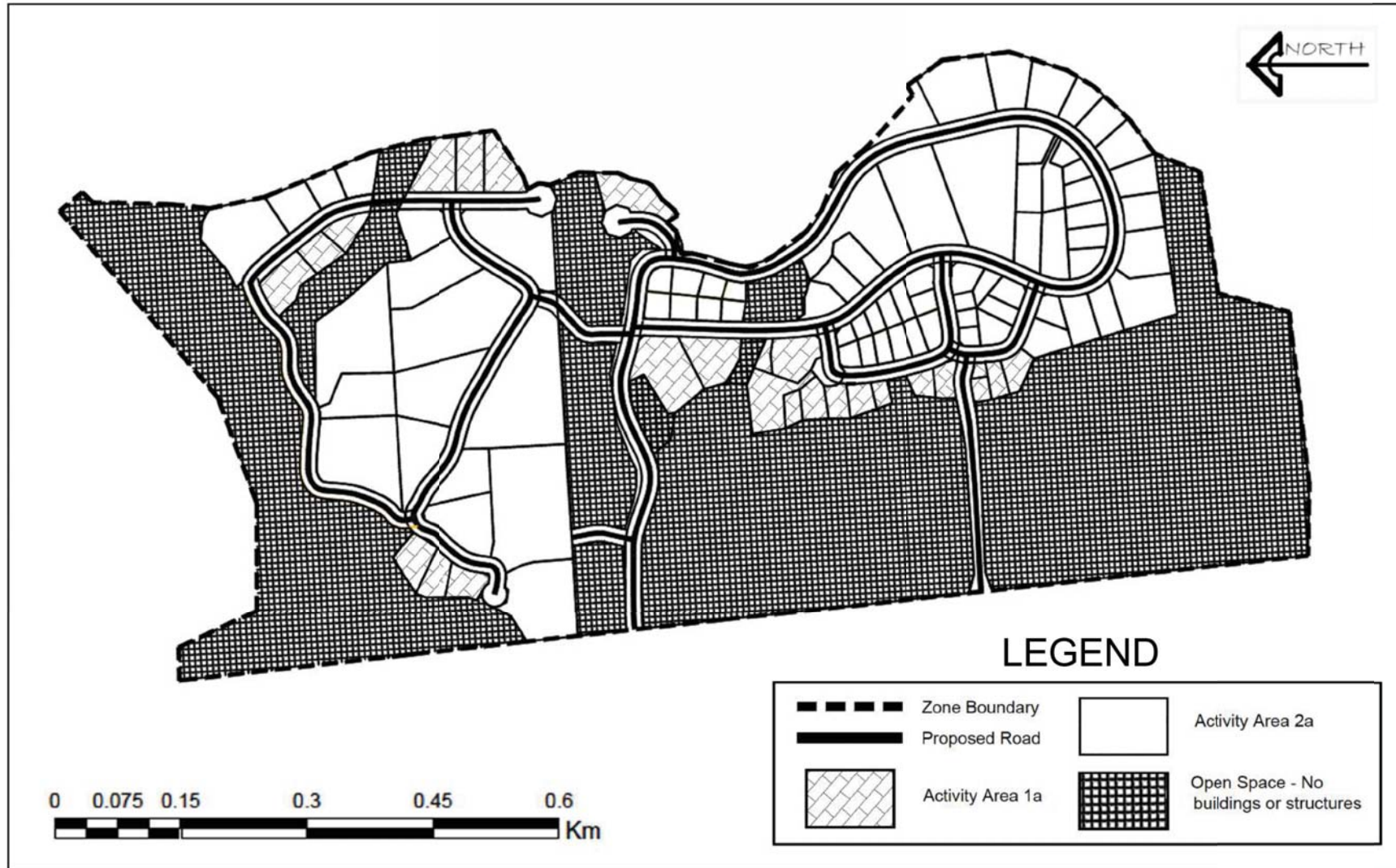




27.13.5 Coneburn Industrial Structure Plan

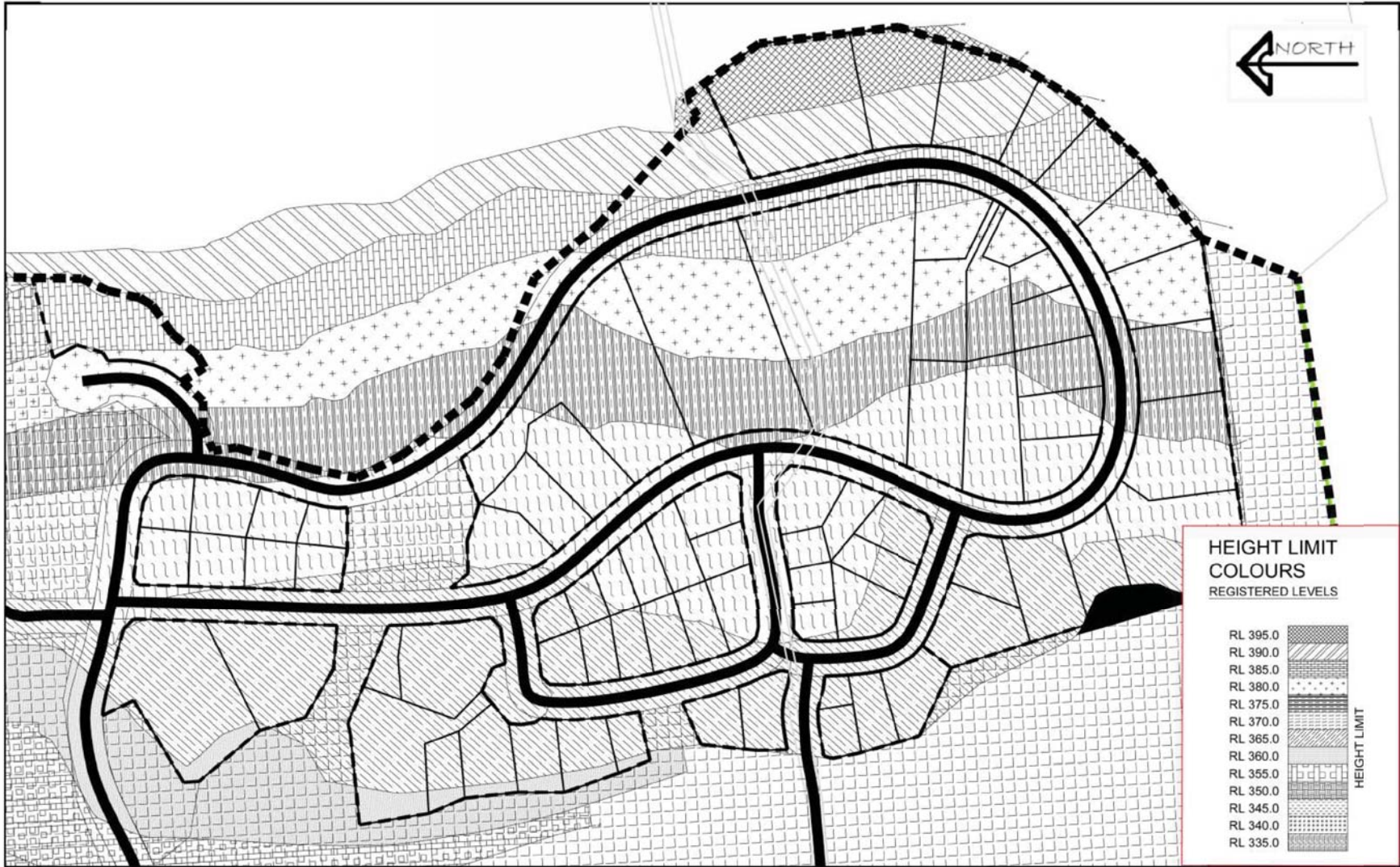
# Coneburn Structure Plan

Layout of Activity Areas, Roads and Open Space



# Coneburn Structure Plan

## Building Height Limits: Part 1



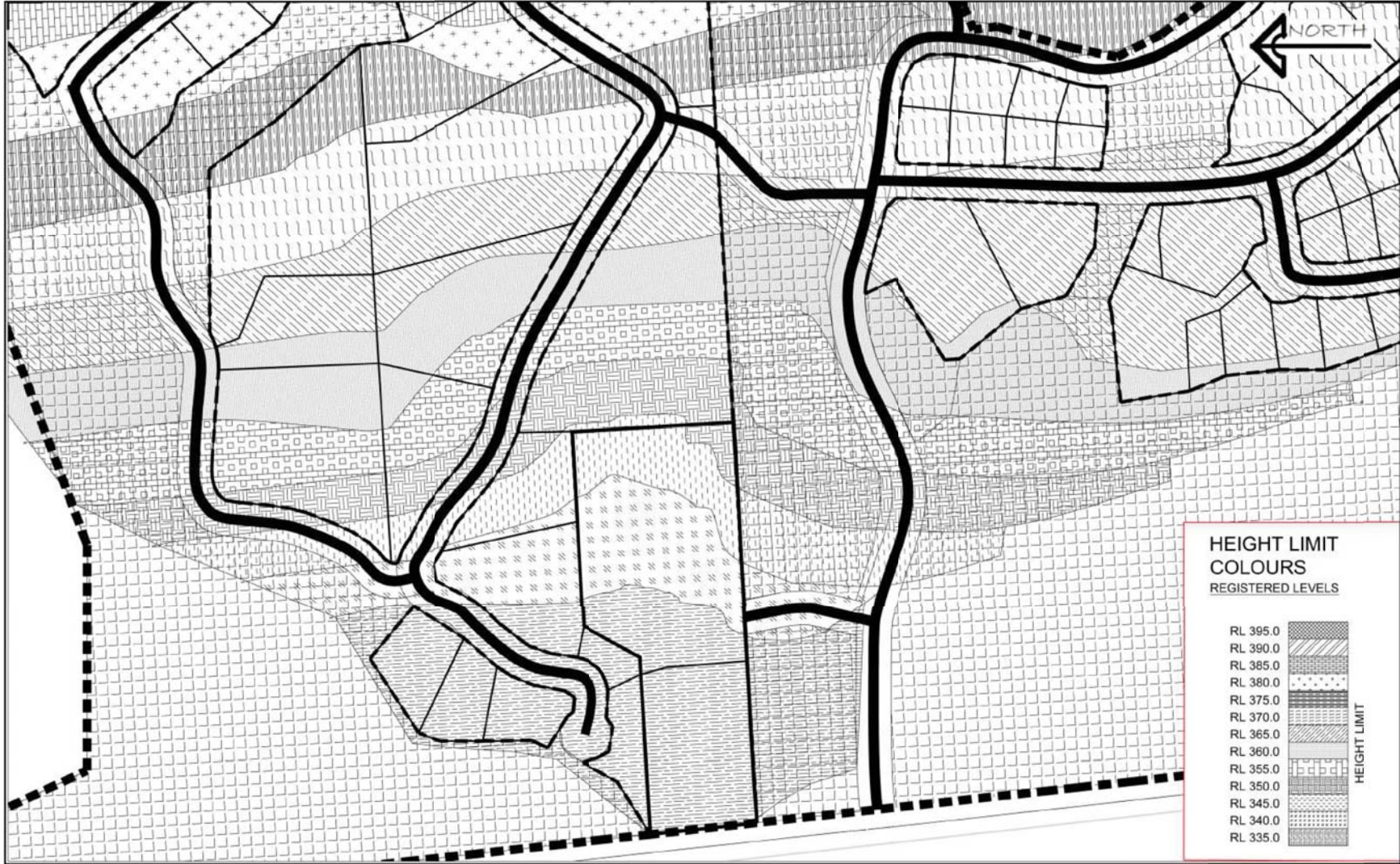
# Coneburn Structure Plan

## Building Height Limits: Part 2



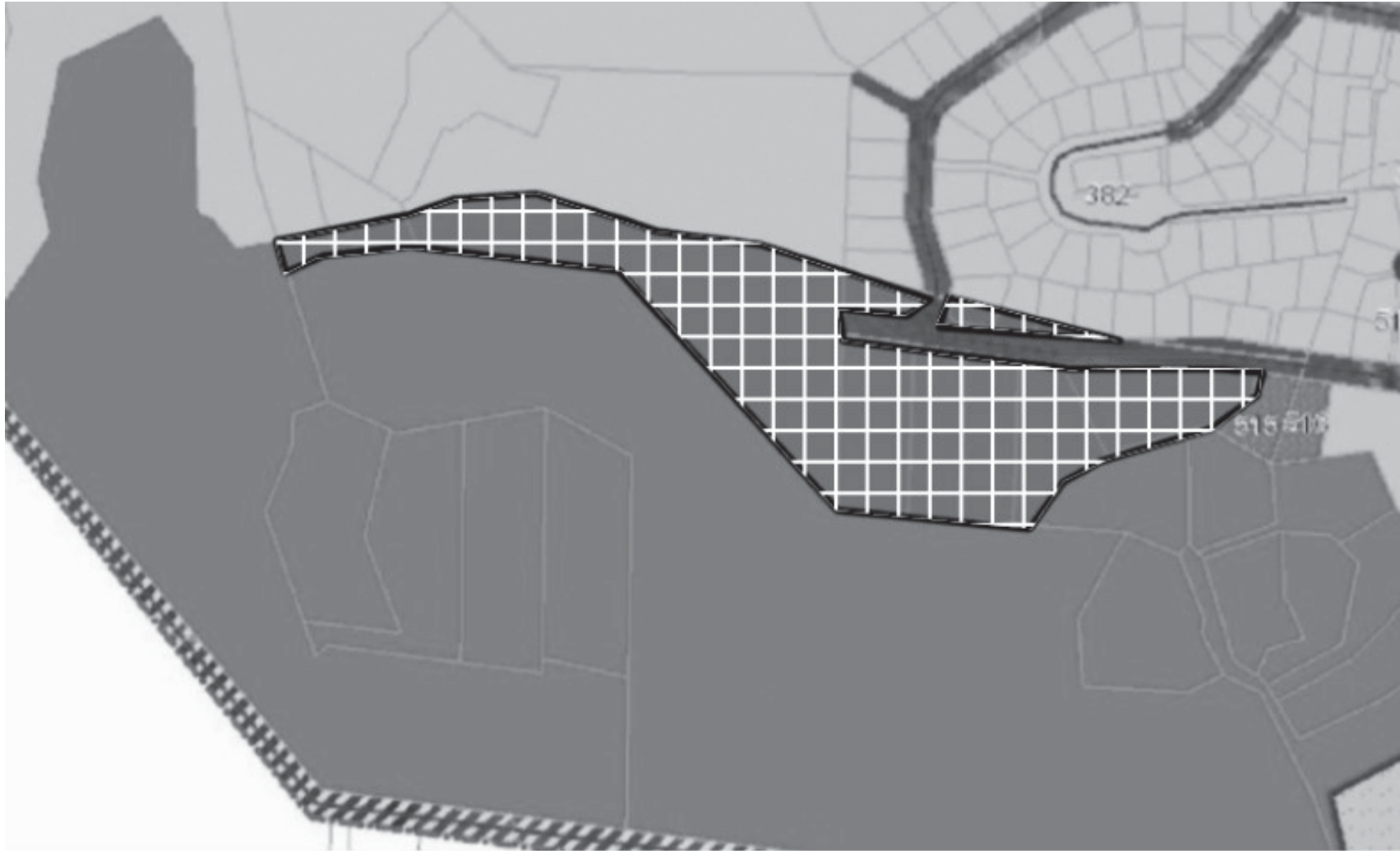
# Coneburn Structure Plan

## Building Height Limits: Part 3

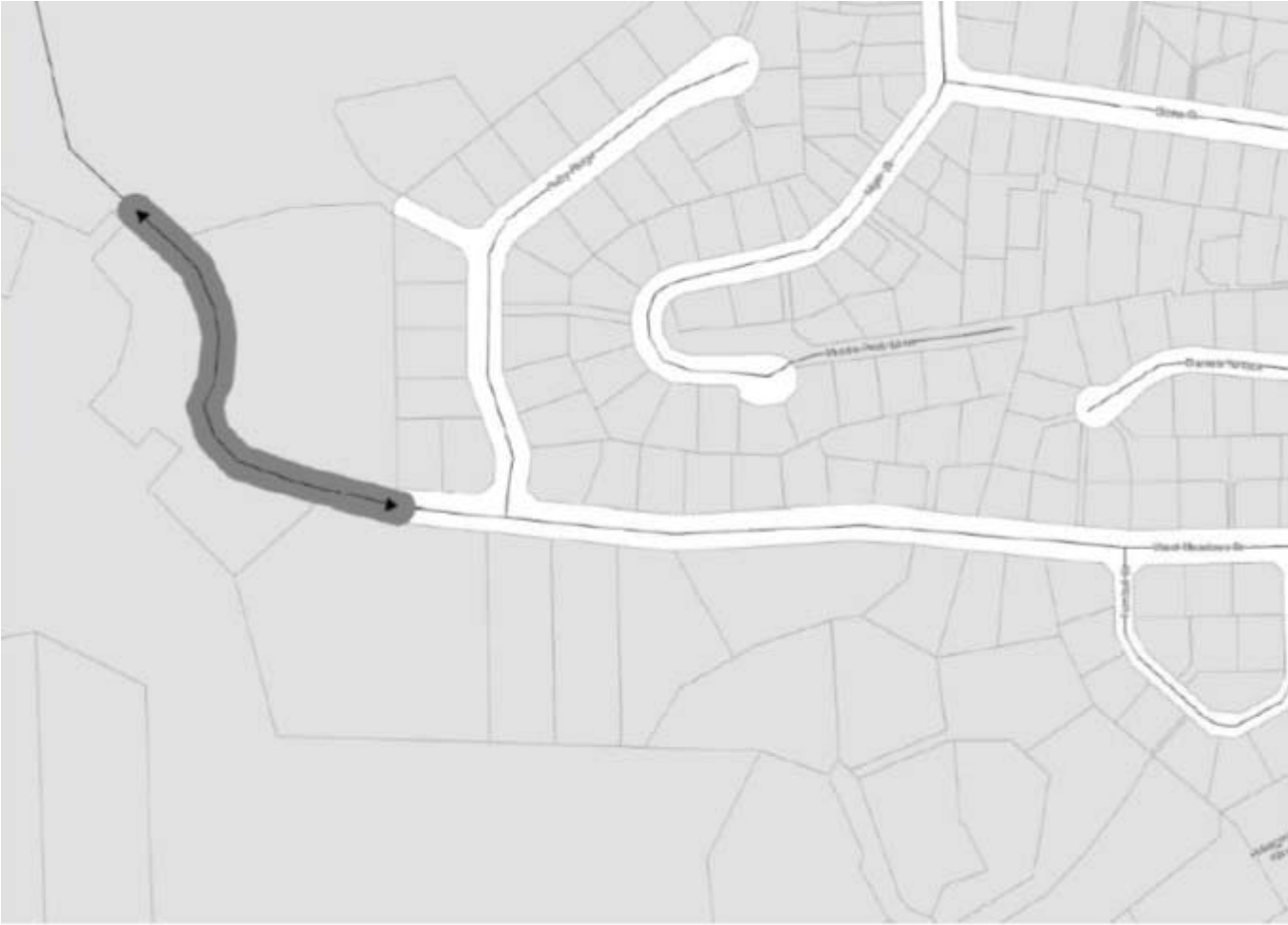


### 27.13.6 West Meadows Drive Structure Plan

Area of Lower Density Suburban Residential zoned land the subject of the West Meadows Structure Plan



West Meadows Drive Structure Plan





# QUEENSTOWN LAKES DISTRICT COUNCIL

Hearing of Submissions on Proposed District Plan  
Report 3  
Report and Recommendations of Independent Commissioners Regarding  
Chapter 3, Chapter 4 and Chapter 6

## Commissioners

Denis Nugent (Chair)

Lyal Cocks

Cath Gilmour

Trevor Robinson

Mark St Clair

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**Appendix 1: Chapter 3 as Recommended**

**Appendix 2: Chapter 4 as Recommended**

**Appendix 3: Chapter 6 as Recommended**

**Appendix 4: Summary of Recommendations on Submission and Further Submissions**

## PART A - INTRODUCTORY MATTERS

### 1. PRELIMINARY MATTERS

#### 1.1. Terminology in this Report

Throughout this report, we use the following abbreviations:

Act	Resource Management Act 1991 as it was prior to the enactment of the Resource Legislation Amendment Act 2017
Clause 16(2)	Clause 16(2) of the First Schedule to the Act
Council	Queenstown Lakes District Council
NPSET 2008	National Policy Statement for Electricity Transmission 2008
NPSFM 2011	National Policy Statement for Freshwater Management 2011
NPSFM 2014	National Policy Statement for Freshwater Management 2014
NPSREG 2011	National Policy Statement for Renewable Electricity Generation 2011
NZIA	NZIA and Architecture+Women Southern
ODP	The Operative District Plan for the Queenstown Lakes District as at the date of this report
ONF	Outstanding Natural Feature(s)
ONL	Outstanding Natural Landscape(s)
PDP	Stage 1 of the Proposed District Plan for Queenstown Lakes District as publicly notified on 26 August 2015
Proposed RPS	The Proposed Regional Policy Statement for the Otago Region Decisions Version dated 1 October 2016, unless otherwise stated
QAC	Queenstown Airport Corporation
RMA	Resource Management Act 1991 as it was prior to the enactment of the Resource Legislation Amendment Act 2017
RPS	The Operative Regional Policy Statement for the Otago Region dated October 1998
UCES	Upper Clutha Environmental Society

UGB                                      Urban Growth Boundary

Stage 2 Variations            The variations, including variations to the existing text of the PDP, notified by the Council on 23 November 2017

## **1.2. Topics Considered**

1. The subject matter of this hearing was Chapters 3, 4 and 6 of the PDP (Hearing Stream 1B). These chapters, along with Chapter 5, provide the overall strategic direction to the District Plan. As discussed below Chapter 5 was heard by a differently constituted Hearing Panel (see Report 2).
2. Chapter 3 seeks to set out the high-level strategic direction for the PDP as a whole. As notified, it consisted an initial statement of purpose (Section 3.1) and then seven subsections (3.2.1-3.2.7 inclusive). Each subsection was developed under a separate goal with objectives related to the goal and in most but not all cases, policies specific to achievement of each objective.
3. Chapter 4 seeks to set out objectives and policies for managing the spatial location and layout of urban development within the District. It seeks to flesh out provisions in Chapter 3 related to these matters and effectively sits between the high-level strategic direction on urban development in Chapter 3 and the much more detailed provisions in Part Three of the PDP<sup>1</sup>, and in Part Five<sup>2</sup>, to the extent that its provisions relate to development in urban areas.
4. Chapter 6 relates to landscapes and fulfils a similar role to Chapter 4, fleshing out strategic matters related to landscape in Chapter 3, but still at a level of detail sitting above the Zone provisions in Part Four of the PDP<sup>3</sup>.

## **1.3. Hearing Arrangements**

5. Hearing of Stream 1B overlapped with the hearing of Stream 1A (Chapters 1 and Chapters 5, and Section 3.2.7). Stream 1A was heard by a differently constituted panel of commissioners and is the subject of a separate report. That report discusses the submissions specifically related to the wording of Section 3.2.7. To the extent that more general submissions relating to aspects of Chapter 3 as a whole affect Section 3.2.7, they are addressed in this report.
6. Stream 1B matters were heard on 7-9 March 2016 inclusive in Queenstown, on 10 March 2016 in Wanaka and then on 15-17 March, 21-23 March and 31 March 2016 in Queenstown.
7. The parties heard from on Stream 1B matters were:

### **Council**

- James Winchester and Sarah Scott (Counsel)
- Clinton Bird

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<sup>1</sup> Part Three comprises Chapters 7-17 inclusive, dealing with the Low, Medium and High Density Resident Zones, the Arrowtown Residential Historic Management Zone, the Large Lot Residential Zone, Queenstown, Wanaka and Arrowtown Town Centre Zones, the Local Shopping Centre Zone, the Business and Airport Mixed Use Zones.

<sup>2</sup> Part Five comprises Chapters 26-37 inclusive dealing with Historic Heritage, Subdivision and Development, Natural Hazards, Energy and Unities, Protected Trees, Indigenous Vegetation and Temporary Activities and Relocated Buildings, Noise and Designations.

<sup>3</sup> Part Four comprises Chapters 21-23 inclusive, dealing with the Rural Zone, the Rural Residential and Rural Lifestyle Zones, and the Gibbston Character Zone.

- Fraser Colegrave
- Dr Marion Read
- Dr Phil McDermott
- Craig Barr
- Matthew Paetz

**UCES<sup>4</sup>**

- Julian Haworth

**New Zealand Transport Agency<sup>5</sup>**

- Tony MacColl

**John Walker<sup>6</sup>**

**Simon Jackson and Lorna Gillespie<sup>7</sup>**

- Simon Jackson

**Orchard Road Holdings Limited<sup>8</sup> and Willowridge Developments Limited<sup>9</sup>**

- Allan Dippie

**Just One Life Limited<sup>10</sup> and Longview Environmental Trust<sup>11</sup>**

- Johannes (John) May
- Scott Edgar

**Allenby Farms Limited<sup>12</sup>, Crosshill Farms Limited<sup>13</sup> and Mount Cardrona Station Limited<sup>14</sup>**

- Warwick Goldsmith and Rosie Hill (Counsel)
- Duncan White (for Allenby Farms Limited and Crosshill Farms Limited)
- Jeff Brown (for Mt Cardrona Station Limited)

**Ayrburn Farm Estate Limited<sup>15</sup>, Bridesdale Farm Developments Limited<sup>16</sup> and Shotover Park Limited<sup>17</sup>**

- Warwick Goldsmith and Rosie Hill (Counsel)
- Jeff Brown

**Trojan Helmet Limited<sup>18</sup>**

- Rebecca Wolt (Counsel)

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4 Submission 145/Further Submission 1034  
 5 Submission 719/Further Submission 1092  
 6 Submission 292  
 7 Further Submission 1017  
 8 Submission 91/Further Submission 1013  
 9 Submission 249/Further Submission 1012  
 10 Further Submission 1320  
 11 Submission 659/Further Submission 1282  
 12 Submission 502/Further Submission 1254  
 13 Submission 531  
 14 Submission 407/Further Submission 1153  
 15 Submission 430  
 16 Submission 655/Further Submission 1261  
 17 Submission 808/Further Submission 1164  
 18 Submissions 443/Further Submission 1157

- Jeff Brown

**Hogan Gully Farming Limited<sup>19</sup>**

- Jeff Brown

**QAC<sup>20</sup>**

- Rebecca Wolt (Counsel)
- Mark Edghill
- John Kyle
- Kirsty O’Sullivan

**GH & S Hensman, B Robertson, Scope Resources Limited, N Van Wichen and Trojan Holdings Limited<sup>21</sup>**

- Alyson Hutton

**Bobs Cove Development Limited<sup>22</sup>, Glentui Heights Limited<sup>23</sup>, Scott Crawford<sup>24</sup>**

- Ben Farrell

**Queenstown Lakes Community Housing Trust<sup>25</sup>**

- David Cole

**Millbrook Country Club Limited<sup>26</sup>**

- Ian Gordon (Counsel)
- Dan Wells (also for Bridesdale Farm Developments Limited<sup>27</sup> and Winton Partners Fund Management No 2 Limited<sup>28</sup>)

**New Zealand Fire Service Commission<sup>29</sup>**

- Emma Manohar (Counsel)
- Donald McIntosh
- Ainsley McLeod

**Transpower New Zealand Limited<sup>30</sup>**

- Natasha Garvan (Counsel)
- Andrew Renton
- Aileen Crow

**Royal Forest and Bird Protection Society<sup>31</sup>**

- Susan Maturin

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19 Submission 456/Further Submission 1154  
 20 Submission 433/Further Submission 1340  
 21 Submission 361  
 22 Submission 712  
 23 Submission 694  
 24 Submission 842  
 25 Submission 88  
 26 Submission 696  
 27 Submission 655/Further Submission 1261  
 28 Submission 653  
 29 Submission 438  
 30 Submission 805/Further Submission 1301  
 31 Submission 706/Further Submission 1040

**Keri & Roland Lemaire-Sicre<sup>32</sup>**

- Keri Lemaire-Sicre

**Aurora Energy Limited<sup>33</sup>**

- Joanne Dowd

**Slopehill Properties Ltd<sup>34</sup>, D&M Columb<sup>35</sup>**

- Denis Columb
- Locky Columb
- Ben Farrell

**Sanderson Group Limited<sup>36</sup>**

- Fraser Sanderson
- Donna Sanderson
- Ben Farrell

**G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain<sup>37</sup>, Wakatipu Equities Limited<sup>38</sup>, Cook Adam Trustees Limited, C & M Burgess<sup>39</sup>, Slopehill Properties Limited<sup>40</sup>, FS Mee Developments Limited<sup>41</sup>**

- Warwick Goldsmith (Counsel)
- Patrick (Paddy) Baxter
- Ben Farrell

**Darby Planning LP<sup>42</sup>, Soho Ski Area Limited<sup>43</sup>, Treble Cone Investments Limited<sup>44</sup>**

- Maree Baker-Galloway and Rosie Hill (Counsel)
- Chris Ferguson

**Hansen Family Partnership<sup>45</sup>**

- Rosie Hill (Counsel)
- Chris Ferguson

**Contact Energy Limited<sup>46</sup>**

- Daniel Druce

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32 Further Submission 1068  
33 Submission 635  
34 Submission 854  
35 Submission 624  
36 Submission 404  
37 Submission 535  
38 Submission 515  
39 Submission 669  
40 Submission 854  
41 Submission 525  
42 Submission 608/Further Submission 1013  
43 Submission 610/1329  
44 Submission 613/Further Submission 1330  
45 Submission 751/Further Submission 1270  
46 Submission 480/Further Submission 1085



**Dame Elizabeth and Murray Hanan<sup>47</sup>**

- Dame Elizabeth Hanan
- Jack Hanan

**Pounamu Body Corporate Committee<sup>48</sup>**

- Josh Leckie (Counsel)

**Clark Fortune McDonald & Associates Limited<sup>49</sup>**

- Nick Geddes

**Skyline Enterprises Limited<sup>50</sup>, Totally Tourism Limited<sup>51</sup>, Barnhill Corporate Trustee Limited & DE, ME Bunn & LA Green<sup>52</sup>, AK and RB Robins & Robins Farm Limited<sup>53</sup>, Slopehill Joint Venture<sup>54</sup>**

- Vanessa Robb (Counsel)
- Tim Williams

**NZIA<sup>55</sup>**

- Gillian Macleod
- Peter Richie
- Juliette Pope
- Erin Taylor

**Phillip Bunn<sup>56</sup>, Steven Bunn<sup>57</sup>, Carol Bunn<sup>58</sup>, Debbie MacColl<sup>59</sup>**

- Phillip Bunn
- Steven Bunn
- Debbie MacColl

**X-Ray Trust Limited<sup>60</sup>**

- Louise Taylor

**Federated Farmers of New Zealand<sup>61</sup>**

- David Cooper

**New Zealand Tungsten Mining Limited<sup>62</sup>**

- Rosie Hill (Counsel)

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47 Further Submission 1004

48 Submission 208

49 Submission 414

50 Submission 574

51 Submission 571

52 Submission 626

53 Submission 594

54 Submission 537

55 Submission 238

56 Submission 265

57 Submission 294

58 Submission 423

59 Submission 285

60 Submission 356/Further Submission 1349

61 Submission 600/Further Submission 1132

62 Submission 519/Further Submission 1287

- Carey Vivian (also Cabo Limited)<sup>63</sup>

**TJ and EJ Cassells, Bulling Family, Bennett Family and M Lynch<sup>64</sup>, Friends of Wakatipu Gardens and Reserves<sup>65</sup>**

- Rosie Hill (Counsel)

**Peninsula Bay Joint Venture<sup>66</sup>**

- Monique Thomas (Counsel)
- Louise Taylor

**Kawarau Jet Services Holdings Limited<sup>67</sup>**

- James Gardiner-Hopkins (Counsel)

**Skydive Queenstown Limited<sup>68</sup>**

- Tim Sinclair (Counsel)
- Clark Scott
- Anthony Ritter

**Matukituki Trust<sup>69</sup>**

- James Gardner-Hopkins (Counsel)
- Louise Taylor

**Queenstown Rafting Limited<sup>70</sup>**

- Tim Sinclair (counsel)
- Robin Boyd

**Hawea Community Association<sup>71</sup>**

- Paul Cunningham
- Dennis Hughes

**Real Journeys Limited<sup>72</sup> and Te Anau Developments Limited<sup>73</sup>**

- Fiona Black
- Erik Barnes
- Ben Farrell

**Ngai Tahu Tourism Limited<sup>74</sup>**

- John Edmonds

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63 Further Submission 1356  
 64 Submission 503  
 65 Submission 506  
 66 Submission 378/Further Submission 1336  
 67 Submission 307/Further Submission 1152  
 68 Submission 122/Further Submission 1345  
 69 Submission 355  
 70 Further Submission 1333  
 71 Submission 771  
 72 Submission 621/Further Submission 1341  
 73 Submission 607/Further Submission 1342  
 74 Submission 716

**Remarkables Park Limited<sup>75</sup>, Queenstown Park Limited<sup>76</sup> and Shotover Park Limited<sup>77</sup> and Queenstown Wharves GP Limited<sup>78</sup>**

- Rebecca Davidson (Counsel)

**Straterra<sup>79</sup>**

- Bernie Napp

8. In addition, the following parties tabled evidence but did not appear at the hearing:
  - Ministry of Education<sup>80</sup>
  - Powernet Limited<sup>81</sup>
  - Vodafone New Zealand Limited<sup>82</sup>, Chorus New Zealand Limited<sup>83</sup>, Spark New Zealand Trading Limited<sup>84</sup>
  - New Zealand Defence Force<sup>85</sup>
  - Z Energy Limited, BP Oil New Zealand Limited and Mobil Oil New Zealand Limited<sup>86</sup>
  - Garry Strange<sup>87</sup>
  - Director-General of Conservation<sup>88</sup>
9. Evidence was also pre-circulated by Ulrich Glasner for Council and Tim Walsh for Pounamu Body Corporate Committee<sup>89</sup>, and Greg Turner for Hogan's Gully Farming Ltd<sup>90</sup>.
10. Messrs Glasner and Walsh were excused from attending the hearing due to illness and domestic commitments respectively. In lieu of attendance, we provided the respective parties with written questions for the witness concerned. Mr Glasner's answers were provided in a Memorandum of Counsel for the Council dated 16 March 2016. Mr Walsh's answers were provided under cover of a Memorandum of Counsel for Pounamu Body Corporate Committee dated 23 March 2016. Mr Turner's evidence was taken as read and we excused him from attending the hearing.
11. During the course of the hearing, we requested experts with an interest in the PDP provisions related to Queenstown Airport to conference. A Conference Statement dated 22 March was filed signed by Matthew Paetz (for Council), John Kyle and Kirsty O'Sullivan (for QAC) and Chris Ferguson (for Hansen Family Partnership) under cover of a Memorandum of Counsel for QAC of the same date.
12. Also during the course of the hearing, we requested further information:

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<sup>75</sup> Submission 807/Further Submission 1117  
<sup>76</sup> Submission 806/Further Submission 1097  
<sup>77</sup> Submission 808/Further Submission 1164  
<sup>78</sup> Submission 766/Further Submission 1115  
<sup>79</sup> Submission 598/Further Submission 1015  
<sup>80</sup> Submission 524  
<sup>81</sup> Submission 251/Further Submission 1159  
<sup>82</sup> Submission 179/Further Submission 1208  
<sup>83</sup> Submission 781/Further Submission 1106  
<sup>84</sup> Submission 191/Further Submission 1253  
<sup>85</sup> Submission 1365/Further Submission 1211  
<sup>86</sup> Submission 768  
<sup>87</sup> Submission 168  
<sup>88</sup> Submission 373/Further Submission 1080  
<sup>89</sup> Submission 208/Further Submission 1148  
<sup>90</sup> Submission 456/Further Submission 1154

- a. Relating to the development capacity enabled by the Proposed District Plan (PDP) including details of how the population projections, infrastructure planning and provision, land availability, constraint mapping, commercial industrial growth projections, and the planning period applied were used in the formulation of the UGB policies and consequently the UGB lines on the planning maps;
  - b. For each area contained within an UGB, a table showing the estimated existing dwelling and population numbers, and the total potential dwelling and population (at the same household size as at present) enabled by the PDP; and
  - c. Again, for the Rural Zone and Rural Lifestyle Zoned land within the Wakatipu Basin and Upper Clutha area, a table showing the number of consented building platforms and/or consented but as yet unimplemented resource consents for dwellings.
13. The information was supplied under cover of a Memorandum of Counsel for the Council dated 18 March 2016. We likewise invited input from any interested party on this information.
14. Lastly, during the course of the hearing, we requested Council staff giving evidence to consider as to how the Objectives in Chapters 3, 4 and 6 might be reframed in order that they specified an environmental outcome (refer further discussion of this point below). Suggested amended objectives were filed under cover of a Memorandum of Counsel for the Council dated 18 March 2016.
15. We invited any parties with comments on the Conferencing Statement, or the additional information or amended objectives provided by Council at our request to provide same. A number of parties who had already been heard did so. In addition, the following parties who had not previously been heard or submitted evidence provided written comments:
- a. Board of Airline Representatives of New Zealand Incorporated<sup>91</sup>
  - b. Peter and Margaret Arnott<sup>92</sup>.

#### **1.4. Procedural Steps and Issues**

16. The hearing of Stream 1B proceeded on the basis of the general pre-hearing directions made in the memoranda summarised in the Introductory Report. We would particularly wish to express our appreciation that almost all of the Counsel appearing for submitters supplied us with a synopsis of their legal submissions in advance (as requested), thereby enabling us to better understand the arguments being advanced.
17. In addition to the Directions noted above, arising out of the filing of the Expert Conference Statement in relation to Queenstown Airport matters and the provision of additional information and amended objectives by the Council, specific directions relevant to Stream 1B were made by the Chair waiving the late filing of a supplementary brief of evidence by Jeff Brown<sup>93</sup> dated 10 March 2016 (on 11 March 2016) and declining an application made by Queenstown Park Limited on 17 March 2016 seeking leave to file a further late brief of evidence (on 18 March 2016).
18. Lastly, a number of submitters were given the opportunity to supply further comment and/or evidence on matters raised during the course of their appearance before us. In this way, we received additional material as follows:

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<sup>91</sup> Submission 271/Further Submission 1077

<sup>92</sup> Submission 399/Further Submission 1167

<sup>93</sup> On behalf of Trojan Helmet Limited, Mount Cardrona Station Limited, Hogan Gully Farming Limited, Ayrburn Farm Estate Limited, Remarkables Park Limited, Queenstown Park Limited, Shotover Park Limited and Queenstown Wharves Limited

- a. A Memorandum of Counsel for New Zealand Fire Service Commission dated 24 March 2016 regarding amended relief;
- b. A letter from Ms Dowd dated 22 March 2016 providing further feedback on those parts of Aurora Energy's Line Network that might be considered regionally significant infrastructure;
- c. Additional legal submissions dated 21 March 2016 on behalf of Transpower New Zealand Limited in relation to the implementation of the NPSET 2008;
- d. Combined and updated section 32AA assessments by Louise Taylor on behalf of X-Ray Trust Limited, the Matukituki Trust Limited, Peninsula Bay Joint Venture dated 23 March 2016;
- e. A Memorandum of Counsel for Matukituki Trust dated 30 March 2016 providing feedback on the obligation to give effect to the Regional Policy Statement and on the meaning of the term "*most appropriate*" in the context of section 32(1)(b).
- f. Comment from Mr Farrell on behalf of Real Journeys Limited and Te Anau Developments Limited in relation to Policy 6.3.1.8.

### 1.5. Collective Scope

19. During the course of the Stream 1B hearing, counsel for Allenby Farms Limited, Crosshill Farm Limited and Mount Cardrona Station Limited (Mr Goldsmith) submitted to us, on the authority of the High Court's decision in *Simons Hill Station Limited v Royal Forest and Bird Protection Society*<sup>94</sup>, that it was open to his clients to make submissions on the basis that the relief available to them was determined by the full range of submissions, not just their own submissions and further submissions (described colloquially as 'collective scope').
20. Subsequently, counsel for a number of other parties presented their case to us on the same basis. It is fair to say that we found this a novel proposition. Mr Goldsmith for his part, accepted that he could provide us with no specific authority applying the *Simons Hill* decision to a District Plan process at first instance, but argued that it was a logical consequence of the High Court's decision in that case.
21. We requested that counsel for the Council address this point in their written reply. Their advice to us is that there is no legal constraint on submitters presenting evidence or commenting on matters raised by other submitters, although the weight that could be attributed to such evidence or submissions would be questionable if it did not relate to the relief specified in their submissions or further submissions.
22. They went on to submit that the decision in *Simons Hill* did not have the effect of altering the position as to who has standing to appeal the Council's decision. We need not, however, canvass that aspect of the matter since standing to appeal the decisions made by Council on our recommendations will be a matter for the Environment Court to determine, if necessary.
23. Accepting the submissions for counsel for the Council, we have therefore determined that we should not ignore submissions and/or evidence on matters not raised by the submissions and further submissions of those parties, provided we can identify a submission that would have supported that position.
24. One unsatisfactory aspect of this approach to the hearing is that the counsel and/or witnesses for submitters relying on this approach to the hearing generally did not identify which

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<sup>94</sup> [2014] NZHC 1362

submissions they were in fact relying on to provide jurisdiction for the position they were taking.

25. We do not regard ourselves as being under any obligation to search through the relief sought by submitters to confirm (or otherwise) whether the submissions and evidence extending beyond the matters canvassed in the submissions and further submissions of the parties concerned in fact fell within some other submission(s) if that were not readily apparent to us.
26. Having said that, we accept the submission made by counsel for Darby Planning LP (Ms Baker-Galloway) that given that some submissions seek deletion of the strategic chapters of the Plan and in one case at least, reversion to a modified version of the ODP, the permissible scope for amendment of the PDP is broad.

#### **1.6. Section 32**

27. When counsel for the Council opened the hearing, we queried the absence in the case for Council of any quantitative analysis of the costs and benefits of provisions to implement the specified objectives as required (where practicable) by section 32(2) of the Act. Counsel's response was that quantitative analysis of costs and benefits of the strategic policies and other provisions in Chapters 3, 4 and 6 would be of limited or no benefit to us. Counsel did, however, accept the related point that the section 32 analysis underpinning Chapters 3, 4 and 6 did not explicitly evaluate the effects of the recommended provisions on employment.
28. We are inclined to agree that economic evidence attempting to assess the cost and benefits of high-level policy provisions such as those in Chapters 3, 4 and 6 would be of limited benefit. It was not as if any submitter put before us a quantitative analysis of costs and benefits of the provisions they sought either. Without exception, the evidence of submitters relied on a qualitative analysis of costs and benefits. It was, however, somewhat surprising that the impracticability of undertaking a quantitative analysis of costs and benefits was not canvassed in the section 32 reports.
29. Similarly, the absence of any commentary from the Council on a matter we are obliged by law to consider (employment) was not helpful. Fortunately perhaps, the effect of provisions in the PDP on employment is something that can be qualitatively assessed as an aspect of economic activity.
30. Counsel for Trojan Helmet Limited (Ms Wolt) made the related submission that section 32 exists primarily to ensure that any restrictions on the complete freedom to develop land are justified rather than the converse. She argued, relying on *Hodge v Christchurch City Council*<sup>95</sup>, that it is the noes in the PDP which must be justified not the ayes. It followed in counsel's submission that while the submitters had not provided any quantitative costing of costs and benefits, they were under no obligation to do so.
31. We think that limited weight can be placed on the *Hodge* decision for two reasons:
  - a. The Court itself said that while it was attracted to the reasoning Ms Wolt put to us, it declined to determine the matter finally;
  - b. The version of section 32 in force at the time of the *Hodge* decision required consideration of the extent to which plan provisions were 'necessary' for achieving the purpose of the Act. Since 2003, the focus has been on the appropriateness of provisions under scrutiny, which suggests a broader inquiry than had previously been the case.

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<sup>95</sup> C1A/96

32. More recently again, the requirements of section 32AA have been added<sup>96</sup>.
33. The requirement that the decision-maker (in this case the Council after considering our recommendations) undertake its own section 32 analysis of any changes it proposes means, we believe, that in practice if not in law<sup>97</sup>, if a submitter wishes to convince us of the merits of the changes to the PDP which it seeks, it must put to us sufficient analysis that we can undertake that required evaluation because, without it, we would necessarily have to recommend that the Council reject the submission.
34. We record that where in our substantive consideration of the provisions of Chapters 3, 4 and 6, we have recommended changes to the notified version of those chapters, that recommendation has, in each case, reflected its evaluation of the suggested change in terms of section 32(1) - (4). The level of detail in which suggested changes have been considered similarly reflects, in each case, our assessment of the scale and significance of the recommended change.
35. We regard this approach<sup>98</sup> as more efficient than the alternative of preparing a separate evaluation report, given the number of provisions in respect of which changes have been recommended.
36. Lastly, in relation to section 32 issues, we sought assistance from a number of the counsel appearing before us as to how we should interpret and apply the guidance of the High Court that when assessing whether a particular method is the '*most appropriate*' way to achieve the objectives (for the purposes of s32(1)(b)), '*appropriate*' is to be read as synonymous with '*suitable*', and it is not necessary to overlay that consideration with a requirement that it be superior<sup>99</sup>. Ms Wolt<sup>100</sup> accepted that it was not entirely clear, but submitted that the best interpretation is that we do not have to be satisfied that the option chosen is the most suitable available option. By contrast, Mr Gardner-Hopkins<sup>101</sup>, initially suggested that we needed to be satisfied that the chosen option was not the worst. In a subsequent appearance<sup>102</sup>, then expanded on in his helpful memorandum of 30 March 2016, Mr Gardiner-Hopkins argued that some meaning must be given to the word '*most*' and that, accordingly, the enquiry might be as to whether the chosen option was the '*most suitable*' or better option<sup>103</sup>.
37. We have approached the matter on the basis, as suggested by Mr Gardner-Hopkins, that we are looking for the optimum planning solution based on the submissions and evidence we have heard, but that this is not a precise science in which the appropriateness or suitability of particular formulations can be quantified so as to arrive at the best one by a process akin to mathematical calculation. Demonstrably, as Mr Gardner-Hopkins also suggested, we should not recommend options that we consider will result in poorer outcomes (in the context of

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<sup>96</sup> By virtue of section 70 of the Resource Management Amendment Act 2013.

<sup>97</sup> Counsel for the Council submitted in their reply submissions dated 7 April 2016, that the submitters were under a legal obligation to provide probative evidence or analysis that the alternative wording sought by them was more appropriate than that recommended by Council staff.

<sup>98</sup> Provided for in s32AA(1)(d)(ii) of the Act

<sup>99</sup> *Rational Transport Society Inc. v New Zealand Transport Agency* [2012] NZRMA 298 at [45]

<sup>100</sup> Counsel for Trojan Helmet Ltd (Submissions 443, 453)

<sup>101</sup> Counsel for Kawarau Jet (Submission 307)

<sup>102</sup> On this occasion appearing for Matukituki Trust (Submission 755)

<sup>103</sup> Although not noted in Mr Gardiner-Hopkins' memorandum, this submission appears consistent with the High Court's decision in *Shotover Park Ltd and Remarkables Park Ltd v QLDC* [2014] NZHC 1712 at [57] which described the obligation as being to select the option the decision-maker believes is the best.

methods to achieve objectives, methods less likely to achieve the objective), but beyond that, we have a degree of discretion to choose between options which are different but equally meritorious when viewed in a broad manner.

### **1.7. Further Submissions**

38. A related issue which has emerged from our review of submissions and further submissions is the status of further submissions purporting to seek materially different relief from the submission they support or oppose.
39. Clause 8(2) of the Act states that a further submission must be limited to a matter in support of or in opposition to the primary submission. Established case law indicates that a further submission cannot extend the scope of the submission that it supports or opposes; it can only seek allowance or disallowance of the original submission in whole or in part<sup>104</sup>.
40. What this means in practice is that if an original submission seeks to amend the notified plan provisions, a further submission on that submission is limited to seeking an outcome somewhere in the spectrum between the relief sought in the original submission and the status quo represented by the notified plan provisions. It cannot use the original submission as a springboard to seek materially different relief outside the bounds created by the original submission<sup>105</sup>.
41. The position is the same where an original submission supports the notified plan provisions except that in that case, by definition, there is no difference between the outcome sought by the original submission and the notified plan provisions. A further submission cannot therefore seek relief other than retention of the notified plan provisions under the guise of opposing the original submission.

### **1.8. Statutory Considerations**

42. The Hearing Panel's Report 1 contains a general discussion of the statutory framework within which submissions and further submissions on the PDP have to be considered, including matters that have to be taken into account, and the weight to be given to those matters. We have had regard to that report when approaching our consideration of submissions and further submissions on the matters before us.
43. While the legal obligations discussed in Report 1 are on the Council in its capacity as the decision maker on the final form of the PDP, we have put ourselves in the Council's shoes, as if we were subject to those same obligations, when determining what recommendations we should make to Council. Our report is framed on that basis, both for convenience, and to avoid confusion regarding the various roles the Council has in the process.
44. The Section 42A Reports provided us with a general overview of the matters of relevance to our deliberations, including summaries of the provisions of the RPS and the Proposed RPS.
45. The breadth of the matter covered in the Strategic Chapters we need to consider means that there is little value in our summarising the points of each document of relevance – such a summary would, for instance, necessarily have to encompass virtually all of the RPS and the Proposed RPS, as well as parts of each National Policy Statement.

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<sup>104</sup> *Telecom NZ Ltd v Waikato DC A074/97*

<sup>105</sup> As was held to be the case in the *Telecom* case



46. We have therefore adopted the approach of referring to the relevant documents in the context of our consideration of particular provisions of the Strategic Chapters.

### **1.9. Background to Strategic Chapters**

47. The evidence for the Council<sup>106</sup> was that the District faces a range of challenges that are almost unique among territorial authorities in New Zealand because of the combination of:

- a. Strong population growth over the last ten years, which is projected to continue over the planning period, and well beyond, underpinned by a visitor industry that dominates the District's economy and is growing rapidly.<sup>107</sup>
- b. An extremely high quality environment with limited areas of relatively flat land available for residential land development if the quality of that environment is to be maintained.
- c. Rapidly increasing housing costs linked to a supply shortage (relative to demand) with accompanying affordability issues, that are predicted only to worsen.

48. The evidence for the Council<sup>108</sup> also drew attention to the desirability of the PDP providing greater direction as to how these key strategic issues will be addressed than the ODP does currently, and in a more readable, accessible manner than the ODP.

49. Mr Paetz put this in terms of a progression many councils are making from an initial focus (in first generation District Plans) on managing adverse effects on the environment to providing more direction as to desired outcomes that more explicitly considers economic and social wellbeing.

50. Mr Paetz explained that consistent with that approach, Chapter 3 sought to bring together the key issues the Council had identified and provide a policy framework addressing them. Mr Paetz suggested in his Section 42A Report<sup>109</sup> that including an overarching strategic chapter was good planning and resource management practice. Counsel for QAC provided to us a copy of the decision of the Independent Hearings Panel on the Christchurch Replacement District Plan regarding the section of that Plan dealing with strategic directions and strategic outcomes, which rather tends to illustrate Mr Paetz's point. Mr Paetz also advised that in addition to being utilised in the assessment of resource consent applications, the strategic direction provided in Chapter 3 would also provide a strategic context for consideration of any proposed plan changes and designations.

51. Mr Paetz described Chapter 3 as sitting at the top of a hierarchical structure over both the other chapters in Part 2, and over the PDP as a whole.

52. We accept Mr Paetz's broad characterisation of the trend of district planning in New Zealand over the life of the Act. The gradual movement from a focus on the management of effects to providing greater planning direction might be illustrated in relation to a district with some similarities (at least as regards demand for residential development in rural areas) to Queenstown Lakes District, by the Environment Court's decision in *Mapara Valley Preservation Society Inc v Taupo District Council*<sup>110</sup>.

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<sup>106</sup> See in particular the Section 42A Report on Chapters 3 and 4 at pages 8-12

<sup>107</sup> The evidence of Mr Colegrave provided greater detail on population trends.

<sup>108</sup> Section 42A Report at pages 13-14

<sup>109</sup> Paragraph 8.1

<sup>110</sup> A083/2007 at paragraphs 41-43

53. A number of parties who attended the hearing suggested to us that the PDP had moved too far away from managing effects and toward prescribing outcomes<sup>111</sup>. It was argued that this was inconsistent with the effects-based and/or enabling focus of the purpose of the Act. Counsel for Skyline Enterprises Ltd and others submitted to us both that section 5 is by its nature enabling<sup>112</sup> and that the premise of the Act is “*inherently and intentionally ‘effects-based’*”<sup>113</sup>. Counsel did not cite any authority for these propositions<sup>114</sup> and agreed, when we discussed it with her, that the Act is only enabling if one includes consideration of enabling protection<sup>115</sup>.
54. Accordingly, we do not accept that the approach of the PDP has inherent legal flaws on this kind of generalised basis. As we think counsel accepted, it is much more a question as to what specific provisions best satisfy the section 32 tests. In addition, of course, we also have to ensure the PDP satisfies the other statutory requirements discussed in greater detail in Report 1.
55. Submissions that the PDP was insufficiently effects-based or enabling were frequently combined with an argument that the PDP was flawed because it failed to use the language of the Act. Mr Jeff Brown, for instance, suggested to us that the use of the language of the Act is well understood by professionals and the public, and that the introduction of new terms would create uncertainty and potentially litigation. His view was that RMA language should be the default language of any district plan and that non-RMA language should be used sparingly<sup>116</sup>. In Mr Brown’s view the wording of provisions needs to be very carefully chosen to offer as much precision as possible.
56. While we will discuss alternative wording formulations in the context of the objectives and policies of Chapters, 3, 4 and 6, the most common wording amendments suggested were to substitute “*avoid, remedy or mitigate*” for “*avoid*”, “*recognise and provide for*” in the place of “*protect*” and to add the word “*inappropriate*” before “*subdivision, use and development*”.
57. The trouble with the wording of the Act in these instances is that while well-known and the subject of extensive judicial commentary, it does not necessarily provide any direction when used in this context.
58. Thus, while a policy using the word “*avoid*” is quite clear as to its meaning<sup>117</sup>, adding “*remedy or mitigate*” to produce the combined phrase “*avoid, remedy or mitigate*” provides no

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<sup>111</sup> That was the thrust for instance of the submissions made by Ms Baker-Galloway, counsel for Darby Planning LP

<sup>112</sup> Paragraph 3.4 of counsel’s submissions

<sup>113</sup> Paragraph 4.9 of counsel’s submissions

<sup>114</sup> When we asked counsel for Darby Planning LP, who advanced a similar position, whether she could provide us with authority to support a submission that effects-based planning is the only premise of the Act, she could not do so.

<sup>115</sup> The proposition we put to counsel is almost an oxymoron, but it acknowledges the emphasis given by the majority of the Supreme Court in *Environmental Defence Society v The New Zealand King Salmon Company Ltd* [2014] NZSC 38 to the fact that the first part of section 5(2) talks of managing the “use, development and protection” of natural and physical resources. We note that without intending any disrespect to William Young J, we refer hereafter to the judgment of the majority delivered by Arnold J for brevity as the judgment of the Court

<sup>116</sup> Evidence of Jeff Brown at 3.2-3.5.

<sup>117</sup> Refer *Environmental Defence Society v The New Zealand King Salmon Company Ltd* [2014] NZSC 38 at 96, while noting the acknowledgement by the Court that the term might vary in meaning according to context.

direction in the absence of clarification as to how much mitigation might be acceptable and/or what outcome needs to result. Similarly, while section 6 of the Act instructs decision makers to recognise and provide for a range of specified matters, if the PDP utilises the same language, it provides little or no guidance unless it says how a particular matter will be recognised and provided for, and with what end result. Lastly, inserting the word “*inappropriate*”, so that a policy provides for protection (for example of an outstanding natural landscape) “*from inappropriate subdivision, use and development*”, provides little or no clarification as to what is intended given the finding of the Supreme Court in the *King Salmon* litigation<sup>118</sup> that:

*“... where the term “inappropriate” is used in the context of protecting areas from inappropriate subdivision, use or development, the natural meaning is that “inappropriateness” should be assessed by reference to what is sought to be protected”.*

59. Proving that if you wait long enough, history will indeed repeat itself, we note that the Environment Court faced similar arguments in the appeals on what ultimately became the ODP. Thus, in *Wakatipu Environmental Society Inc v Queenstown Lakes District Council*<sup>119</sup>, the Court recorded a submission on behalf of the appellants that:

*“Under the guise of ‘enabling’, policy is being reduced to general platitudes and repetition of phrases from the Act. Our view is that the Plan is to articulate the RMA in this district, not just repeat the Act...”*

60. The Court commented as follows<sup>120</sup>:

*“We have some sympathy for that submission. There is an observable trend from the notified plan to the revised plan, increasing in suggested solutions to us, which is to adopt a standard policy formula, parroting section 5(2)(c) of the RMA: to “avoid, remedy or mitigate the adverse effects of ...”. We consider that policies with more detail may be of more assistance in both determining the relative methods of implementation, and in applying the policies when the district plan is operating.”*

61. And then in a subsequent decision<sup>121</sup>, the Court was considering a draft policy worded as follows:

*“To avoid subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin.”*

62. The Court commented<sup>122</sup>:

*“So Policy 3(a) needs to be changed. Is it then adequate to add “inappropriate”? We consider it is not: that addition merely repeats the language of the Act and gives it little or no guidance to anyone. We re-emphasise<sup>123</sup> that merely parroting the statutory formula is of little use.”*

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<sup>118</sup> [2014] NZSC 38 at [101]. Ms Hill, counsel for Ayrburn Farm Estate Ltd, Bridesdale Farm Developments Ltd, Shotover Country Ltd and Mr Cardrona Station Ltd argued that *King Salmon* could be distinguished. We address her argument in the context of our discussion of Objective 3.2.5.1 below.

<sup>119</sup> C180/99 ([2000] NZRMA 59). We refer to this decision throughout this report as C180/99 since that was generally the convention adopted by counsel before us.

<sup>120</sup> At paragraph 150

<sup>121</sup> C74/2000

<sup>122</sup> At paragraph 10

<sup>123</sup> Cross referencing paragraph 150 from its earlier decision, quoted above

63. The Court also provided us with some guidance regarding the submission made to us in a number of different contexts, with multiple variations, that the determination of particular matters should be left to a resource consent context. Thus, in its 1999 decision, the Court said:

*“The latters’ argument that the capacity of the landscape to absorb development should be assessed on a case by case basis does not impress us. While there are dangers in managing subjective matters rather than letting the market determine how the landscape should be developed and altered, those factors are outweighed when the appropriate management is the status quo and there is a statutory sanction for the protection of the outstanding natural landscape from inappropriate subdivision and development. Management under a Plan may avoid inconsistent decisions, and cumulative deterioration of the sort that has already occurred.”<sup>124</sup>*

64. Fortified by the guidance of the Environment Court in relation to the ODP, we take the view that use of the language of the Act is not a panacea, and alternative wording should be used where the wording of the Act gives little or no guidance to decision makers as to how the PDP should be implemented. We take the same view where the superior documents provide only very general guidance. The RPS in particular tends to reproduce the phraseology of the Act and thus raises the same issues in terms of the need for greater direction.
65. Having said that, we acknowledge a point made in the Hearing Panel’s Report 1. Clear terms (like avoid) need to be used with care to ensure they do not have unintended effects; in that particular case, to preclude worthwhile and appropriate activities.

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<sup>124</sup> See 180/99 at [137]. See also C74/2000 at [10]

## PART B - CHAPTER 3

### 2. OVERVIEW/HIGHER LEVEL PROVISIONS

66. As notified, Chapter 3 contained a Statement of Purpose (in 3.1) and then seven subsections (3.2.1-3.2.7 inclusive) each with its own “goal”, one or more objectives under the specified goal and in most but not all cases, one or more policies to achieve the stated objective. The specified goals are as follows:

- “3.2.1 Goal Develop a prosperous, resilient and equitable economy;*
- 3.2.2 Goal The strategic and integrated management of urban growth;*
- 3.2.3 Goal A quality built environment taking into account the character of individual communities;*
- 3.2.4 Goal The protection of our natural environment and ecosystems;*
- 3.2.5 Goal Our distinctive landscapes are protected from inappropriate development;*
- 3.2.6 Goal Enable a safe and healthy community that is strong, diverse and inclusive for all people.*
- 3.2.7 Goal Council will act in accordance with the principles of the Treaty of Waitangi and in partnership with Ngāi Tahu.”*

67. The initial question which requires determination is whether there should be a strategic chapter at all. UCES<sup>125</sup> sought that some aspects be shifted out of Chapter 3 into other chapters, but otherwise that the entire chapter should be deleted. We note in passing that in terms of collective scope, this submission would put virtually all relief between Chapter 3 as notified and having no strategic chapter, within scope.

68. As Mr Haworth explained it to us, the UCES submission forms part of a more general position on the part of the Society that, with some specified changes, the format and context of the ODP should remain unchanged. At the core of his argument, Mr Haworth contended that the ODP was generally working well and should simply be rolled over, certainly as regards the management of the rural issues of interest to UCES. He appeared to put this in part on the basis of the character of the PDP process as a review of the ODP and in part on his own, and UCES’s, experience of the ODP in operation. He referred specifically, however, to a Council’s monitoring report<sup>126</sup>, quoting it to the effect that “*Council should consider carefully before setting about any comprehensive overhaul*”.

69. We note that the quotations Mr Haworth extracted from the 2009 monitoring report were somewhat selective. He omitted mention of what was described<sup>127</sup> as the major qualification, a concern that the Plan may not be effective in avoiding cumulative adverse effects on the landscape and in preventing urban style expansion in some areas.

70. Nor do we think there is anything in this being a ‘review’ of the ODP. The discretion conferred by section 79 is wide, and in this case the Council has considered whether changes are required and determined that a different approach, employing a greater degree of strategic direction, is needed. That said, where submissions (such as those of UCES) seek reversion to the

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<sup>125</sup> Submission 145: Opposed in FS1162, FS1254, FS1313

<sup>126</sup> District Plan Monitoring Report: Monitoring the Effectiveness and Efficiency of the Rural General Zone, QLDC April 2009

<sup>127</sup> At page 3

structure and/or content of the ODP, section 32 requires that we consider that as a possible alternative to be recommended.

71. In that regard, Mr Haworth also drew attention to the increased complexity of management of rural subdivision and development which, under the PDP as notified, is split between Chapter 3, Chapter 6 and Chapter 21. He also criticised the content of those provisions which provided, as he saw it, a weakening of the ability to protect landscape values in the rural environment, but we regard that as a different point, which needs to be addressed in relation to the provisions of the respective chapters.
72. While there is much that can be learned from the decisions that gave rise to the ODP, equally, it needs to be recognised that those decisions are now more than 15 years old. The evidence of the Council on the extent of growth in the District over that period is clear. While the Environment Court remarked on those trends in its 1999 decision, particularly in the Wakatipu Basin, the District is now significantly further along the continuum towards an optimal level of development (some might say it is already sub-optimal in some locations). Mr Haworth himself contended that there is more pressure on the ONLs of the District.
73. Case law has also advanced. The Supreme Court's decision in *King Salmon* in particular, provides us with guidance that was not available to the Environment Court in 1999.
74. Lastly, the jurisdiction of the Environment Court was constrained by the document that was the result of Council decisions, and the scope of the appeals before it. We do not know if the Environment Court would have entertained a strategic directions chapter in 1999. It does not appear to have had that option available to it, and the Court's decisions do not record any party as having sought that outcome.
75. We also accept Mr Paetz's evidence that there is a need for a greater level of strategic direction than the ODP provided to address the challenging issues faced by the District<sup>128</sup>.
76. In summary, we do not recommend complete deletion of Chapter 3 as sought by UCES. While, as will be seen from the discussion following, there are a number of aspects of Chapter 3 that might be pared back, we think there is value in stating strategic objectives and policies that might be fleshed out by the balance of the PDP. Put in section 32 terms, we believe that this is the most appropriate way to achieve the purpose of the Act in this District at this time. Similarly, while we do not recommend complete substitution of the ODP for the existing strategic chapters, there are aspects of the ODP that can usefully be incorporated into the strategic chapters (including Chapter 3). We discuss which aspects in the body of our report.
77. If Chapter 3 is to be retained, as we would recommend, the next question is whether its structuring is appropriate. Queenstown Park Limited<sup>129</sup> sought that the strategic direction section be revised "*so that the objectives and policies are effects based, and provide a forward focussed, strategic management approach*". Those two elements might arguably be seen as mutually contradictory, but the second half of that relief supports a view that we would agree with, that there needs to be a focus on whether what is provided is indeed forward looking and genuinely '*strategic*'. Put another way, the guidance it provides needs to be pitched at a high level, and not focus on minutiae.

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<sup>128</sup> Most of the other planners who gave evidence appeared to take the desirability of having one or more 'strategic' chapters as a given. Mr Tim Williams, however, explicitly supported the concept of having higher order provisions (at paragraph 10 of his evidence).

<sup>129</sup> Submission 806

78. In terms of general structuring, the submission of Real Journeys Limited<sup>130</sup> that provisions should be deleted where they duplicate or repeat other provisions might be noted. We agree that where provisions are duplicated, that duplication should generally be removed. The challenge is of course to identify where that has occurred.
79. The telecommunication companies<sup>131</sup> sought that the relationship of the goals, objectives and policies with the other Chapters of the Plan be defined and that the goals be deleted but retained as titles. Another variation on the same theme was provided by Darby Planning LP<sup>132</sup>, which sought that the goals be deleted and incorporated into the relevant objective.
80. Remarkables Park Limited<sup>133</sup> and Queenstown Park Limited<sup>134</sup> also sought deletion of the goal statements *“to remove confusion as to their status and relationship to objectives and policies”*.
81. We think that the starting point when looking at the structuring of Chapter 3, both internally and with respect to the balance of the PDP, is to decide what the goals are, and what purpose they serve. When counsel for the Council opened the hearing on 7 March 2016, he suggested that the goals were a mixture of objectives and issues, or alternatively a mixture of issues and anticipated environmental results. Consistent with that view, in his reply evidence, Mr Paetz stated:
- “The goals are more than the description of an issue, having the aspirational nature of an objective.”*
82. He opposed, however, relabelling them as objectives as that would potentially create structural confusion with objectives sitting under objectives. In Mr Paetz’s view, the use of the term *“goal”* is commonly understood by lay people and he saw no particular problem with retaining them as is.
83. We do not concur.
84. As Mr Paetz noted, lay people have a reasonably clear understanding what a goal is. However, as counsel for Darby Planning LP pointed out to us, that understanding is that a goal is an objective (and vice versa)<sup>135</sup>. It is inherently unsatisfactory to have quasi-objectives with no certainty as their role in the implementation of the PDP. Objectives have a particular role in a District Plan. Other provisions are tested under section 32 as to whether they are the most appropriate way to achieve the objectives. As Mr Chris Ferguson<sup>136</sup> noted, they also have a particular legal significance under section 104D of the Act. Accordingly, it is important to know what is an objective and what is not. We recommend that the goals not remain stated as *‘goals’*.

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<sup>130</sup> Submission 621

<sup>131</sup> Submissions 179, 191, 781: Opposed in FS1132; Supported in FS1121

<sup>132</sup> Submission 608: Opposed in FS1034

<sup>133</sup> Submission 807

<sup>134</sup> Submission 806

<sup>135</sup> *Ngati Kahungunu Iwi Inc v Hawkes Bay Regional Council* [2015] NZEnvC50 at [42] citing the Concise Oxford Dictionary

<sup>136</sup> Planning witness appearing for Darby Planning LP, Soho Ski Area Ltd, Treble Cove Investors, Hansen Family Partnership

85. There appear to be at least four alternative options. They could be deleted or alternatively converted to titles for the respective subsections, as the telecommunication submitters suggest. The problem with the goals framed as titles is that they would then add little value and would not reflect the process by which the objectives and policies were developed, which as we understand it from the evidence of Council, reflected those goals.
86. That would be still more the case if they were simply deleted, as Remarkables Park Ltd and Queenstown Park Ltd seek.
87. They could be incorporated into the objectives, as Darby Planning LP suggests. That would preserve the work that went into their formulation, but the submission does not identify how exactly the objectives should be revised to achieve that result<sup>137</sup>.
88. Logically there are two ways in which the goals might be incorporated into the objectives. The first is if the wording of the goals were melded with that of the existing objectives. We see considerable difficulties with that course. On some topics, there are a number of objectives that relate back to a single goal. In other cases, a single objective is related to more than one goal. It is not clear to us how the exercise could be undertaken without considerable duplication, and possibly an unsatisfactory level of confusion.
89. The alternative is to reframe the ‘goals’ as higher-level objectives, each with one or more focused objectives explicitly stated to be expanding on the higher-level objective. This avoids the problem of excessive duplication noted above, and the fact that some of the existing objectives relate back to more than one ‘goal’ can be addressed by appropriate cross-referencing. It also addresses the problem Mr Paetz identified of potential confusion with objectives under objectives. We recommend this approach be adopted and Chapter 3 be restructured accordingly. We will discuss the wording of each goal/higher-level objective below.
90. One problem of expressing the goals as higher-level objectives is that they fail to express the issues the strategic objectives seek to address<sup>138</sup>. The result is something of a leap in logic; the high-level objectives come ‘out of the blue’ with little connection back to the special qualities identified in section 3.1.
91. The reality is, as the section 32 report for this aspect of the Plan makes clear<sup>139</sup>, that the ‘goals’ were themselves derived from a series of issues, worded as follows:
- “1. Economic prosperity and equity, including strong and robust town centres;
  2. Growth pressures impacting on the functionality and sustainability of urban areas, and risking detracting from rural landscapes;
  3. High growth rates can challenge the qualities that people value in their communities;
  4. Quality of the natural environment and ecosystems;
  5. The District’s outstanding landscapes offer both significant intrinsic and economic value for the District and are potentially at threat of degradation given the District’s high rates of growth;
  6. While median household incomes in the District are relatively high, there is significant variation in economic wellbeing. Many residents earn relatively low wages, and the cost of living in the district is high – housing costs, heating in winter, and transport. This affects the social and

<sup>137</sup> Mr Chris Ferguson, giving planning evidence on the point, supported this relief (see his paragraph 109) but similarly did not provide us with revised objectives illustrating how this might be done.

<sup>138</sup> A role both counsel for the Council and Mr Paetz identified, the goals as having, as above.

<sup>139</sup> Section 32 Evaluation Report – Strategic Direction at pages 5-11



*economic wellbeing of some existing residents and also reduces the economic competitiveness of the District and its ability to maximise productivity. The design of developments and environments can either promote or deter safety and health and fitness.*

7. *Tangata whenua status and values require recognition in the District Plan, both intrinsically in the spirit of partnership (Treaty of Waitangi), but also under Statutes;*"

92. These issues have their faults. There is an undesirable level of duplication between them. The fourth issue is not framed as an issue. The sixth issue is in fact two discrete points, the first of which, as well as being extremely discursive, is actually an aspect of the first issue.
93. Even given these various faults, however, we consider a modified version of the section 32 report issues would add value as part of the background information in Section 3.1, explaining the link between the special qualities it identifies and the objectives set out in Section 3.2. Unlike the objectives, the issues have no legal status or significance and we regard them as merely clarifying the revised higher-level objectives by capturing part of what was previously stated in the 'goals'.
94. We will revert to how the 'issues' might be expressed in the context of our more detailed discussion of Section 3.1.
95. More generally in relation to the structuring of Chapter 3, we have formed the view that the overlaps between goals, and the separation of each subsection of Chapter 3 into a goal, followed by one or more objectives, with many of those objectives in turn having policies specific to that objective, has created a significant level of duplication across the chapter. In our view, this duplication needs to be addressed.
96. We are also concerned that there has been a lack of rigour in what has been regarded as 'strategic', which has in turn invited suggestions from some submitters that Chapter 3 ought to be expanded still further <sup>140</sup>.
97. We recommend that the best way to approach the matter is to collect together the strategic objectives in one section and the strategic policies in a separate section of Chapter 3. Objectives and policies duplicating one another are then no longer required and can be deleted.
98. It is recognised that it is still important to retain the link between objectives and policies, but this can be done by insertion of internal cross referencing. As previously discussed, we consider it is helpful to set out the issues that have generated the higher-level objectives, and we suggest a similar cross referencing approach to the links between the issues and the higher-level objectives. The revised PDP Chapter 3 attached to this report shows how we suggest this might best be done.
99. We also concur with the suggestion in the telecommunication submissions that there is a need for clarification as to the relationship between Chapter 3 and the balance of the PDP initially, and then the relationship of Part Two<sup>141</sup> with the balance of the Plan. The apparent intent (as set out in Mr Paetz's Section 42A Report) is that they should operate as a hierarchy with

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<sup>140</sup> Counsel for DJ and EJ Cassells, Bulling Family and M Lynch and Friends of Wakatipu Gardens and Reserves for instance suggested to us that this was required to provide balance

<sup>141</sup> Comprising Chapters 3-6 inclusive

Chapter 3 at the apex, but the PDP does not actually say that. The potential confusion is enhanced by the fact that the ODP was drafted with the opposite intent<sup>142</sup>.

100. The last paragraph of Section 3.1 is the logical place for such guidance. Mr Chris Ferguson<sup>143</sup> suggested we might utilise a similar paragraph to that which the independent Hearing Panel for the Replacement Christchurch District Plan approved – stating explicitly that Chapter 3 has primacy over all other objectives and policies in the PDP, which must be consistent with it. That wording, however, reflected the unique process involved there, with the Strategic Directions Chapter released before finalisation of the balance of the Plan, and we think a more tailored position is required for the PDP to recognise that we are recommending revisions to the whole of Stage 1 of the PDP to achieve an integrated end product. Combining this concept with the need to explain the structure of the revised chapter, we recommend that it be amended to read as follows:

*“This Chapter sets out the District Plan’s high-level objectives and policies addressing these issues. High level objectives are elaborated on by more detailed objectives. Where these more detailed objectives relate to more than one higher level objective, this is noted in brackets after the objective. Because many of the policies in Chapter 3 implement more than one objective, they are grouped, and the relationship between individual policies and the relevant strategic objective(s) identified in brackets following each policy. The objectives and policies are further elaborated on in Chapters 4-6. The principal role of Chapters 3-6 collectively is to provide the direction for the more detailed provisions related to zones and specific topics contained elsewhere in the District Plan. In addition, they also provide guidance on what those more detailed provisions are seeking to achieve, and are accordingly relevant to decisions made in the implementation of the Plan.”*

## **2.1. Section 3.1 - Purpose**

101. With the exception of clarification of the relationship between the different elements of Chapter 3 and the balance of the PDP, as above, the submissions seeking amendments to the Statement of Purpose in Section 3.1<sup>144</sup> appear to be seeking to incorporate their particular aspirations as to what might occur in future, rather than stating the special qualities the District currently has, which is what Section 3.1 sets out to do. Accordingly, we do not recommend any change to the balance of Section 3.1.
102. We note that the amendments sought in Submission 810 was withdrawn when the submitter appeared at the Stream 1A hearing.
103. To provide the link between the specified special qualities and the high-level objectives in Section 3.2, we recommend the issues set out in the section 32 report be amended.
104. As discussed above, the sixth issue is effectively two issues with the first part an overly discursive aspect of the first issue. Looking both at the first part of sixth issue and the explanation of it in the section 32 report, the key point being made is that not all residents are able to provide for their social economic wellbeing due to a low wage structure and a high cost of living. The concept of an equitable economy in the first issue captures some of those issues,

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<sup>142</sup> C180/99 at [126]

<sup>143</sup> Planning witness for Darby Planning LP

<sup>144</sup> Submission 238: Opposed in FS1107, FS1157, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248, FS1299; and Submission 598: Supported in FS1287

but it also suggests a need to highlight both the need for greater diversification of the economy<sup>145</sup> and for enhanced social and economic prosperity.

105. The second, fourth and fifth issues refer variously to rural landscapes, the natural environment and outstanding landscapes. There is significant overlap between these elements. The outstanding landscapes of the District are generally rural landscapes. They are also part of the natural environment. The fourth issue also separates ecosystems from the natural environment when in reality, ecosystems are part of the natural environment. It is also not framed as an issue. Clearly outstanding landscapes require emphasis, given the national importance placed on their protection, but we recommend these three issues be collapsed into two.
106. Lastly, the reference to the reasons why Tangata Whenua status and values require recognition is unnecessary in the statement of an issue and can be deleted without losing the essential point.
107. In summary, we recommend that the following text be inserted into Section 3.1 to provide the linkage to the objectives and clarification we consider is necessary:
  - a. *“Issue 1: Economic prosperity and equity, including strong and robust town centres, requires economic diversification to enable the social and economic wellbeing of people and communities.*
  - b. *Issue 2: Growth pressure impacts on the functioning and sustainability of urban areas, and risks detracting from rural landscapes, particularly its outstanding landscapes.*
  - c. *Issue 3: High growth rates can challenge the qualities that people value in their communities.*
  - d. *Issue 4: The District’s natural environment, particularly its outstanding landscapes, has intrinsic qualities and values worthy of protection in their own right, as well as offering significant economic value to the District.*
  - e. *Issue 5: The design of developments and environments can either promote or weaken safety, health and social, economic and cultural wellbeing.*
  - f. *Issue 6: Tangata Whenua status and values require recognition in the District Plan.”*

## **2.2. Section 3.2.1 – Goal – Economic Development**

108. The goal for this subsection is currently worded:

*“Develop a prosperous, resilient and equitable economy”.*

109. Submissions specifically on this first goal (apart from those supporting it in its current form) sought variously that it be amended by a specific reference to establishment of education and research facilities<sup>146</sup> and that the word *“equitable”* be deleted<sup>147</sup>.
110. As part of UCES’s more general opposition to Chapter 3, Mr Haworth opposed Goal 1 on the basis that it was not required because the economy was already flourishing, and elevating recognition of the economy conflicted with the emphasis given to the importance of protecting the environment in a manner that is likely to threaten landscape protection.

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<sup>145</sup> Submission 115 sought that the first goal refer specifically to establishment of education and research facilities to generate high end jobs which we regard as an example of economic diversification

<sup>146</sup> Submission 115

<sup>147</sup> Submission 806

111. Mr Paetz did not recommend any amendment to this goal.
112. The RPS contains no over-arching objective related to the economy that bears upon how this goal is expressed. We should note, however, Policy 1.1.2 of the Proposed RPS which reads:
- “Provide for the economic wellbeing of Otago’s people and communities by enabling the use and development of natural and physical resources only if the adverse effects of those activities on the environment can be managed to give effect to the objectives and policies of the Regional Policy Statement.”*
113. This is in the context of an objective<sup>148</sup> focussing on integrated management of resources to support the wellbeing of people and communities.
114. If the restructuring we have recommended is accepted, so that each goal is expressed as a high-level objective expanded by more focussed objectives, we believe that the concerns underlying the submissions on this goal would largely be addressed. Thus, if Goal 1 has what is currently Objective 3.2.1.3 under and expanding it, the Plan will recognise the diversification that Submission 115 seeks, albeit more generally than just with reference to education and research facilities.
115. Similarly, while we can understand the concern underlying Submission 806, that reference to equity could be read a number of different ways, provision of a series of more focused objectives to flesh out this goal assists in providing clarity.
116. We do not accept Mr Haworth’s contentions either that a high-level objective focussing on economic wellbeing is unnecessary or that it threatens environmental values, including landscape values. The evidence we heard, in particular from Mr Cole<sup>149</sup>, indicates to us that economic prosperity (and social wellbeing) are not universally enjoyed in the District. We also intend to ensure that it is clear in the more detailed provisions expanding on this broad high-level objective that while important, economic objectives are not intended to be pursued without regard for the environment (reflecting the emphasis in the Proposed RPS quoted above).
117. In summary, therefore, the only amendments we recommend to the wording of Section 3.2.1 are to express it as an objective and to be clear that it is the economy of this district which is the focus, as follows:
- “The development of a prosperous, resilient and equitable economy in the District.”*
118. We consider a higher-level objective to this effect is the most appropriate way to achieve the purpose of the Act.

### **2.3. Section 3.2.1 – Objectives – Economic Development**

119. As notified, Section 3.2.1 had five separate objectives. The first two (3.2.1.1 and 3.2.1.2) focus on the economic contribution of central business areas of Queenstown and Wanaka and the commercial and industrial areas outside those areas respectively. The other three objectives focus on broader aspects of the economy.

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<sup>148</sup> Proposed RPS Objective 1.1

<sup>149</sup> For Queenstown Lakes Community Housing Trust.

120. A common feature of each of the objectives in Section 3.2.1 is that they commence with a verb: recognise, develop and sustain; enable; recognise; maintain and promote.
121. Nor is Section 3.2.1 alone in this. This appears to be the drafting style employed throughout Chapters 3, 4 and 6 (and beyond). Moreover, submitters have sought to fit in with that drafting style, with the result that almost without exception, the amendments sought by submitters to objectives would be framed in a similar way<sup>150</sup>.
122. We identified at the outset an issue with objectives drafted in this way. Put simply, they are not objectives because they do not identify “*an end state of affairs to which the drafters of the document aspire*”<sup>151</sup>.
123. Rather, by commencing with a verb, they read more like a policy – a course of action<sup>152</sup> (to achieve an objective).
124. We discussed the proper formulation of objectives initially with Mr Paetz and then with virtually every other planning witness who appeared in front of us. All agreed that a properly framed objective needed to state an environmental end point or outcome (consistent with the *Ngati Kahungunu* case just noted). At our request, Mr Paetz and his colleague Mr Barr (responsible for Chapter 6) produced revised objectives for Chapters 3, 4 and 6, reframing the notified objectives to state an environmental end point or outcome. Counsel for the Council filed a memorandum dated 18 March 2016 producing the objectives of Chapters 3, 4 and 6 reframed along the lines above. As previously noted, the Chair directed that the Council’s memorandum be circulated to all parties who had appeared before us (and those who were yet to do so) to provide an opportunity for comment.
125. We note that because the task undertaken by Mr Paetz and Mr Barr was merely to reframe the existing objectives in a manner that explicitly stated an environmental end point or outcome, rather than (as previously) just implying it, we do not regard this is a scope issue<sup>153</sup>, or as necessitating (to the extent we accepted those amendments) extensive evaluation under section 32.
126. Similarly, to the extent that submitters sought changes to objectives, applying the drafting style of the notified plan, we do not regard it as a scope issue to reframe the relief sought so as to express objectives so that they identify an environmental end point or outcome. We have read all submissions seeking amendments to objectives on that basis.
127. As notified, Objective 3.2.1.1 read:
- “Recognise, develop and sustain the Queenstown and Wanaka central business areas as the hubs of New Zealand’s premier alpine resorts and the Districts economy.”*
128. The version of this objective ultimately recommended by Mr Paetz and attached to counsel’s 18 March 2016 Memorandum read:

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<sup>150</sup> Submission 761 (Orfel Ltd) was a notable exception in this regard, noting that a number of Chapter 3 objectives are stated as policies, and seeking that they be reframed as aspirational outcomes to be achieved.

<sup>151</sup> *Ngati Kahungunu Iwi Incorporated v Hawkes Bay Regional Council* [2015] NZEnvC50 at [42]

<sup>152</sup> *Auckland Regional Council v North Shore City Council* CA29/95 at page 10

<sup>153</sup> Quite apart from the scope provided by Submission 761 for a number of the ‘*objectives*’ in issue.

*“The Queenstown and Wanaka town centres are the hubs of New Zealand’s premier alpine resorts and the District’s economy.”*

129. We think that substituting reference to Queenstown and Wanaka town centres is preferable to referring to their “*central business areas*” because of the lack of clarity as to the limits of what the latter might actually refer to. Although the evidence of Dr McDermott for the Council suggested that he had a broader focus, the advantage of referring to town centres is because the PDP maps identify the Town Centre zones in each case. Mr Paetz agreed that a footnote might usefully confirm that link, and we recommend insertion of a suitably worded footnote.
130. NZIA suggested that rather than referring to central business areas, the appropriate reference would be to the Queenstown and Wanaka waterfront. While that may arguably be an apt description for the central area of Queenstown, we do not think that it fits so well for Wanaka, whose town centre extends well up the hill along Ardmore Street and thus we do not recommend that change.
131. The focus of other submissions was not so much on the wording of this particular objective but rather on the fact that the focus on the Queenstown and Wanaka town centres failed to address the increasingly important role played by commercial and industrial development on the Frankton Flats<sup>154</sup>, the role that the Three Parks commercial development is projected to have in Wanaka<sup>155</sup>, and the role of the visitor industry in the District’s economy, facilities for which are not confined to the Queenstown and Wanaka town centres<sup>156</sup>. In his Section 42A Report, Mr Paetz recognised that the first and third of these points were valid criticisms of the notified PDP and recommended amended objectives to address them.
132. Turning to the RPS to see what direction we get from its objectives, the focus is on a generally expressed promotion of sustainable management of the built environment<sup>157</sup> and of infrastructure<sup>158</sup>. The policies relevant to these objectives are framed in terms of promoting and encouraging specified desirable outcomes<sup>159</sup>, minimising adverse effects of urban development and settlement<sup>160</sup>, and maintaining and enhancing quality of life<sup>161</sup>. As such, none of these provisions appear to bear upon the objectives in this part of the PDP, other than in a very general way.
133. The Proposed RPS gets closer to the point at issue with Objective 4.5 seeking effective integration of urban growth and development with adjoining urban environments (among other things). The policies supporting that objective do not provide any relevant guidance as to how this might be achieved. Policy 5.5.3, however, directs management of the distribution of commercial activities in larger urban areas “*to maintain the vibrancy of the central business district and support local commercial needs*” among other things by “*avoiding unplanned*

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<sup>154</sup> E.g. Submission 238: Supported in FS1097 and FS1117; Opposed in FS1107, FS1157, FS1226, FS1239, FS1241, FS1242, FS1248, FS1249; Submission 806: Supported in FS1012; Submission 807

<sup>155</sup> Submission 249: Supported in FS1117

<sup>156</sup> E.g. Submission 615: Supported in FS1105, FS1137; Submission 621: Supported in FS1097, FS1117, FS1152, FS1333, FS1345; Submission 624; Submission 677; Supported in FS1097, FS1117; Opposed in FS1035, FS1074, FS1312, FS1364; Submission 716: Supported in FS1097, FS1117, FS1345

<sup>157</sup> RPS Objective 9.4.1

<sup>158</sup> RPS Objective 9.4.2

<sup>159</sup> RPS Policies 9.5.2 and 9.5.3

<sup>160</sup> RPS Policy 9.5.4

<sup>161</sup> RPS Policy 9.5.5

*extension of commercial activities that has significant adverse effects on the central business district and town centres.”*

134. We read this policy as supporting the intent underlying this group of objectives, while leaving open how this might be planned.
135. Addressing each objective suggested by Mr Paetz in turn, the version of his recommended Frankton objective presented with his reply evidence reads:
- “The key mixed use function of the Frankton commercial area is enhanced, with better transport and urban design integration between Remarkables Park, Queenstown Airport, Five Mile and Frankton Corner”.*
136. This is an expansion from the version of the same objective recommended with Mr Paetz’s Section 42A Report reflecting a view (explained by Mr Paetz in this reply evidence<sup>162</sup>) that the Frankton area should be viewed as one wider commercial locality, comprising a network of several nodes, with varying functions and scales.
137. Dr McDermott gave evidence for the Council, supporting separate identification of the Frankton area on the basis that its commercial facilities had quite a different role to the town centres of Wanaka and Queenstown and operated in a complimentary manner to those centres.
138. We also heard extensive evidence from QAC as to the importance of Queenstown Airport to the District’s economy<sup>163</sup>.
139. We accept that Frankton plays too important a role in the economy of the District for its commercial areas to be classed in the ‘other’ category, as was effectively the case in the notified Chapter 3. We consider, however, that it is important to be clear on what that role is, and how it is different to that of the Queenstown and Wanaka town centres. That then determines whether a wider or narrower view of what parts of the Frankton area should be the focus of the objective.
140. The term Dr McDermott used to describe Frankton was “mixed use” and Mr Paetz recommended that that be how the Frankton area is described.
141. The problem we had with that recommendation was that it gives no sense of the extent of the ‘mix’ of uses. In particular, “mixed use” could easily be taken to overlap with the functions of the Queenstown town centre. Dr McDermott described the latter as being distinguished by the role it (and Wanaka town centre) plays in the visitor sector, both as destinations in their own right and then catering for visitors when they are there<sup>164</sup>. By contrast, he described Frankton as largely catering for local needs although when he appeared at the hearing, he emphasised that local in this sense is relative, because of the role of the Frankton retail and industrial facilities in catering for a wider catchment than just the immediate Frankton area. While Dr McDermott took the view that that wider catchment might extend as far as Wanaka, his opinion in that regard did not appear to us to be based on any hard evidence. However, we accept that Frankton’s role is not limited to serving the immediate ‘local’ area.

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<sup>162</sup> At paragraph 5.7

<sup>163</sup> In particular, the evidence of Mr Mark Edghill

<sup>164</sup> Dr P McDermott, EiC at 2.1(c).

142. Mr Chris Ferguson suggested to us that because of the overlapping functions between commercial centres, referring to *“the wider Frankton commercial area”* confused the message<sup>165</sup>.
143. Evidence we heard, in particular from the NZIA representatives, took the same point further, suggesting that Frankton’s importance to the community was not limited to its commercial and industrial facilities, and that it had an important role in the provision of educational, health and recreation facilities as well. We accept that point too. This evidence suggests a need to refer broadly to the wider Frankton area than just to specific nodes or elements, and to a broader range of community facilities.
144. The extent to which this objective should focus on integration was also a matter in contention. The representatives for QAC opposed reference to integration for reasons that were not entirely clear to us and when he reappeared on the final day of hearing, Mr Kyle giving evidence for QAC, said that he was ambivalent on the point.
145. For our part, we regard integration between the various commercial and industrial nodes of development on the Frankton Flats (including Queenstown Airport), and indeed its residential areas<sup>166</sup>, as being important, but consider that this is better dealt with as a policy. We will come back to that.
146. In summary, we recommend that Mr Paetz’s suggested objective largely be accepted, but with the addition of specific reference to its focus on visitors, to provide a clearer distinction between the roles of Queenstown and Wanaka town centres and Frankton and Three Parks respectively.
147. Accordingly, we recommend that the wording of Objective 3.2.1.1 (renumbered 3.2.1.2 for reasons we will shortly explain) be amended so read:
- “The Queenstown and Wanaka town centres<sup>167</sup> are the hubs of New Zealand’s premier alpine visitor resorts and the District’s economy.”*
148. We further recommend that a new objective be added (numbered 3.2.1.3) as follows:
- “The Frankton urban area functions as a commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.”*
149. The case for recognition of the Three Parks commercial area is less clear. While, when the development is further advanced, it will be a significant element of the economy of the Upper Clutha Basin, that is not the case at present.
150. Mr Dippie appeared before us and made representations on behalf of Orchard Road Holdings Limited<sup>168</sup> and Willowridge Developments Limited<sup>169</sup> advocating recognition of Three Parks in the same way that the Frankton commercial areas were proposed (by Council staff) to be

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<sup>165</sup> C Ferguson, EiC at paragraph 103

<sup>166</sup> A key issue for QAC is how Queenstown airport’s operations might appropriately be integrated with further residential development in the wider Frankton area

<sup>167</sup> Defined by the extent of the Town Centre Zone in each case.

<sup>168</sup> Submission 91/Further Submission 1013

<sup>169</sup> Submission 249/Further Submission 1012



recognised, but was reasonably non-specific as to exactly how that recognition might be framed.

151. Dr McDermott's evidence in this regard suffered from an evident unfamiliarity with the Wanaka commercial areas and was therefore not particularly helpful. However, we were assisted by Mr Kyle who, although giving evidence for QAC, had previously had a professional role assisting in the Three Parks development. In response to our query, he described the primary function of the Three Parks commercial area as being to provide more locally based shopping, including provision for big box retailing. He thought there was a clear parallel between the relationship between Frankton and Queenstown town centre.

152. Mr Paetz recommended in his reply evidence that the Three Parks area be recognised in its own objective as follows:

*"The key function of the commercial core of the Three Parks Special Zone is sustained and enhanced, with a focus on large format retail development".*

153. We do not regard it is appropriate for the objective related to Three Parks to provide for *"sustaining and enhancing"* of the function of the commercial part of the Three Parks area; that is more a policy issue. Similarly, saying that the Three Parks Commercial Area should be focussed on large format retail development leaves too much room, in our view, for subsidiary focusses which will erode the role of the Wanaka town centre. Lastly, referring to the Three Parks *'Special Zone'* does not take account of the possibility that there may not be a *'Special Zone'* in future.

154. Ultimately, though, we recommend that the Three Parks Commercial Area be recognised because it is projected to be a significant element of the economy of the Upper Clutha Basin over the planning period covered by the PDP.

155. To address the wording issues noted above, we recommend that the objective (numbered 3.2.1.4) be framed as follows:

*"The key function of the commercial core of Three Parks is focussed on large format retail development".*

156. The only submission seeking amendment to the notified Objective 3.2.1.3, sought that it be reworded as an aspirational outcome to be achieved, rather than as a policy<sup>170</sup>. In his reply evidence, the version of this objective suggested by Mr Paetz (addressing this point) read:

*"Development of innovative and sustainable enterprises that contribute to diversification of the District's economic base and create employment opportunities."*

157. Although only an issue of emphasis, we see the environmental outcome as being related to the District's economic base. Development of enterprises contributing to economic diversity and employment are a means to that end.

158. Accordingly, we recommend that the objective (renumbered 3.2.1.6) be reframed as follows:

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<sup>170</sup> Submission 761

*“Diversification of the District’s economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.”*

159. As already noted, a number of submissions raised the need for specific recognition of the visitor industry outside the Queenstown and Wanaka town centres.

160. The objective recommended by Mr Paetz in his reply evidence to address the failure of the notified plan to recognise the significance of the visitor industry to the District economy in this context was framed as follows:

*“The significant socioeconomic benefits of tourism activities across the District are provided for and enabled.”*

161. While we accept the need for an objective focused on the contribution of the visitor industry outside the Queenstown and Wanaka town centres to the District’s economy, including but not limited to employment, the phraseology of Mr Paetz’s suggested objective needs further work. Talking about the benefits being provided for does not identify a clear outcome. The objective needs to recognise the importance of the visitor industry without conveying the impression that provision for the visitor industry prevails over all other considerations irrespective of the design or location of the visitor industry facilities in question. Policy 5.3.1(e) of the Proposed RPS supports some qualification of recognition for visitor industry facilities – it provides for tourism activities located in rural areas *“that are of a nature and scale compatible with rural activities”*. Similarly, one would normally talk about enabling activities (that generate benefits) rather than enabling benefits. Benefits are realised. Lastly, we prefer to refer to the visitor industry rather than to tourism activities. Reference to tourism might be interpreted to exclude domestic visitors to the District. It also excludes people who visit for reasons other than tourism.

162. In summary, we recommend that a new objective be inserted worded as follows:

*“The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District.”*

163. Given the importance of the visitor industry to the District’s economy and the fact that the other objectives addressing the economy are more narrowly focused, we recommend that it be inserted as the first objective (fleshing out the revised goal/higher-level objective stated in Section 3.2.1) and numbered 3.2.1.1.

164. Objective 3.2.1.2 was obviously developed to operate in conjunction with 3.2.1.1. As notified, it referred to the role played by commercial centres and industrial areas outside the Wanaka and Queenstown central business areas.

165. Many of the submissions on this objective were framed around the fact that as written, it would apply to the Frankton Flats commercial and industrial areas, and to the Three Parks commercial area. As such, if our recommendations as above are accepted, those submissions have effectively been overtaken, being addressed by insertion of specific objectives for those areas.

166. In Mr Paetz’s reply evidence, the version of this objective he recommended read:

*“Enhance and sustain the key local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres and Frankton.”*

167. Starting with two verbs, this still reads more like a policy than an objective. Mr Paetz’s suggested objective also fails to take account of his recommendation (which we accept) that the commercial area of Three Parks be the subject of a specific objective. Lastly, and as for renumbered Objective 3.2.1.2, it needs clarity as to the extent of the ‘town centres’.

168. Addressing these matters, we recommend that this objective (renumbered 3.2.1.5) be amended to read as follows:

*“Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres<sup>171</sup>, Frankton, and Three Parks are sustained.”*

169. Objective 3.2.1.4 as notified read:

*“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, healthy ecosystems, and Ngai Tahu values, rights and interests.”*

170. This objective attracted a large number of submissions querying the reference to farming having a “strong productive value”<sup>172</sup> with many of those submissions seeking that the objective refer to “traditional” land uses. Some submissions<sup>173</sup> sought that the objective be more overtly ‘enabling’. One submission<sup>174</sup> sought to generalise the objective so that it does not mention the nature of current uses, but rather focuses on enabling “tourism, employment, recreational, and residential based activities” and imports a test of “functional need to be located in rural areas.” Mr Carey Vivian, giving evidence both for this submitter and a further submitter opposing the submission<sup>175</sup>, suggested to us that a ‘functional need’ test would ensure inappropriate diversification does not occur. Mr Chris Ferguson supported another submission<sup>176</sup> that suggested a functional need test<sup>177</sup>, but did not comment on how that test should be interpreted. We are not satisfied that Mr Vivian’s confidence is well founded. As we will discuss later in this report in relation to suggestions that activities relying on the use of rural resources should be provided for, these seem to us to be somewhat elastic concepts, potentially applying to a wide range of activities.

171. Many submissions also sought deletion of the reference to a “sensitive” approach<sup>178</sup>.

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<sup>171</sup> Defined by the extent of the Town Centre Zone in each case

<sup>172</sup> See e.g. Submissions 343, 345, 375, 407, 437, 456, 513, 522, 532, 534, 535, 537, 696, 806, 807; Supported in FS1097, FS1192, FS1256, FS1286, FS1322; Opposed in FS1004, FS1068, FS1071, FS1120, FS1282, FS1322.

<sup>173</sup> E.g. Submission 621

<sup>174</sup> Submission 519; Supported in FS1015 and FS1097; Opposed in FS1356

<sup>175</sup> Further Submission 1356

<sup>176</sup> Submission 608-Darby Planning LP

<sup>177</sup> As part of a revised version of the objective that has similarities to that sought in Submission 519, but also some significant differences discussed further below.

<sup>178</sup> See e.g. Submissions 519, 598, 600, 791, 794, 806, 807; Supported in FS1015, FS1097, FS1209; Opposed in FS1034, FS1040, FS1356

172. Suggestions varied as to how potential adverse effects resulting from diversification of land uses might be addressed. One submitter<sup>179</sup> suggested adverse effects on the matters referred to be taken into account, or alternatively that an ‘*appropriate*’ approach be taken to adverse effects. Mr Vivian, giving planning evidence on the point, suggested as a third alternative, an ‘*effects-based*’ approach. Another submitter<sup>180</sup> suggested that potential adverse effects be avoided, remedied or mitigated. Mr Jeff Brown supported the latter revision in his planning evidence<sup>181</sup>, on the basis that he preferred the language of the Act. Yet another submission<sup>182</sup>, supported by the planning evidence of Mr Chris Ferguson, suggested that reference to adverse effects be omitted (in the context of a reframed objective that would recognise the value of the natural and physical resources of rural areas to enable specified activities and to accommodate a diverse range of activities).
173. By Mr Paetz’s reply evidence, he had arrived at the following recommended wording:
- “Diversification of land use in rural areas providing adverse effects on rural amenity, landscape character, healthy ecosystems and Ngai Tahu values, rights and interests are avoided, remedied or mitigated.”*
174. Looking to the RPS for direction, we note that Objective 5.4.1 identifies maintenance and enhancement of the primary production capacity of land resources as an element of sustainable management of those resources. Policy 5.5.2 is also relevant, promoting retention of the primary productive capacity of high class soils. We did not hear any evidence as to whether any, and if so, which, soils would meet this test in the District, but Policy 5.5.4 promotes diversification and use of the land resource to achieve sustainable land use and management systems. While generally expressed, the latter would seem to support the outcome the PDP objective identifies, at least in part.
175. The Proposed RPS focuses on the sufficiency of land being managed and protected for economic production<sup>183</sup>. This is supported by policies providing, inter alia, for enabling of primary production and other activities supporting the rural economy and minimising the loss of significant soils<sup>184</sup>. This also supports recognition of the primary sector.
176. We accept that the many submissions taking issue with the reference to the strong productive value of farming have a point, particularly in a District where the visitor industry makes such a large contribution to the economy, both generally and relative to the contribution made by the farming industry<sup>185</sup>. Nor is it obvious why, if the effects-based tests in the objective are met, diversification of non-farming land uses is not a worthwhile outcome.
177. The alternative formulation of the objective suggested by Darby Planning LP, and supported by Mr Ferguson, would side-step many of the other issues submissions have focussed on, but ultimately, we take the view that stating rural resources are valued for various specified purposes does not sufficiently advance achievement of the purpose of the Act. Put simply, it invites the query: so what?

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<sup>179</sup> Submission 519; Supported in FS1015 and FS1097; Opposed in FS1356

<sup>180</sup> Submission 806

<sup>181</sup> At paragraph 4.7

<sup>182</sup> Submission 608; Supported in FS1097, FS1117, FS1155, FS1158; Opposed in FS1034

<sup>183</sup> Proposed RPS, Objective 5.3

<sup>184</sup> Proposed RPS, Policy 5.3.1

<sup>185</sup> We note in particular the evidence of Mr Ben Farrell (on behalf of Real Journeys Ltd in relation to this point).

178. Reverting to Mr Paetz’s recommendation, in our view, it is desirable to be clear what the starting point is; diversification from what? Accordingly, we recommend the submissions seeking that reference be to traditional land uses in rural areas be accepted. Clearly farming is one such traditional land use and we see no issue with referring to that as an example. We do not accept that a ‘*functional need*’ test would add value, because of the lack of clarity as to what that might include.
179. We also agree that the reference in a notified objective to a sensitive approach requires amendment because it gives little clarity as to the effect of the sensitive approach on the nature and extent of adverse effects. We do not, however, recommend that reference be made to adverse effects being avoided, remedied or mitigated. For the reasons discussed above, this gives no guidance as to the desired level of adverse effects on the matters listed. The suggestions that the objective refer to adverse effects being taken into account, or that an appropriate approach be taken to them. would push it even further into the realm of meaninglessness<sup>186</sup>. Those options are not recommended either.
180. Some submissions<sup>187</sup> sought to generalise the nature of the adverse effects required to be managed, deleting any reference to any particular category of effect.
181. In our view, part of the answer is to be clearer about the nature of adverse effects sought to be controlled, combined with being clear about the desired end result. We consider that rural amenity is better addressed through objectives related to activities in the rural environment more generally. Reference to healthy ecosystems in this context is, in our view, problematic. The health of the ecosystems does not necessarily equate with their significance. In addition, why are adverse effects on healthy ecosystems more worthy of protection from diversified land uses than unhealthy ecosystems? One would have thought it might be the reverse.
182. The PDP contains an existing definition of “nature conservation values”. When counsel for the Council opened the hearing, we queried the wording of this definition which incorporated policy elements and did not actually fit with the way the term had been used in the PDP. Counsel agreed that it needed amendment and in Mr Paetz’s reply evidence he suggested the following revised definition of nature conservation values:
- “The collective and interconnected intrinsic values of the indigenous flora and fauna, natural ecosystems and landscape.”*
183. We regard the inclusion of a generalised reference to landscape as expanding nature conservation values beyond their proper scope. Landscape is relevant to nature conservation values to the extent that it provides a habitat for indigenous flora and fauna and natural ecosystems, but not otherwise.
184. Objective 21.2.1 of the PDP refers to ecosystem services as a value deserving of some recognition. The term itself is defined in Chapter 2 as the resources and processes the environment provides. We regard it as helpful to make it clear that when natural ecosystems are referred to in the context of nature conservation values, the collective values of ecosystems include ecosystem services.

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<sup>186</sup> As indeed would the further alternative suggested by Mr Vivian

<sup>187</sup> E.g. Submissions 806 and 807

185. Accordingly, we recommend to the Stream 10 Hearing Panel that the definition of nature conservation values be amended to read:

*“The collective and interconnected intrinsic values of indigenous flora and fauna, natural ecosystems (including ecosystem services), and their habitats.”*

186. Given this revised definition, nature conservation values is a concept which, in our view, could be utilised in this objective. However, given the breadth of the values captured by the definition, it would not be appropriate to refer to all nature conservation values. Some qualitative test is required; in this context, we recommend that the focus be on ‘significant’ nature conservation values.

187. Lastly, consequential on the changes to the Proposed RPS discussed in Report 2, and to the recommendations of that Hearing Panel as to how Objective 3.2.7.1 is framed, the reference to Ngāi Tahu values, **rights** and interests needs to be reviewed.

188. In summary, therefore, we recommend that the objective (renumbered 3.2.1.8) read as follows:

*“Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources are maintained.”*

189. While we agree with Mr Paetz’s recommendation that reference to the strong productive value of farming (in the context of notified Objective 3.2.1.4) be deleted, deletion of that reference, and amending the objectives to refer to realisation of the benefits from the visitor industry and diversification of current land uses leaves a gap, because it fails to recognise the economic value of those traditional farming activities. We accept that ongoing farming also provides a collateral benefit to the economy through its contribution to maintenance of existing rural landscape character, on which the visitor industry depends<sup>188</sup>. Mr Ben Farrell gave evidence suggesting, by contrast, that farming has had adverse effects on natural landscapes and that those ‘degraded’ natural environments had significant potential to be restored<sup>189</sup>. We accept that farming has extensively modified the natural (pre-European settlement) environment. However, the expert landscape evidence we heard (from Dr Read) is that large areas of farmed landscapes are outstanding natural landscapes and section 6(b) requires that those landscapes be preserved. Cessation of farming might result in landscapes becoming more natural, but we consider that any transition away from farming would have to be undertaken with great care.

190. Continuation of the status quo, by contrast, provides greater surety that those landscapes will be preserved. As already noted, recognition of existing primary production activities is also consistent both with the RPS and the Proposed RPS. The notified Objective 3.2.5.5. sought to address the contribution farming makes to landscape values, as follows:

*“Recognise that agricultural land use is fundamental to the character of our landscapes.”*

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<sup>188</sup> The relationship between landscape values and economic benefits was recognised by the Environment Court as long ago as *Crichton v Queenstown Lakes District Council*. W12/99 at page 12. Dr Read gave evidence that this remains the position – see Dr M Read, EiC at 4.2.

<sup>189</sup> B Farrell, EiC at [111] and [116]

191. That objective attracted a large number of submissions, principally from tourist interests and parties with an interest in residential living in rural environments, seeking that it recognise the contribution that other activities make to the character of the District's landscapes<sup>190</sup>. This prompted Mr Paetz to recommend that the focus of the objective be shifted to read:

*"The character of the District's landscapes is maintained by ongoing agricultural land use and land management."*

192. We agree with the thinking underlying Mr Paetz's recommendation, that as many submitters suggest, agricultural land uses are not the only way that landscape character is maintained.
193. However, we have a problem with that reformulation, because not all agricultural land use and land management will maintain landscape character<sup>191</sup>.
194. We are also wary of any implication that existing farmers should be locked into farming as the only use of their land, particularly given the evidence we heard from Mr Phillip Bunn as to the practical difficulties farmers have in the Wakatipu Basin continuing to operate viable businesses. The objective needs to encourage rather than require farming of agricultural land.
195. The suggested objective also suffers from implying rather than identifying the desired environmental end point. To the extent the desired end point is continued agricultural land use and management (the implication we draw from the policies seeking to implement the objective), landscape character values are not the only criterion (as the policies also recognise – referring to significant nature conservation values).
196. We therefore recommend that Objective 3.2.5.5 be shifted to accompany the revised Objective 3.2.1.4, as above, and amended to read as follows:

*"Agricultural land uses consistent with the maintenance of the character of rural landscapes and significant nature conservation values are enabled."*

197. Logically, given that agricultural land uses generally represent the status quo in rural areas, this objective should come before the revised Objective 3.2.1.4 and so we have reordered them, numbering this Objective 3.2.1.7.
198. The final objective in Section 3.2.1, as notified, related to provision of infrastructure, reading:
- "Maintain and promote the efficient operation of the District's infrastructure, including designated Airports, key roading and communication technology networks."*
199. A number of submissions were lodged by infrastructure providers<sup>192</sup> related to this objective, seeking that its scope be extended in various ways, discussed further below. We also heard a substantial body of evidence and legal argument regarding the adequacy of treatment for

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<sup>190</sup> Submissions 343, 345, 375, 407, 437, 456, 513, 515, 522, 531, 534, 535, 537, 598, 807; Supported in FS1097, FS1056, FS1086, FS1287, FS1292, FS1322; Opposed in FS1068, FS1071, FS1091, FS1120 and FS1282

<sup>191</sup> Mr Dan Wells suggested to us the introduction of pivot irrigators for instance as an example of undesirable agricultural evolution from a landscape character perspective).

<sup>192</sup> Submissions 251, 433, 635, 719, 805; Supported in FS1077, FS1092, FS1097, FS1115, FS1117, FS1159, FS1340; Opposed in FS1057, FS1117, FS1132

infrastructure in this regard, and elsewhere. We were reminded by Transpower New Zealand Limited<sup>193</sup> that we were obliged to give effect to the NPSET 2008.

200. Other submissions<sup>194</sup> sought deletion of an inclusive list. Submission 807 argued that the *'three waters'* are essential and should be recognised. That submission also sought that the objective emphasise timely provision of infrastructure. Submission 806 sought that the objective recognise the need to minimise adverse effects by referring to the importance of maintaining the quality of the environment.
201. Another approach suggested was to clarify/expand the description of infrastructure<sup>195</sup>
202. Mr Paetz recommended that we address these submissions by inserting a new goal, objective and policy into Chapter 3.
203. We do not agree with that recommendation. It seems to us that while important at least to the economic and social wellbeing of people and communities (to put it in section 5 terms), infrastructure needs (including provisions addressing reverse sensitivity issues) are ultimately an aspect of development in urban and rural environments so as to achieve a prosperous and resilient economy (and therefore squarely within the first goal/high-level objective), rather than representing a discrete topic that should be addressed with its own goal/high-level objective.
204. That does not mean, however, that this is not an appropriate subject for an objective at the next level down. Reverting then to the notified objective, we consider the submissions opposing the listing of some types of infrastructure have a point. Even though the list is expressed to be inclusive, it invites a *'me too'* approach from those infrastructure providers whose facilities have not been listed<sup>196</sup> and raises questions as to why some infrastructure types are specifically referenced, and not others. The definition of *'infrastructure'* in the Act is broad, and we do not think it needs extension or clarification.
205. The essential point is that the efficient operation of infrastructure is a desirable outcome in the broader context of seeking a prosperous and resilient District economy. Quite apart from any other considerations, Objective 9.4.2 of the RPS (promoting the sustainable management of Otago's infrastructure<sup>197</sup>) along with Policy 9.5.2 (promoting and encouraging efficiency and use of Otago's infrastructure) would require its recognition. We regard that as an appropriate objective, provided that outcome is not pursued to the exclusion of all other considerations; in particular, without regard to any adverse effects on the natural environment that might result.
206. It follows that we accept in principle the point made in Submission 806, that adverse effects of the operation of infrastructure need to be minimised as part of the objective.
207. As regards the submissions seeking extension of the scope of the objective, we accept that this objective might appropriately be broadened to relate to the provision of infrastructure, as well

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<sup>193</sup> Submission 805

<sup>194</sup> Submissions 806 and 807; Opposed in FS1077

<sup>195</sup> Submissions 117 and 238: Supported in FS1117; Opposed in FS1107, FS1157, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>196</sup> Accepting that submissions of this ilk were not limited to infrastructure providers- NZIA sought that bridges be added to the list.

<sup>197</sup> See Objective 4.3 of the Proposed RPS to similar effect



as its operation. Submitters made a number of suggestions as to how a revised objective might be framed to extend it beyond infrastructure 'operation'. Variations included reference to:

- a. Infrastructure 'development'<sup>198</sup>
- b. 'Provision' of infrastructure<sup>199</sup>
- c. 'Maintenance development and upgrading' of infrastructure<sup>200</sup>, wording that we note duplicates Policy 2 of the NPSET 2008.

208. In terms of how infrastructure should be described in the objective, again there were a number of suggestions. Some submissions sought that infrastructure provision be 'effective'<sup>201</sup>, again reflecting wording in the NPSET 2008. Submission 635 also suggested that reference be made to safety. Lastly, and as already noted, submission 807 sought that reference be made to the timing of the infrastructure provision.

209. Mr Paetz recommended the following wording:

*"Maintain and promote the efficient and effective operation, maintenance, development and upgrading of the District's existing infrastructure and the provision of new infrastructure to provide for community wellbeing."*

210. We do not regard Mr Paetz's formulation as satisfactory. Aside from the absence of an environmental performance criterion and the fact that it is not framed as an outcome, the suggested division between existing and new infrastructure produces anomalies. Existing infrastructure might be operated, maintained and upgraded, but it is hard to see how it can be developed (by definition, if it exists, it has already been developed). Similarly, once provided, why should new infrastructure not be maintained and upgraded? The way in which community wellbeing is referenced also leaves open arguments as to whether it applies to existing infrastructure, or just to new infrastructure.

211. We also think that 'community wellbeing' does not capture the true role of, or justification for recognising, infrastructure. Submissions 806 and 807 suggested that reference be to infrastructure "that supports the existing and future community", which is closer to the mark, but rather wordy. We think that reference would more appropriately be to meeting community needs.

212. The RPS is too generally expressed to provide direction on these issues, but we take the view that the language of the NPSET 2008 provides a sensible starting point, compared to the alternatives suggested, given the legal obligation to implement the NPSET. Using the NPSET 2008 language and referring to 'effective' infrastructure also addresses the point in Submission 807 – effective infrastructure development will necessarily be timely. Lastly, while safety is important, we regard that as a prerequisite for all development, not just infrastructure.

213. Taking all of these considerations into account, we recommend that Objective 3.2.1.5 be renumbered 3.2.1.9 and revised to read:

*"Infrastructure in the District that is operated, maintained developed and upgraded efficiently and effectively to meet community needs and which maintains the quality of the environment".*

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<sup>198</sup> Submission 251; Supported in FS1092, FS1097, FS1115, FS1117; Opposed in FS1132

<sup>199</sup> Submissions 635, 806, 807; Supported in FS 1159, Opposed in FS1077

<sup>200</sup> Submission 805

<sup>201</sup> Submissions 635, 805; Supported in FS1159

214. Having recommended an objective providing generically for infrastructure, we do not recommend acceptance of the New Zealand Fire Service Commission submission<sup>202</sup> that sought a new objective be inserted into Section 3.2.1 providing for emergency services. While important, this can appropriately be dealt with in the more detailed provisions of the PDP.
215. In summary, having considered all of the objectives in its proposed Section 3.2.1, we consider them individually and collectively to be the most appropriate way in which to achieve the purpose of the Act as it relates to the economy of the District.

#### **2.4. Section 3.2.2 Goal – Urban Growth Management**

216. The second specified ‘goal’ read:

*“The strategic and integrated management of urban growth”.*

217. A number of submissions supported this goal in its current form. One submission in support<sup>203</sup> sought that it be expanded to cover all growth within the district, not just urban growth.
218. One submission<sup>204</sup> sought its deletion, without any further explanation. Another submission<sup>205</sup> sought in relation to this goal, an acknowledgement that some urban development might occur outside the UGB.
219. A number of other submissions sought relief nominally in respect of the Section 3.2.2 goal that in reality relate to the more detailed objectives and policies in that section. We consider them as such.
220. Mr Paetz did not recommend any amendment to this goal.
221. The focus of the RPS previously discussed (on sustainable management of the built environment) is too generally expressed to provide direction in this context. The Proposed RPS focuses more directly on urban growth under Objective 4.5 (*“Urban growth and development is well-designed, reflects local character and integrates effectively with adjoining urban and rural environments”*). Policy 4.5.1 in particular supports this goal – it refers specifically to managing urban growth in a strategic and coordinated way.
222. Reverting to the submissions on it, we do not regard it as appropriate that this particular goal/high-level objective be expanded to cover all growth within the District. Growth within rural areas raises quite different issues to that in urban areas.
223. Nor do we accept Submission 807. The goal is non-specific as to where urban growth might occur. The submitter’s point needs to be considered in the context of the more detailed objectives and policies fleshing out this goal.
224. Accordingly, the only amendment we would recommend is to reframe this goal more clearly as a higher-level objective, as follows:

*“Urban growth managed in a strategic and integrated manner.”*

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<sup>202</sup> Submission 438; Supported in FS1160

<sup>203</sup> Submission 471; Supported in FS1092

<sup>204</sup> Submission 294

<sup>205</sup> Submission 807

225. We consider that a high-level objective in this form is the most appropriate way to achieve the purposes of the Act as it relates to urban growth.

## 2.5. Section 3.2.2 Objectives – Urban Growth Management

226. Objective 3.2.2.1 is the primary objective related to urban growth under what was goal 3.2.2. As notified it read:

*“Ensure urban development occurs in a logical manner:*

- a. To promote a compact, well designed and integrated urban form;*
- b. To manage the cost of Council infrastructure; and*
- c. To protect the District’s rural landscapes from sporadic and sprawling development.”*

227. Submissions on this objective sought variously:

- a. Its deletion<sup>206</sup>;
- b. Recognition of reverse sensitivity effects on significant infrastructure as another aspect of logical urban development<sup>207</sup>;
- c. Deletion of reference to logical development and to sporadic and sprawling development, substituting reference to “urban” development<sup>208</sup>;
- d. Removal of the implication that the only relevant infrastructure costs are Council costs<sup>209</sup>;
- e. Generalising the location of urban development (“*appropriately located*”) and emphasising the relevance of efficiency rather than the cost of servicing<sup>210</sup>.

228. The version of this objective recommended by Mr Paetz in his reply evidence accepted the point that non-Council infrastructure costs were a relevant issue, but otherwise recommended only minor drafting changes.

229. In our view, consideration of this objective needs to take into account a number of other objectives in Chapter 3:

*“3.2.2.2: Manage development in areas affected by natural hazards.”<sup>211</sup>*

*3.2.3.1 Achieve a built environment that ensures our urban areas are desirable and safe places to live, work and play;*

*3.2.6.1 Provide access to housing that is more affordable;*

*3.2.6.2 Ensure a mix of housing opportunities.*

*3.2.6.3 Provide a high quality network of open spaces and community facilities.”*

230. Submissions on the above objectives sought variously:

- a. Deletion of Objective 3.2.2.2<sup>212</sup>;

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<sup>206</sup> Submission 806

<sup>207</sup> Submissions 271 and 805; Supported in FS1092, FS1121, FS1211, FS1340; Opposed in FS 1097 and FS1117

<sup>208</sup> Submission 608; Opposed in FS1034

<sup>209</sup> Submission 635

<sup>210</sup> Submissions 806 and 807

<sup>211</sup> Although this could be read to apply to non-urban development in isolation, in the context of an urban development goal and a supporting policy focussed on managing higher density urban development, that is obviously not intended.

<sup>212</sup> Submission 806

- b. Amendment of 3.2.6.1 so that it is more enduring and refers not just to housing, but also to land supply for housing<sup>213</sup>;
  - c. Addition of reference in 3.2.6.1 to design quality<sup>214</sup>;
  - d. Collapsing 3.2.6.1 and 3.2.6.2 together<sup>215</sup>;
  - e. Amendment of 3.2.6.2 to refer to housing densities and typologies rather than opportunities<sup>216</sup>;
  - f. Amendment to 3.2.6.3 to refer to community activities rather than community facilities if the latter term is not defined to include educational facilities<sup>217</sup>.
231. Remarkably, for this part of the PDP at least, Objective 3.2.3.1 does not appear to have been the subject of any submissions, other than to the extent that it is caught by UCES's more general relief, seeking that Chapter 3 be deleted.
232. Mr Paetz did not recommend substantive changes to any of these objectives, other than to rephrase them as seeking an environmental outcome.
233. We have already noted some of the provisions of the RPS relevant to these matters. As in other respects, the RPS is generally expressed, so as to leave ample leeway in its implementation, but Policy 9.5.5 is worthy of mention here – it directs maintenance and where practicable enhancement of the quality of life within the build environment, which we regard as supporting Objective 3.2.3.1.
234. The Proposed RPS contains a number of provisions of direct relevance to this group of objectives. We have already noted Objective 4.5, which supports a focus on good design and integration, both within and without existing urban areas. Aspects of Policy 4.5.1 not already mentioned focus on minimising adverse effects on rural activities and significant soils, maintaining and enhancing significant landscape or natural character values, avoiding land with significant risk from natural hazards and ensuring efficient use of land. These provisions provide strong support for the intent underlying many of the notified objectives.
235. In our view, the matters covered by the group of PDP objectives we have quoted are so interrelated that they could and should be combined in one overall objective related to urban growth management.
236. In doing so, we recommend that greater direction be provided as to what outcome is sought in relation to natural hazards. Mr Paetz's recommended objective suggests that development in areas affected by natural hazards "*is appropriately managed*". This formulation provides no guidance to decision makers implementing the PDP. While the RPS might be considered equally opaque in this regard<sup>218</sup>, the proposed RPS takes a more directive approach. Policy 4.5.1, as noted, directs avoidance of land with significant natural hazard risk. Objective 4.1 of the Proposed RPS states:

*"Risk that natural hazards pose to Otago's communities are minimised."*

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<sup>213</sup> Submissions 513, 515, 522, 528, 531, 532, 534, 535, 537: Supported in FS1256, FS1286, FS1292, FS1322; Opposed in FS1071 and FS1120

<sup>214</sup> Submission 238: Opposed in FS1107, FS1157, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248, FS1249

<sup>215</sup> Submission 806

<sup>216</sup> Submission 608: Opposed in FS1034

<sup>217</sup> Submission 524

<sup>218</sup> Refer Objective 11.4.2 and the policies thereunder

237. Having regard to these provisions (as we are bound to do), we recommend that the focus on natural hazard risk in relation to urban development similarly be on minimising that risk.
238. It is also relevant to note that the Proposed RPS also has an objective<sup>219</sup> seeking that Otago's communities "*are prepared for and are able to adapt to the effects of climate change*" and a policy<sup>220</sup> directing that the effects of climate change be considered when identifying natural hazards. While the RPS restricts its focus on climate change to sea-level rise<sup>221</sup>, which is obviously not an issue in this District, this is an area where we consider the Proposed RPS reflects a greater level of scientific understanding of the potential effects of climate change since the RPS was made operative<sup>222</sup>.
239. As above, submissions focus on the reference to logical development. It is hard to contemplate that urban development should be illogical (or at least not intentionally so), but we recommend that greater guidance might be provided as to what is meant by a logical manner of urban development. Looking at Chapter 4, and the areas identified for urban development, one obvious common feature is that they build on historical urban settlement patterns (accepting that in some cases it is a relatively brief history), and we recommend that wording to this effect be inserted in this objective.
240. Lastly, consistent with our recommendation above, reference is required in this context to the interrelationship of urban development and infrastructure. Mr Paetz's suggested formulation (manages the cost of infrastructure) does not seem to us to adequately address the issue. First, the concept that costs would be managed provides no indication as to the end result – whether infrastructure costs will be high, low, or something in between. Secondly, while obviously not intended to do so (Mr Paetz suggests a separate objective and policy to deal with it), restricting the focus of the objective to the costs of infrastructure does not address all of the reverse sensitivity issues that both QAC and Transpower New Zealand Limited emphasised to us, the latter with reference to the requirements of the NPSET 2008.
241. The suggestion by Remarkables Park Ltd and Queenstown Park Ltd that the focus be on efficiency of servicing, while an improvement on '*managing*' costs, similarly does not get close to addressing reverse sensitivity issues.
242. We accordingly recommend that reference should be made to integration of urban development with existing and planned future infrastructure. While this is still reasonably general, the recommendations following will seek to put greater direction around what is meant.
243. We regard reference to community housing as being too detailed in this context and do not agree with the suggestion that sprawling and sporadic development is necessarily '*urban*' in character<sup>223</sup>. Mr Chris Ferguson<sup>224</sup>, suggested as an alternative to the relief sought, that the objective refer to "*urban sprawl development*", which from one perspective, would restrict the ambit of the protection the objective seeks for rural areas still further. Mr Ferguson relied on

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<sup>219</sup> Objective 4.2.2

<sup>220</sup> Policy 4.1.1(d)

<sup>221</sup> Policy 8.5.8

<sup>222</sup> As well as reflecting the legislative change to add section 7(i) to the Act

<sup>223</sup> Depending of course on how '*urban development*' is defined. This is addressed in much greater detail below.

<sup>224</sup> Giving planning evidence on the submission of Darby Planning LP

the fact that Mr Bird's evidence referred to sprawling development, but not to sporadic development, in his evidence. However, Mr Bird confirmed in answer to our question that he regarded sporadic development in the rural areas as just as concerning as sprawling development. Accordingly, we do not accept Mr Ferguson's suggested refinement of the relief the submission sought.

244. We likewise do not accept the alternative relief sought in Submission 529. We consider that the role of educational facilities is better dealt with in the definition section, as an aspect of community facilities, than by altering the objective to refer to community activities. Such an amendment would be out of step with the focus of the objective on aspects of urban development.

245. Finally, we consider all objectives and policies will be more readily understood (and more easily referred to in the future) if any lists within them are alphanumeric lists rather than bullet points. Such a change is recommended under Clause 16(2) and all our recommended objectives and policies reflect that change.

246. In summary, we recommend that Objective 3.2.2.1 be amended to read:

*“Urban development occurs in a logical manner so as to:*

- a. promote a compact, well designed and integrated urban form;*
- b. build on historical urban settlement patterns;*
- c. achieve a built environment that provides desirable and safe places to live, work and play;*
- d. minimise the natural hazard risk, taking account of the predicted effects of climate change;*
- e. protect the District's rural landscapes from sporadic and sprawling development;*
- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;*
- g. contain a high quality network of open spaces and community facilities; and*
- h. be integrated with existing, and planned future, infrastructure.”*

247. We consider that an objective in this form is the most appropriate way to expand on the high-level objective and to achieve the purpose of the Act as it relates to urban development.

## **2.6. Section 3.2.3 – Goal – Urban Character**

248. As notified, the third goal read:

*“A quality built environment taking into account the character of individual communities.”*

249. A number of submissions supported this goal. One submission<sup>225</sup> sought its deletion.

250. Mr Paetz did not recommend any change to this goal.

251. Recognition of the character of the built environment implements the generally expressed provisions of the RPS related to the built environment (Objective 9.4 and the related policies) already noted. A focus on local character is also consistent with objective 4.5 of the Proposed RPS.

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<sup>225</sup> Submission 807

252. While Mr Haworth’s criticism of it in his evidence for UCES (as being “*a bit waffly*” and “*obvious*”) is not wholly unjustified, we consider that there is a role for recognition of urban character as a high-level objective that is expanded on by more detailed objectives. The goal as notified is already expressed in the form of an objective. Accordingly, we recommend its retention with no amendment as being the most appropriate way to achieve the purpose of the Act.

**2.7. Section 3.2.3 – Objectives – Urban Character**

253. We have already addressed Objective 3.2.3.1 as notified and recommended that it be shifted into Section 3.2.2.

254. Objective 3.2.3.2 as notified, read:

*“Protect the District’s cultural heritage values and ensure development is sympathetic to them.”*

255. The submissions on this objective either seek its deletion<sup>226</sup>, or that protection of cultural heritage values be “*from inappropriate activities*”<sup>227</sup>.

256. Mr Paetz’s reply evidence recommended that the objective be framed as:

*“Development is sympathetic to the District’s cultural heritage values.”*

257. Reference to cultural heritage includes both Maori and non-Maori cultural heritage. The former is, however, already dealt with in Section 3.2.7 and we had no evidence that non-Maori cultural heritage expands beyond historic heritage, so we recommend the objective be amended to focus on the latter.

258. Historic heritage is not solely an urban development issue, and so this should remain a discrete objective of its own, if retained, rather than being amalgamated into Objective 3.2.3.1.

259. Consideration of this issue comes against a background where Policy 9.5.6 of the RPS directs recognition and protection of Otago’s regionally significant heritage sites through their identification in consultation with communities and development of means to ensure they are protected from inappropriate subdivision, use and development. Both the language and the intent of this policy clearly reflects section 6(f) of the Act, requiring that the protection of historic heritage from inappropriate subdivision, use and development be recognised and provided for, without taking the provisions of the Act much further.

260. The Proposed RPS provides rather more direction with a policy<sup>228</sup> that the values and places and areas of historic heritage be protected and enhanced, among other things by avoiding adverse effects on those values that contribute to the area or place being of regional or national significance, and avoiding significant adverse effects on other values of areas and places of historic heritage.

261. Taking the provisions of the RPS and the Proposed RPS on board, deletion of this objective, at least as it relates to historic heritage, clearly cannot be recommended. The guidance from *King Salmon* as to the ordinary natural meaning of “*inappropriate*” in the context of a provision

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<sup>226</sup> Submission 806

<sup>227</sup> Submissions 607, 615, 621 and 716: Supported in FS1105, FS1137 and FS1345

<sup>228</sup> Policy 5.2.3

providing for protection of something inappropriate from subdivision use and development means that the objective, with or without reference to inappropriate development, would go further (be more restrictive) than implementation of the RPS or consistency with the Proposed RPS would require. However, we do not think that Mr Paetz's suggested wording referring to sympathetic development (on its own) is clear enough to endorse.

262. In summary, we recommend that the objective be reworded as follows:

*"The District's important historic heritage values are protected by ensuring development is sympathetic to those values."*

263. Taking account of the objectives recommended to be included in Section 3.2.2, we consider that this objective is the most appropriate way to achieve the purpose of the Act as it relates to urban character.

## **2.8. Section 3.2.4 – Goal – Natural Environment**

264. As notified, this goal read:

*"The protection of our natural environment and ecosystems".*

265. A number of submissions supported this goal. Two submissions opposed it<sup>229</sup>. Of those, Submission 806 sought its deletion (along with the associated objectives and policies).

266. Mr Paetz did not recommend any amendment to this goal.

267. Even as a high-level aspirational objective, the protection of all aspects of the natural environment and ecosystems is unrealistic and inconsistent with Objective 3.2.1. Nor does the RPS require such an ambitious overall objective - Objective 10.4.2 for instance seeks protection of natural ecosystems (and primary production) *"from significant biological and natural threats"*. Objective 10.4.3 seeks the maintenance and enhancement of the natural character of areas *"with significant indigenous vegetation and significant habitats of indigenous fauna"*.

268. The Proposed RPS addresses the same issue in a different way, focussing on the "values" of natural resources (and seeking they be maintained and enhanced<sup>230</sup>).

269. We consider it would therefore be of more assistance if some qualitative test were inserted so as to better reflect the direction provided at regional level (and Part 2 of the Act). Elsewhere in the PDP, reference is made to *'distinctive'* landscapes and this is an adjective we regard as being useful in this context. The more detailed objectives provide clarity as to what might be considered *'distinctive'* and the extent of the protection envisaged.

270. Accordingly, we recommend that this goal/high-level objective be reframed as follows:

*"The distinctive natural environments and ecosystems of the District are protected."*

271. We consider this is the most appropriate way to achieve the purpose of the Act in the context of a high-level objective related to the natural environment and ecosystems.

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<sup>229</sup> Submissions 806 and 807

<sup>230</sup> Proposed RPS, Objective 3.1



## 2.9. Section 3.2.4 – Objectives – Natural Environment

272. Objective 3.2.4.1 as notified, read as follows:

*“Promote development and activities that sustain or enhance the life supporting capacity of air, water, soils and ecosystems.”*

273. The RPS has a number of objectives seeking maintenance and enhancement, or alternatively safeguarding of life supporting capacity of land, water and biodiversity<sup>231</sup>, reflecting the focus on safeguarding life supporting capacity in section 5 of the Act. In relation to fresh water and aquatic ecosystems, the NPSFM 2014 similarly has that emphasis. The Proposed RPS, by contrast, does not have the same focus on life supporting capacity, or at least not directly so. The combination of higher order provisions, however, clearly supports the form of this objective.

274. The only submissions on the objective either support the objective as notified<sup>232</sup>, or seek that it be expanded to refer to maintenance of indigenous biodiversity<sup>233</sup>.

275. Mr Paetz recommended that the latter submission be accepted and reframing the objective to pitch it as environmental outcome, his version as attached to his reply evidence reads as follows:

*“Ensure development and activities maintain indigenous biodiversity, and sustain or enhance the life supporting capacity of air, water, soil and ecosystems.”*

276. So framed, the objective still starts with a verb and therefore, arguably, states a course of action (policy) rather than an environmental outcome.

277. It might also be considered that shifting the ‘policy’ from promoting an outcome to ensuring it occurs is a significant substantive shift that is beyond the scope of the submissions as above.

278. We accordingly recommend that this objective be reframed as follows:

*“Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.”*

279. Objective 3.2.4.2 as notified read:

*“Protect areas with significant Nature Conservation Values”.*

280. Submissions on this objective included requests for:

- a. Expansion to apply to significant waterways<sup>234</sup>;
- a. Substitution of reference to the values of Significant Natural Areas<sup>235</sup>;
- b. Amendment to protect, maintain and enhance such areas<sup>236</sup>;

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<sup>231</sup> RPS, Objectives 5.4.1, 6.4.3, 10.4.1..

<sup>232</sup> Submissions 600, 755: Supported in FS1209; Opposed in FS1034 – noting the discussion above regarding the efficacy of further submissions opposing submissions that support the notified provisions of the PDP

<sup>233</sup> Submissions 339, 706: Opposed in FS1097, FS1162 and FS1254

<sup>234</sup> Submission 117

<sup>235</sup> Submission 378: Opposed in FS1049 and FS1095

<sup>236</sup> Submission 598: Supported in FS1287; Opposed in FS1040

- c. Addition of reference to appropriate management as an alternative to protection<sup>237</sup>.
281. The version of this objective recommended by Mr Paetz in his reply evidence is altered only to express it as an environmental outcome.
282. Objective 10.4.3 of the RPS, previously noted, might be considered relevant to (and implemented by) this objective<sup>238</sup>.
283. As above, we recommend that the definition of ‘*Nature Conservation Values*’ be clarified to remove policy elements and our consideration of this objective reflects that revised definition. We do not consider it is necessary to specifically state that areas with significant nature conservation values might be waterways. We likewise do not recommend reference to ‘*appropriate management*’, since that provides no direction to decision-makers implementing the PDP.
284. However, we have previously recommended that maintenance of significant Nature Conservation Values be part of the objective relating both to agricultural land uses in rural areas and to diversification of existing activities. As such, we regard this objective as duplicating that earlier provision and unnecessary. For that reason<sup>239</sup>, we recommend that it be deleted.
285. Objective 3.2.4.3 as notified (and as recommended by Mr Paetz) read:
- “Maintain or enhance the survival chances for rare, endangered or vulnerable species of indigenous plant or animal communities”.*
286. Submissions specifically on this point included:
- a. Seeking that reference to be made to significant indigenous vegetation and significant habitats of indigenous fauna rather than as presently framed<sup>240</sup>;
  - b. Support for the objective in its current form<sup>241</sup>;
  - c. Amendment to make the objective subject to preservation of the viability of farming in rural zones<sup>242</sup>.
287. The reasons provided in Submission 378 are that the terminology used should be consistent with section 6 of the RMA.
288. While, as above, we do not regard the terminology of the Act<sup>243</sup> as a panacea, on this occasion, the submitter may have a point. While significant areas of indigenous vegetation and significant habitats of indigenous fauna are matters the implementation of the PDP can affect (either positively or negatively), the survival chances of indigenous plant or animal communities will likely depend on a range of factors, some able to be affected by the PDP, and some not. Moreover, any area supporting rare, endangered, or vulnerable species will, in our view, necessarily have significant nature conservation values, as defined. Accordingly, for the same reasons as in relation to the previous objective, this objective duplicates provisions we

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<sup>237</sup> Submission 600: Supported in FS1097 and FS1209; Opposed in FS1034, FS1040 and FS1080

<sup>238</sup> See also the Proposed RPS, Policy 3.1.9, which has a ‘maintain or enhance’ focus.

<sup>239</sup> Consistent with the Real Journeys submission noted above

<sup>240</sup> Submission 378: Supported in FS1097; Opposed in FS1049 and FS1095

<sup>241</sup> Submissions 339, 373, 600 and 706: Opposed in FS1034, FS1162, FS1209, FS1287 and FS1347

<sup>242</sup> Submission 701: Supported in FS1162

<sup>243</sup> Or indeed of the RPS, which uses the same language at Objective 10.4.3

have recommended above. It might also be considered to duplicate Objective 3.2.4.1, as we have recommended it be revised, given that maintenance of indigenous biodiversity will necessarily include rare, endangered, or vulnerable species of indigenous plant or animal communities.

289. For these reasons, we recommend that this objective be deleted.

290. Objective 3.2.4.4 as notified, read:

*“Avoid exotic vegetation with the potential to spread and naturalise.”*

291. Submissions on it varied from:

- a. Support for the wording notified<sup>244</sup>;
- b. Amendment to refer to avoiding or managing the effects of such vegetation<sup>245</sup>;
- c. Amendment to *“reduce wilding tree spread”*<sup>246</sup>.

292. Submission 238<sup>247</sup> approached it in a different way, seeking an objective focussing on promotion of native planting.

293. The thrust of the submissions in the last two categories listed above was on softening the otherwise absolutist position in the notified objective and Mr Paetz similarly recommended amendments to make the provisions less absolute.

294. The version of the objective he recommended with his reply evidence read:

*“Avoid the spread of wilding exotic vegetation to protect nature conservation values, landscape values and the productive potential of land.”*

295. We have already noted the provisions of the RPS and the Proposed RPS which, in our view, support the intent underlying this objective. Policy 10.5.3 of the RPS (seeking to reduce and where practicable eliminate the adverse effects of plant pests) might also be noted<sup>248</sup>.

296. The section 32 report supporting Chapter 3<sup>249</sup> records that the spread of wilding exotic vegetation, particularly wilding trees, is a significant problem in this District. In that context, an objective focusing on reduction of wilding tree spread or *‘managing’* its effects appears an inadequate objective to aspire to.

297. We agree that the objective should focus on the outcome sought to be addressed, namely the spread of wilding exotic vegetation, rather than what should occur instead. However, we see no reason to complicate the objective by explaining the rationale for an avoidance position. Certainly, other objectives are not written in this manner.

298. Lastly, we recommend rephrasing the objective in line with the revised style recommended throughout. The end result (renumbered 3.2.4.2) would be:

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<sup>244</sup> Submissions 289, 373: Opposed in FS1091 and FS1347

<sup>245</sup> Submission 590 and 600: Supported in FS1132 and FS 1209; Opposed in FS1034 and FS1040

<sup>246</sup> Submission 608; Opposed in FS1034

<sup>247</sup> Opposed in FS1107, FS1157, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>248</sup> Refer also Proposed RPS, Policy 5.4.5 providing for reduction in the spread of plant pests.

<sup>249</sup> Section 32 Evaluation Report- Strategic Direction at page 9

*“The spread of wilding exotic vegetation is avoided.”*

299. Objective 3.2.4.5 as notified read:

*“Preserve or enhance the natural character of the beds and margins of the District’s lakes, rivers and wetlands.”*

300. A number of submissions sought that the effect of the objective be softened by substituting “maintain” for “preserve”<sup>250</sup>.

301. Some submissions sought that reference to biodiversity values be inserted<sup>251</sup>.

302. Some submissions sought deletion of reference to enhancement and inclusion of protection from inappropriate subdivision, use and development<sup>252</sup>.

303. Mr Paetz did not recommend any change to the notified objective.

304. The origins of this objective are in section 6(a) of the Act which we are required to recognise and provide for and which refers to the ‘preservation’ of these areas of the environment, and the protection of them from inappropriate subdivision, use and development.

305. Objective 6.4.8 of the RPS is relevant on this aspect – it has as its object: “to protect areas of natural character...and the associated values of Otago’s wetlands, lakes, rivers and their margins”.

306. By contrast, Policy 3.1.2 of the proposed RPS refers to managing the beds of rivers and lakes, wetlands, and their margins to maintain or enhance natural character.

307. The combination of the RPS and proposed RPS supports the existing wording rather than the alternatives suggested by submitters. While section 6(a) of the Act would on the face of it support insertion of reference to inappropriate subdivision, use and development, given the guidance we have from the Supreme Court in the *King Salmon* litigation as to the meaning of that phrase, we do not consider that either regional document is inconsistent with or fails to recognise and provide for the matters specified in section 6(a) on that account. We also do not consider that reference to biodiversity values is necessary given that this is already addressed in recommended Objective 3.2.4.1.

308. The RPS (and section 6(a) of the Act) would also support (if not require) expansion of this objective to include the water above lake and riverbeds<sup>253</sup>, but we regard this as being addressed by Objective 3.2.4.6 (to the extent it is within the Council’s functions to address).

309. Accordingly, the only recommended amendment is to rephrase this as an objective (renumbered 3.2.4.3), in line with the style adopted above, as follows:

*“The natural character of the beds and margins of the District’s lakes, rivers and wetlands is preserved or enhanced.”*

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<sup>250</sup> See e.g. Submissions 607, 615, 621, 716: Supported in FS 1097, FS1105, FS 1137 and FS1345

<sup>251</sup> Submissions 339, 706: Opposed in FS 1015, FS1162, FS1254 and FS 1287

<sup>252</sup> Submissions 519, 598: Supported in FS 1015 and FS1287: Opposed in FS1356

<sup>253</sup> See also the Water Conservation (Kawarau) Order 1997, to the extent that it identifies certain rivers in the District as being outstanding by reason of their naturalness.

310. Objective 3.2.4.6 as notified read:

*“Maintain or enhance the water quality and function of our lakes, rivers and wetlands.”*

311. A number of submissions supported the objective as notified. The only submission seeking a substantive amendment, sought to delete reference to water quality<sup>254</sup>.

312. A focus on maintaining or enhancing water quality is consistent with Objective A2 of the NPSFM 2014, which the Council is required to give effect to. While that particular objective refers to overall quality, the decision of the Environment Court in *Ngati Kahungunu Iwi Authority v Hawkes Bay Regional Council*<sup>255</sup> does not suggest that any great significance can be read into the use of the word ‘overall’.

313. Similarly, while the policies of the NPSFM 2014 are directed at actions to be taken by Regional Councils, where land uses (and activities on the surface of waterways) within the jurisdiction of the PDP, impinge on water quality, we think that the objectives of the NPSFM 2014 must be given effect by the District Council as well.

314. One might also note Objective 6.4.2 of the RPS, that the Council is also required to give effect to, and which similarly focuses on maintaining and enhancing the quality of water resources.

315. Accordingly, we do not recommend deletion of reference to water quality in this context. The only amendment that is recommended is stylistic in nature, to turn it into an objective (renumbered 3.2.4.4) as follows:

*“The water quality and functions of the District’s lakes, rivers and wetlands is maintained or enhanced.”*

316. Objective 3.2.4.7 as notified read:

*“Facilitate public access to the natural environment.”*

317. Submissions on this objective included:

- a. Support for the objective as is<sup>256</sup>;
- b. Seeking that *“maintain and enhance”* be substituted for *“facilitate”* and emphasising public access *‘along’* rivers and lakes<sup>257</sup>;
- c. Inserting a link to restrictions on public access created by a subdivision or development<sup>258</sup>;
- d. Substituting *“recognise and provide for”* for *“facilitate”*<sup>259</sup>.

318. Mr Paetz in his reply evidence recommended no change to this particular objective.

319. To the extent that there is a difference between facilitating something and maintaining or enhancing it (any distinction might be seen to be rather fine), the submissions seeking that

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<sup>254</sup> Submission 600: Supported in FS1209; Opposed in FS1034 and FS1040.

<sup>255</sup> [2015] NZEnvC50

<sup>256</sup> Submissions 378, 625, 640: Opposed in FS1049, FS1095 and FS1347

<sup>257</sup> Submissions 339, 706: Supported in FS1097, Opposed in FS1254 and FS1287

<sup>258</sup> Submission 600: Supported in FS1209, Opposed in FS1034

<sup>259</sup> Submission 806

change were on strong ground given that Objective 6.4.7 of the RPS (and section 6(d) of the Act) refers to maintenance and enhancement of public access to and along lakes and rivers. We do not think, however, that specific reference is required to lakes and rivers, since they are necessarily part of the natural environment.

320. We reject the suggestion that the objective should “*recognise and provide for*” public access, essentially for the reasons set out above<sup>260</sup>.
321. In addition, while in practice, applications for subdivision and development are likely to provide the opportunity to enhance public access to the natural environment, we do not think that the objective should be restricted to situations where subdivision or development will impede existing public access. Any consent applicant can rely on the legal requirement that consent conditions fairly and reasonably relate to the consented activity<sup>261</sup> to ensure that public access is not sought in circumstances where access has no relationship to the subject-matter of the application.
322. Lastly, the objective requires amendment in order that it identifies an environmental outcome sought.
323. In summary, we recommend that this objective (renumbered 3.2.4.5) be amended to read:  
  
*“Public access to the natural environment is maintained or enhanced.”*
324. Objective 3.2.4.8 as notified read:  
  
*“Respond positively to Climate Change”.*
325. Submissions on it included:  
a. General support<sup>262</sup>;  
b. Seeking its deletion<sup>263</sup>;  
c. Seeking amendment to focus more on the effects of climate change<sup>264</sup>.
326. Mr Paetz recommended in his reply evidence that the objective remain as notified.
327. As already noted, the RPS contains a relatively limited focus on climate change, and might in that regard be considered deficient given the terms of section 7(i) of the Act (added to the Act after the RPS was made operative). The Proposed RPS contains a much more comprehensive suite of provisions on climate change and might, we believe, be regarded as providing rather more reliable guidance. The focus of the Proposed RPS, consistently with section 7(i), is clearly on responding to the effects of climate change. As the explanation to Objective 4.2 records, “*the effects of climate change will result in social, environmental and economic costs, and in some circumstances benefits*”. The Regional Council’s view, as expressed in the Proposed RPS, is that that change needs to be planned for.

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<sup>260</sup> Paragraph 58ff above

<sup>261</sup> Refer *Newbury District Council v Secretary of State for the Environment* [1981] AC 578 and the many cases following it in New Zealand

<sup>262</sup> Submissions 117, 339, 708: Opposed in FS 1162

<sup>263</sup> Submission 807

<sup>264</sup> Submissions 598, 806 and 807 (in the alternative): Supported in FS1287; Opposed in FS1034

328. Against that background, we had difficulty understanding exactly what the outcome is that this objective is seeking to achieve. The sole suggested policy relates to the interrelationship of urban development policies with greenhouse gas emission levels, and their contribution to global climate change. As such, this objective appears to be about responding positively to the causes of global climate change, rather than responding to its potential effects.
329. At least since the enactment of the Resource Management (Energy and Climate Change) Amendment Act 2004, the focus of planning under the Act has been on the effects of climate change rather than on its causes.
330. It also appeared to us that to the extent that the PDP could influence factors contributing to global climate change, other objectives (and policies) already address the issue.
331. Accordingly, as suggested by some of the submissions noted above, and consistently with both the Proposed RPS and section 7(i) of the Act, the focus of District Plan provisions related to climate change issues should properly be on the effects of climate change. The most obvious area<sup>265</sup> where the effects of climate change are relevant to the final form of the District Plan is in relation to management of natural hazards. We have already discussed how that might be incorporated into the high level objectives of Chapter 3. While there are other ways in which the community might respond to the effects of climate change, these arise in the context of notified Policy 3.2.1.3.2. We consider Objective 3.2.4.8 is unclear and adds no value. While it could be amended as some submitters suggest, to focus on the effects of climate change, we consider that this would duplicate other provisions addressing the issues more directly. In our view, the better course is to delete it.
332. In summary, we consider that the objectives recommended for inclusion in Section 3.2.4 are individually and collectively the most appropriate way to achieve the purpose of the Act as it relates to the natural environment and ecosystems.

**2.10. Section 3.2.5 Goal – Landscape Protection**

333. As notified, this goal read:

*“Our distinctive landscapes are protected from inappropriate development.”*

334. A number of submissions supported this goal.
335. Submissions seeking amendment to it sought variously:
  - a. Amendment to recognise the operational and locational constraints of infrastructure<sup>266</sup>.
  - a. Substitution of reference to the values of distinctive landscapes<sup>267</sup>.
  - b. Substitution of reference to the values of ‘outstanding’ landscapes and insertion of reference to the adverse effects of inappropriate development on such values<sup>268</sup>.
336. A number of submissions also sought deletion of the whole of Section 3.2.5.
337. Mr Paetz did not recommend any amendment to this goal.

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<sup>265</sup> See Submission 117 in this regard

<sup>266</sup> Submissions 251, 433: Supported in FS1029, FS1061 and FS1085

<sup>267</sup> Submission 807

<sup>268</sup> Submission 806

338. The RPS focuses on outstanding landscapes<sup>269</sup>, reflecting in turn the focus of section 6(b) of the Act. The Proposed RPS, however, has policies related to both outstanding and highly valued landscapes, with differing policy responses depending on the classification, within the umbrella of Objective 3.2 seeking that significant and highly-valued natural resources be identified, and protected or enhanced.
339. Like the Proposed RPS, the subject matter of Section 3.2.5 is broader than just the outstanding natural landscapes of the District. Accordingly, it would be inconsistent to limit the higher-level objective to those landscapes.
340. For the same reason, a higher-level objective seeking the protection of both outstanding natural landscapes and lesser quality, but still distinctive, landscapes goes too far, even with the qualification of reference to inappropriate development. As discussed earlier in this report, given the guidance of the Supreme Court in *King Salmon* as to the correct interpretation of qualifications based on reference to inappropriate subdivision use and development, it is questionable whether reference to inappropriate development in this context adds much. To that extent, we accept the point made in legal submissions for Trojan Helmet Ltd that section 6 and 7 matters should not be conflated by seeking to protect all landscapes.
341. The suggestion in Submissions 806 and 807 that reference might be made to the values of the landscapes in question is one way in which the effect of the goal/higher-level objective could be watered down. But again, this would be inconsistent with objectives related to outstanding natural landscapes, which form part of Section 3.2.5.
342. We recommend that these various considerations might appropriately be addressed if the goal/higher order objective were amended to read:
- “The retention of the District’s distinctive landscapes.”*
343. We consider that this is the most appropriate way to achieve the purpose of the Act in the context of a high-level objective related to landscapes.

**2.11. Section 3.2.5 Objectives - Landscapes**

344. Objective 3.2.5.1 as notified read:

*“Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.”*

345. This objective and Objective 3.2.5.2 following it (related to non-outstanding rural landscapes) attracted a large number of submissions, and evidence and submissions on them occupied a substantial proportion of the Stream 1B hearing. The common theme from a large number of those submitters and their expert witnesses was that Objective 3.2.5.1 was too protective of ONLs in particular, too restrictive of developments in and affecting ONLs, and would frustrate appropriate development proposals that are important to the District’s growth<sup>270</sup>.
346. Some suggested that the objective as notified would require that all subdivision use and development in ONLs and ONFs be avoided.<sup>271</sup> If correct, that would have obvious costs to the

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<sup>269</sup> RPS, Objectives 5.4.3, 6.4.8

<sup>270</sup> See e.g. Mr Jeff Brown’s evidence at paragraph 2.3.

<sup>271</sup> E.g. Ms Louise Taylor, giving evidence for Matukituki Trust



District's economy and to future employment opportunities that would need to be carefully considered.

347. As already noted, a number of submissions sought the deletion of the entire Section 3.2.5<sup>272</sup>. As regards Objective 3.2.5.1, many submitters sought reference be inserted to "*inappropriate*" subdivision, use and development<sup>273</sup>.
348. One submitter combined that position with seeking that adverse effects on natural character of ONLs and ONFs be avoided, remedied or mitigated, as opposed to their being protected<sup>274</sup>.
349. Another suggestion was that the objective be broadened to refer to landscape values and provide for adverse effects on those values to be avoided, remedied or mitigated<sup>275</sup>.
350. The Council's corporate submission sought specific reference to indigenous flora and fauna be inserted into this objective<sup>276</sup>.
351. Submission 810<sup>277</sup> sought a parallel objective (and policy) providing for protection and mapping of wāhi tupuna.
352. The more general submissions<sup>278</sup> seeking provision for infrastructure also need to be kept in mind in this context.
353. In his Section 42A Report, Mr Paetz sought to identify the theme underlying the submissions on this objective by recommending that it be amended to read:
- "Protect the quality of the Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development."*
354. His reasoning was that a focus solely on the natural character of ONLs and ONFs was unduly narrow and not consistent with "*RMA terminology*". He did not, however, recommend acceptance of the many submissions seeking insertion of the word '*inappropriate*' essentially because it was unnecessary – "*in saying 'Protect the quality of the outstanding natural landscapes and outstanding natural features from subdivision, use and development', the 'inappropriate' test is implicit i.e. Development that does not protect the quality will be inappropriate.*"<sup>279</sup>
355. By his reply evidence, Mr Paetz had come round to the view that the submitters on the point (and indeed many of the planning witnesses who had given evidence) were correct and that the word '*inappropriate*' ought to be added. He explained his shift of view on the basis that

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<sup>272</sup> E.g. Submissions 632, 636, 643, 669, 688, 693, 702: Supported in FS1097; Opposed in FS1219, FS1252, FS1275, FS1283 and FS1316

<sup>273</sup> E.g. Submissions 355, 375, 378, 502, 519, 581, 598, 607, 615, 621, 624, 716, 805: Supported in FS1012, FS1015, FS1097, FS1117, FS1137, FS1282 and FS1287; Opposed in FS1049, FS1095 FS1282, FS1320 and FS1356

<sup>274</sup> Submission 519: Supported in FS1015, FS1097 and FS1117; Opposed in FS1282 and 1356

<sup>275</sup> Submissions 806 and 807

<sup>276</sup> Submission 809: Opposed in FS1097

<sup>277</sup> Supported in FS1098; Opposed in FS1132

<sup>278</sup> Submissions 251 and 433: Supported in FS1029, FS1061 and FS1085

<sup>279</sup> Section 42A Report at 12,103

that amendment would enable applicants “to make their case on the merits in terms of whether adverse impacts on ONFs or ONLs, including component parts of them, is justified”<sup>280</sup>.

356. Mr Paetz’s Section 42A Report reflects the decision of the Supreme Court in the *King Salmon* litigation previously noted. His revised stance in his reply evidence implies that the scope of appropriate subdivision, use and development in the context of an objective seeking protection of ONLs and ONFs from inappropriate subdivision, use and development is broader than that indicated by the Supreme Court.
357. The legal basis for Mr Paetz’s shift in position is discussed in the reply submissions of counsel for the Council. Counsel’s reply submissions<sup>281</sup> emphasize the finding of the Supreme Court that section 6 does not give primacy to preservation or protection and draws on the legal submissions of counsel for the Matukituki Trust to argue that a protection against ‘*inappropriate*’ development is not necessarily a protection against any development, but that including reference to it allows a case to be made that development is appropriate.
358. This in turn was argued to be appropriate in the light of the extent to which the district has been identified as located within an ONL or ONF (96.97% based on the notified PDP maps).
359. Although not explicitly saying so, we read counsel for the Council’s reply submissions as supporting counsel for a number of submitters who urged us to take a ‘*pragmatic*’ approach to activities within or affecting ONLs or ONFs<sup>282</sup>.
360. Counsel for Peninsula Bay Joint Venture<sup>283</sup> argued also <sup>284</sup> that Objective 3.2.5.1 failed to implement the RPS because the relevant objective in that document<sup>285</sup> refers to protection of ONLs and ONFs “*from inappropriate subdivision, use and development*”.
361. We agree that the objectives and policies governing ONFs and ONLs are of critical importance to the implementation of the PDP. While as at the date of the Stream 1B hearing, submissions on the demarcation of the ONLs and ONFs had yet to be heard, it was clear to us that a very substantial area of the district would likely qualify as either an ONL or an ONF. Dr Marion Read told us that this District was almost unique because the focus was on identifying what landscapes are not outstanding, rather than the reverse. As above, Council staff quantified the extent of ONLs and ONFs mapped in the notified PDP as 96.97%<sup>286</sup>.
362. Given our recommendation that there should be a strategic chapter giving guidance to the implementation of the PDP as a whole, the objective in the strategic chapter related to activities affecting ONLs and ONFs is arguably the most important single provision in the PDP.
363. For precisely this reason, we consider that this objective needs to be robust, in light of the case law and the evidence we heard, and clear as to what outcome is being sought to be achieved.

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<sup>280</sup> M Paetz, Reply Evidence at 5.23.

<sup>281</sup> At 6.6

<sup>282</sup> Mr Goldsmith for instance (appearing for Ayrburn Farms Ltd, Bridesdale Farms Ltd, Mt Cardrona Station) observed that elements of the existing planning regime for ONL’s exhibited a desirable level of pragmatism.

<sup>283</sup> Submission 378

<sup>284</sup> Written submissions at paragraph 32

<sup>285</sup> Objective 5.4.3

<sup>286</sup> See QLDC Memorandum Responding to Request for Further Information Streams 1A & 1B, Schedule 3

364. The starting point is that, as already noted, the Supreme Court in *King Salmon* found that:
- “We consider that where the term ‘inappropriate’ is used in the context of protecting areas from inappropriate subdivision, use or development, the natural meaning is that ‘inappropriateness’ should be assessed by reference to what it is that is sought to be protected.”*<sup>287</sup>
365. When we discussed the matter with Mr Gardner-Hopkins, at that point acting as counsel for Kawarau Jet Services, he agreed that we were duty bound to apply that interpretation, but having said that, in his submission, the point at which effects tip into being inappropriate takes colour from the wider policy framework and factual analysis.
366. That response aligns with the Environment Court’s decision in *Calveley v Kaipara DC*<sup>288</sup> that Ms Hill<sup>289</sup> referred us to. That case concerned both a resource consent appeal and an appeal on a plan variation. In the context of the resource consent appeal, the Environment Court emphasised that when interpreting the meaning of *“inappropriate subdivision, use and development”* in a particular plan objective, it was necessary to consider the objective in context (in particular in the context of the associated policy seeking to implement it). In that case, the policy supported an interpretation of the objective that was consistent with the natural and ordinary meaning identified by the Supreme Court in *King Salmon*, as above. However, as the Environment Court noted, neither the objective nor the policy suggested that subdivision development inevitably must be inappropriate. The Court found<sup>290</sup> that both the objective and policy recognised the potential for sensitively designed and managed developments to effectively protect ONL values and characteristics.
367. In that regard, it is worth noting that the Supreme Court in *King Salmon* likewise noted that a protection against *‘inappropriate’* development is not necessarily protection against *‘any’* development, but rather it allows for the possibility that there may be some forms of *‘appropriate’* development<sup>291</sup>. That comment was made in the context of the Supreme Court’s earlier finding as to what inappropriate subdivision, use and development was, as above.
368. Ultimately, though, we think that the *Calveley* decision is of peripheral assistance because the issue we have to confront is whether this particular objective should refer to protection of ONLs and ONFs from inappropriate subdivision, use and development. The wording of the policy seeking to implement the objective is necessarily consequential on that initial recommendation. Accordingly, while we of course accept the Environment Court’s guidance that a supporting policy might assist in the interpretation of the objective, the end result is somewhat circular given that we also have to recommend what form the supporting policy(ies) should take.
369. We should note that Ms Hill also referred us to the Board of Inquiry decision on the Basin Bridge Notice of Requirement, but we think that the Board of Inquiry’s decision does not particularly assist in our inquiry other than to the extent that the Board recorded its view that

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<sup>287</sup> [2016] NZSC38 at [101]

<sup>288</sup> [2014] NZEnvC 182

<sup>289</sup> Counsel for Ayrburn Farm Estate Limited, Bridesdale Farm Developments Limited, Shotover Country Limited, Mt Cardrona Station Limited

<sup>290</sup> At [132]

<sup>291</sup> *King Salmon* at [98]

it was obliged by the Supreme Court's decision to approach and apply Part 2 of the Act having regard to the natural meaning of "inappropriate" as above<sup>292</sup>.

370. Objective 5.4.3 of the RPS that the PDP is required to implement (absent invalidity, incompleteness or ambiguity) seeks:

*"To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development."*

371. Objective 5.4.3 is expressed in almost exactly the same terms as section 6(b) of the Act. There is accordingly no question (in our view) that the RPS is completely consistent with Part 2 of the Act in this regard. It also means that cases commenting on the interpretation of section 6(b), and indeed the other subsections using the same phraseology, are of assistance in interpreting the RPS. In that regard, while, as the Environment Court in *Calveley* has noted, the term "inappropriate" might take its meaning in plans from other provisions that provide the broader context, in the context of both RPS Objective 5.4.3 and section 6, 'inappropriate' should clearly be interpreted in the manner that the Supreme Court has identified<sup>293</sup>.

372. As counsel for the Council noted in their reply submissions, the Supreme Court stated that section 6 does not give primacy to preservation or protection. We think however, that Counsel's submissions understate the position, because what the Supreme Court actually said was:

*"Section 6 does not, we agree, give primacy to preservation or protection; it simply means that provision must be made for preservation and protection as part of the concept of sustainable management."*<sup>294</sup>

373. The Supreme Court went on from that statement to say that a Plan could give primacy for preservation or protection and in the Court's view, that was what the NZCPS policies at issue had done.

374. The point that has troubled us is how in practice one could make provision for the protection, in this case of ONLs and ONFs, whether as part of the concept of sustainable management (or as implementing Objective 5.4.3), without actually having an objective seeking that ONLs and ONFs be protected. We discussed this point with Mr Gardner-Hopkins<sup>295</sup> who submitted that while there has to be an element of protection and preservation of ONLs in the PDP, we had some discretion as to where to set the level of protection. Mr Gardner-Hopkins noted that the Supreme Court had implied that there were environmental bottom lines in Part 2, but that they were somewhat "saggy" in application.

375. We think that counsel may have been referring in this regard to the discussion at paragraph [145] of the Supreme Court's decision in which the Court found that even in the context of directive policies requiring avoidance of adverse effects, it was improbable that it would be necessary to prohibit an activity that has a minor or transitory adverse effect, even where the natural character sought to be preserved was outstanding.

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<sup>292</sup> *Final report and decision of the Board of Inquiry into the Basin Bridge Proposal* at paragraph [188](c)

<sup>293</sup> As the Basin Bridge Board of Inquiry found

<sup>294</sup> *King Salmon* at [149]

<sup>295</sup> At this point appearing for the Matukituki Trust

376. We think, therefore, that we would be on strong ground to provide in Objective 3.2.5.1, that ONLs and ONFs should be protected from adverse effects that are more than minor and/or not temporary in duration<sup>296</sup>. This approach would also meet the concern of a number of parties that the objective should not indicate or imply that all development in ONLs and ONFs is precluded<sup>297</sup>.
377. Based on our reading of the Supreme Court's decision in *King Salmon* however, if the adverse effects on ONLs and ONFs are more than minor and/or not temporary, it is difficult to say that the ONL or ONF, as the case may be, is being protected. Similarly, if the relevant ONL or ONF is not being protected, it is also difficult to see how any subdivision, use or development could be said to be 'appropriate'.
378. Even if we are wrong, and *King Salmon* is not determinative on the ambit of 'inappropriate subdivision use and development', we also bear in mind the general point we made above, based on the guidance of the Environment Court in its ODP decision C74/2000 at paragraph [10] that it was not appropriate to leave these policy matters for Council to decide on a case by case basis.
379. We do not accept the argument summarised above that was made for Peninsula Bay Joint Venture that because the RPS objective refers to inappropriate subdivision, use and development, so too must Objective 3.2.5.1. The legal obligation on us is to give effect to the RPS<sup>298</sup>. The Supreme Court decision in *King Salmon* confirms that that instruction means what it says. The Supreme Court has also told us, however, that saying that ONL's must be protected from inappropriate subdivision, use and development does not create an open-ended discretion to determine whether subdivision, use and development is 'appropriate' on a case-by-case basis. By contrast, it has held that any discretion is tightly controlled and must be referenced back to protection of the ONL or ONF concerned. Accordingly, omitting reference to inappropriate subdivision, use and development does not in our view fail to give effect to the RPS, because it makes no substantive difference to the outcome sought.
380. The Proposed RPS approaches ONLs and ONFs in a slightly different way. Policy 3.2.4 states that outstanding natural features and landscapes should be protected by, among other things, avoiding adverse effects on those values that contribute to the significance of the natural feature or landscape.
381. The Proposed RPS would certainly not support an open-ended reference to inappropriate subdivision, use and development. It does, however, support Mr Paetz's recommendation that the focus not be solely on the natural character of ONLs and ONFs. While we had some concerns as to the ambiguity that might result if Mr Paetz's initial recommendation (in his Section 42A Report) were accepted, and reference be made to the quality of ONLs and ONFs, we think he was on strong ground identifying that natural character is not the only quality of ONLs and ONFs. We note that the planning witness for Allenby Farms Limited and Crosshill Farms Limited, Mr Duncan White, supported the reference in the notified objective to natural character as being "*the significant feature of ONLs and ONFs*"<sup>299</sup>.

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<sup>296</sup> Mr White, planning witness for Allenby Farms Ltd and Crosshill Farms Ltd, supported that approach.

<sup>297</sup> This was a rationale on which Mr Dan Wells, for instance, supported addition of the word 'inappropriate' to the notified objective.

<sup>298</sup> Section 75(3)(c) of the Act

<sup>299</sup> D White, EiC at 3.2

382. Mr White, however, accepted that the so-called *Pigeon Bay* criteria for landscapes encompassed a wide variety of matters, not just natural character.
383. Mr Carey Vivian suggested to us that the objective might refer to “*the qualities*” of ONLs and ONFs, rather than “*the quality*” as Mr Paetz had recommended. It seems to us, however, that broadening the objective in that manner would push it too far in the opposite direction.
384. In our view, some aspects of ONLs and ONFs are more important than others, as the Proposed RPS recognises. Desirably, one would focus on the important attributes of the particular ONL and ONF in question<sup>300</sup>. The PDP does not, however, identify the particular attributes of each ONL or ONF. The ODP, however, focuses on the landscape values, visual amenity values and natural character of ONLs in the Wakatipu Basin, and we recommend that this be the focus of the PDP objective addressing ONLs and ONFs more generally – accepting in part a submission of UCES that, at least in this regard, there is value in rolling over the ODP approach.
385. Identifying the particular values of ONLs and ONFs of most importance also responds to submissions made by counsel for Skyline Enterprises Ltd and others that the restrictive provisions in the notified plan had not been justified with reference to the factors being protected.
386. An objective seeking no more than minor effects on ONLs and ONFs would effectively roll over the ODP in another respect. That is the policy approach in the ODP for ONLs in the Wakatipu Basin and for ONFs.
387. The structure of the ODP in relation to ONLs and ONFs is to have a very general objective governing landscape and visual amenity values, supported by separate policies for ONLs in the Wakatipu Basin, ONLs outside the Wakatipu Basin and ONFs. Many of the policies for the Wakatipu Basin ONLs and ONFs are identical. At least in appearance, the policies of the ODP are more protective of ONLs in the Wakatipu Basin than outside that area. The key policies governing subdivision and development outside the Wakatipu Basin focus on the capacity of the ONLs to absorb change, avoiding subdivision and development in those parts of the ONLs with little or no capacity to absorb change and allowing limited subdivision and development in those areas with a higher potential to absorb change. We note though that capacity to absorb change will be closely related to the degree of adverse effects when landscape and visual amenity values are an issue and so the difference between the two may be more apparent than real.
388. Submitters picked up on the different approach of the PDP from the ODP in this regard. UCES supported having a common objective and set of policies for ONLs across the district, utilising the objectives, and policies (and assessment matters and rules) in the ODP that apply to the ONLs of the Wakatipu Basin. When he appeared before us in Wanaka, counsel for Allenby Farms Limited, Crosshill Farms Limited and Mt Cardrona Station Limited, Mr Goldsmith, argued that when the Environment Court identified in its Decision C180/99 the desirability of a separate and more restricted policy regime for the Wakatipu Basin ONLs, it had good reason for doing so (based on the greater development pressures in the Wakatipu Basin, the extent of existing development activity and the visibility of the ONLs from the Basin floor). Mr Goldsmith submitted that there is no evidence that those factors do not still apply, and that accordingly the different policy approaches for Wakatipu Basin ONLs, compared to the ONL’s in the balance of the District should be retained.

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<sup>300</sup> Refer the recommendations of Report 16

389. This relief was not sought by Mr Goldsmith’s clients in their submissions and so we have regarded it as an example of a submitter (or in this case three submitters) seeking to rely on the collective scope provided by other unspecified submissions (i.e. the point discussed earlier in this report). In this particular case, the argument Mr Goldsmith pursued arguably falls within the jurisdiction created by the submissions already noted seeking deletion of the whole of Section 3.2.5 and we have accordingly considered it on its merits.
390. Discussing the point with us, Mr Goldsmith agreed that the Environment Court’s key findings were based on evidence indicating a need for stringent controls on the Wakatipu Basin and a lack of evidence beyond that. While he agreed that the lack of evidence before the Environment Court in 1999 should not determine the result in 2016 (when we heard his submissions), Mr Goldsmith submitted that there was no evidence before us that the position has changed materially. We note, however, that Mr Haworth suggested to us that the contrary was the case, and that development pressure had increased significantly throughout the District since the ODI was written<sup>301</sup>. Mr Haworth provided a number of examples of residential development having been consented in the ONLs of the Upper Clutha and also drew our attention to the tenure review process having resulted in significant areas of freehold land becoming available for subdivision and development within ONLs.
391. In addition, the Environment Court’s decision in 1999 reflected the then understanding of the role of section 6(b) of the Act in the context of Part 2 as a whole<sup>302</sup>. That position has now been overtaken by the Supreme Court’s decision in *King Salmon*, that we have discussed extensively already. The Supreme Court’s decision means that we must find a means to protect ONLs and ONFs as part of the implementation of the RPS and, in consequence, the sustainable management of the District’s natural and physical resources. In that context, we think that a different policy regime between ONLs in different parts of the district might be justified if they varied in quality (if all of them are outstanding, but some are more outstanding than others). But no party sought to advance an argument (or more relevantly, called expert evidence) along these lines.
392. We accordingly do not accept Mr Goldsmith’s argument. We find that it is appropriate to have one objective for the ONLs and ONFs of the District and that that objective should be based upon protecting the landscape and visual amenity values and the natural character of landscapes and features from more than minor adverse effects that are not temporary in nature.
393. We do not consider that reference is required to wāhi tupuna given that this is addressed in section 3.2.7.
394. We record that we have considered the submission of Remarkables Park Limited<sup>303</sup> and Queenstown Park Limited<sup>304</sup> that, in effect, a similar approach to that in the ODP should be taken, with a very general objective supported by more specific policies. The structure of the PDP is, at this strategic level, one objective for ONLs and ONFs, and another objective for other rural landscapes. We regard that general approach as appropriate. Once one gets to the point of determining that there should be an objective that is specific to ONLs and ONFs, it is not

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<sup>301</sup> J Haworth, Submissions and Evidence at page 16

<sup>302</sup> Refer C180/99 at paragraph [69]

<sup>303</sup> Submission 806

<sup>304</sup> Submission 807

appropriate, for the reasons already canvassed, that the outcome aspired to is one which provides for avoiding, remedying or mitigating adverse effects<sup>305</sup>.

395. The last point that we need to examine before concluding our recommendation is whether an objective that does not provide for protection of ONLs and ONFs from inappropriate subdivision, use and development fails to provide for critical infrastructure and/or fails to give effect to the NPSET 2008.
396. QAC expressed concern that an overly protective planning regime for ONLs and ONFs would constrain its ability to locate and maintain critical meteorological monitoring equipment that must necessarily be located at elevated locations around Queenstown Airport which are currently classified as ONLs or ONFs. QAC also noted that Airways Corporation operates navigational aids on similar locations which are critical to the Airport's operations<sup>306</sup>. QAC did not provide evidence though that suggested that the kind of equipment they were talking about would have anything other than a minor effect on the ONLs or ONFs concerned.
397. Transpower New Zealand also expressed concern about the potential effect of an overly protective regime for ONLs on the National Grid. The evidence for Transpower was that, there is an existing National Grid line into Frankton through the Kawarau Gorge and while the projected population increases would suggest a need to upgrade that line within the planning period of the PDP, the nature of the changes that would be required would be barely visible from the ground. The Transpower representatives who appeared before us accepted that that would be in the category of "minor" adverse effects. They nevertheless emphasised the need to provide for currently unanticipated line requirements that would necessarily have to be placed in ONLs given that the Wakatipu Basin is ringed with ONLs (assuming the notified plan provisions in this regard remain substantially unchanged). Counsel for Transpower, Ms Garvan, and Ms Craw, the planning witness for Transpower, drew our attention to Policy 2 of the NPSET 2008, which reads:

*"In achieving the purpose of the Act, decision-makers must recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network."*<sup>307</sup>

398. They also emphasised the relevance of Policy 8 of the NPSET 2008, which reads as follows:

*"In rural environments, planning and development of the transmission system should seek to avoid adverse effects on outstanding natural landscapes, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities."*

399. Ms Craw also referred us to the provisions of the Proposed RPS suggesting that the PDP is inconsistent with the Proposed RPS. We note in this regard that Policy 4.3.3 of the Proposed RPS reads:

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<sup>305</sup> We note the planning evidence of Mr Tim Williams in this regard: Mr Williams was of the opinion (stated at his paragraph 14) that high-level direction for protection and maintenance of the District's nationally and internationally revered landscapes was appropriate.

<sup>306</sup> Consideration of such equipment now needs to factor in the provisions in the Proposed RPS indicating that it is infrastructure, whose national and regional significance should be recognised (Policy 4.3.2(e)).

<sup>307</sup> The NPSET 2008 defines the electricity transmission network to be the National Grid.



*“Minimise adverse effects from infrastructure that has national or regional significance, by all of the following:*

...

*(b) Where it is not possible to avoid locating in the areas listed in (a) above [which includes outstanding natural features and landscapes], avoiding significant adverse effects on those values that contribute to the significant or outstanding nature of those areas;...”*

400. We tested the ambit of the relief Transpower was contending might be required to give effect to the NPSET 2008, by suggesting an unlikely hypothetical example of a potential new national grid route<sup>308</sup> and inviting comment from Transpower’s representatives as to whether the NPSET 2008 required that provision be made for it. Counsel for Transpower accepted that the PDP was not required to enable the National Grid in every potential location, but rejected any suggestion that the PDP need only provide for Transpower’s existing assets and any known future development plans<sup>309</sup>.
401. We enquired of counsel whether, if the NPSET 2008 requires the PDP to enable the National Grid in circumstances where that would have significant adverse effects on ONLs or ONFs, the NPSET 2008 might itself be considered to be contrary to Part 2 and therefore within one of the exceptions that the Supreme Court noted in *King Salmon* to the general principle that a Council is not able to circumvent its obligation to give effect to a relevant National Policy Statement by a reference to an overall broad judgement under section 5.
402. We invited Counsel for Transpower New Zealand Limited to file further submissions on this point.
403. Unfortunately, the submissions provided by Counsel for Transpower did not address the fundamental point, which is that the Supreme Court expressly stated that:
- “... If there was an allegation going to the lawfulness of the NZCPS, that would have to be resolved before it could be determined whether a decision-maker who gave effect to the NZCPS as it stood was necessarily acting in accordance with pt 2.”<sup>310</sup>*
404. To the extent that counsel for Transpower relied on a recent High Court decision addressing the relevance of the NPSFM 2011 to a Board of Inquiry decision<sup>311</sup>, we note that the consistency or otherwise of the NPSFM 2011 with Part 2 of the Act was not an issue in that appeal. Rather, the point of issue was whether the Board of Inquiry had correctly given effect to the NPSFM 2011.
405. More recently, the High Court in *Transpower New Zealand Ltd v Auckland Council*<sup>312</sup> has held that national policy statements promulgated under section 45 of the Act (like the NPSET) are not an exclusive list of relevant matters and do not necessarily encompass the statutory purpose. The High Court found specifically<sup>313</sup> that the NPSET is not as all-embracing of the Act’s purpose set out in section 5 as is the New Zealand Coastal Policy Statement and that a decision-maker can properly consider the Act’s statutory purpose, and other Part 2 matters,

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<sup>308</sup> From Frankton to Hollyford, via the Routeburn Valley

<sup>309</sup> Addendum to legal submissions on behalf of Transpower New Zealand Limited dated 21 March 2016 at paragraph 2.

<sup>310</sup> *King Salmon* at [88]

<sup>311</sup> *Hawke’s Bay and Eastern Fish and Game Council v Hawke’s Bay RC* [2015] 2 NZLR 688

<sup>312</sup> [2017] NZHC 281

<sup>313</sup> *Ibid* at [84]

as well as the NPSET, when exercising functions and powers under the Act. As the Court observed, that does not mean we can ignore the NPSET; we can and should consider it and give it such weight as we think necessary.

406. Ultimately, we do not think we need to reach a conclusion as to whether the NPSET 2008 is consistent with Part 2 of the Act for the purposes of this report, because the NPSET 2008 does not expressly say that Transpower's development and expansion of the national grid may have significant adverse effects on ONLs or ONFs. Policy 8 says that Transpower must seek to avoid adverse effects, but gives no guidance as to how rigorously that policy must be pursued. Similarly, Policy 2 gives no indication as to the extent to which development of the National Grid must be provided for. It might also be considered that a contention that Transpower should be able to undertake developments with significant adverse effects on ONLs would be contrary to the Proposed RPS policy Ms Craw relied on (given that a significant adverse effect on ONLs will almost certainly be a significant adverse effect on the values that make the landscape outstanding).
407. In circumstances where Transpower did not present evidence suggesting any compelling need to provide for significant adverse effects of the National Grid on ONLs and ONFs, we do not think that the primary objective of the PDP should be qualified to make such provision.
408. We accept Mr Renton, giving evidence for Transpower, did suggest that there might be cause to route a National Grid line up the Cardrona Valley and over the Crown Range Saddle. However, he did not present this as anything more than a hypothetical possibility.
409. We note that the Environment Court came to a similar conclusion when considering the relevance of the NPSET 2008 to objectives and policies governing protection of indigenous biodiversity in the Manawatu-Wanganui Region, commenting<sup>314</sup>:
- "As with the NPSREG, we do not find that the NPSET gives electricity transmission activities so special a place in the order of things that it should override the regime that applies to indigenous biodiversity. In any case, we were not persuaded that this regime would present insurmountable obstacles to continuing to operate and expand the electricity transmission network to meet the needs of present and future generations."*
410. In summary, while we think that there does need to be additional provision for infrastructure, including, but not limited to, the National Grid, in the more specific policies in Chapter 6 implementing this objective, we recommend that Objective 3.2.5.1 be amended to read as follows:
- "The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration."*
411. Turning to non-outstanding landscapes, Objective 3.2.5.2 as notified read:
- "Minimise the adverse landscape effects of subdivision, use or development in specified Rural Landscapes."*
412. A large number of submissions sought to amend this objective so as to create a greater range of acceptable adverse effects. Suggestions included:

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<sup>314</sup> *Day et al v Manawatu-Wanganui RC* [2012] NZEnvC 182 at 3-127

- a. Substituting recognition of rural landscape values in conjunction with making provision for management of adverse effects<sup>315</sup>;
  - b. Providing for recognition of those values with no reference to adverse effects<sup>316</sup>;
  - c. Providing for management, or alternatively avoiding, remedying or mitigating of adverse effects<sup>317</sup>;
  - d. Inserting reference to inappropriate subdivision use and development<sup>318</sup>;
  - e. Shifting the focus from adverse landscape effects to adverse effects on natural landscapes<sup>319</sup>;
  - f. Incorporating reference to the potential to absorb change, among other things by incorporating current Objective 3.2.5.3 as a policy under this objective<sup>320</sup>.
413. In his Section 42A Report, Mr Paetz expressed the view that while the word ‘*minimise*’ was utilised in this objective to provide greater direction, that level of direction might not be appropriate in rural areas not recognised as possessing outstanding landscape attributes. He recommended alternative wording that sought to maintain and enhance the landscape character of the Rural Landscape Classification, while acknowledging the potential “*for managed and low impact change*”. When Mr Paetz appeared to give evidence, we discussed with him whether the two elements of his suggested amended objective (‘*maintain and enhance*’ v ‘*managed and low impact change*’) were internally contradictory<sup>321</sup>.
414. In his reply evidence, Mr Paetz returned to the point<sup>322</sup>. He acknowledged that there is at least probably, some tension or ambiguity introduced by the combination of terms and revised his recommendation so that if accepted, the objective would read:
- “The quality and visual amenity values of the Rural Landscapes [the amended term for the balance of rural areas that Mr Paetz recommended] are maintained and enhanced.”*
415. The common feature of the relief sought by a large number of the submissions summarised above is that, if accepted, they would have the result that the objective for non-outstanding rural landscapes would not identify any particular outcome against which one could test the success or otherwise of the policies seeking to achieve the objective.
416. We have discussed earlier the need for the PDP objectives to be meaningful and to identify a desired environmental outcome. Many of the submissions on this objective, if accepted, would not do that.
417. Accordingly, we do not recommend that those submissions be accepted, other than that they might be considered to be ‘accepted in part’ by our recommendation below.
418. The starting point for determining the appropriate objective for non-outstanding rural landscapes is to identify the provisions in the superior documents governing this issue. As

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<sup>315</sup> Submissions 437, 456, 513, 522, 532, 534, 537, 608; Supported in FS1071, FS1097, FS1256, FS1286, FS1292, FS1322 and FS1349; Opposed in FS1034 and FS1120

<sup>316</sup> Submission 515, 531

<sup>317</sup> Submissions 502, 519, 598, 607, 615, 621, 624, 696, 716, 805: Supported in FS1012, FS1015, FS10976, FS1105 and FS1137; Opposed in FS 1282 and FS1356

<sup>318</sup> Submissions 502, 519, 696: Supported in FS1012, FS1015 and FS1097; Opposed in FS1282 and FS1356

<sup>319</sup> Submissions 502, 519: Supported in FS1012, FS1015 and FS1097; Opposed in FS1282 and FS1356

<sup>320</sup> Submission 806

<sup>321</sup> As Ms Taylor, giving planning evidence for Matukituki Trust, suggested to us was the case.

<sup>322</sup> M Paetz, Reply Evidence at 5.25

already discussed, the RPS focuses principally on protection of ONLs and ONFs. The only objectives applying to the balance of landscapes and features are expressed much more generally, with non-outstanding landscapes considered as natural resources (degradation of which is sought to be avoided, remedied or mitigated<sup>323</sup>) or land resources (the sustainable management of which is sought to be promoted<sup>324</sup>). In terms of the spectrum between more directive and less directive higher other provisions identified by the Supreme Court in *King Salmon*<sup>325</sup>, these objectives provide little clear direction, and consequently considerable flexibility in their implementation.

419. The national policy statements likewise do not determine the general objective for non-outstanding landscapes, although both the NPSET 2008 and the NPSREG 2011, in particular need to be borne in mind.
420. The Proposed RPS is of rather more assistance. As previously noted, the Proposed RPS has policies both for ONLs and ONFs, and for highly valued (but not outstanding) natural features and landscapes, under the umbrella of an objective<sup>326</sup> seeking that significant and highly-valued natural resources be “*identified, and protected or enhanced*”.
421. Policy 3.2.5 clarifies that “*highly-valued*” natural features and landscapes are valued for their contribution to the amenity or quality of the environment.
422. Policy 3.2.6 states that highly-valued features and landscapes are protected or enhanced by “*avoiding significant adverse effects on those values which contribute to the high value of the natural feature [or] landscape*” and avoiding, remedying or mitigating other adverse effects.”.
423. The approach of the Proposed RPS to identification of “*highly-valued*” natural features and landscapes appears consistent with the relevant provisions in Part 2 of the Act. The first of these is section 7(c) pursuant to which we are required to have particular regard to “*the maintenance and enhancement of amenity values*”.
424. The second is section 7(f) of the Act, pursuant to which, we are required to have particular regard to “*maintenance and enhancement of the quality of the environment*”.
425. These provisions were the basis on which the Environment Court determined the need to identify “*visual amenity landscapes*”, which were separate from and managed differently to “*other rural landscapes*” in 1999. The Environment Court did not, however, identify which landscapes were in which category. In fact, it found that it had no jurisdiction to make a binding determination (for example, which might be captured on the planning maps<sup>327</sup>). In an earlier decision<sup>328</sup>, however, the Court observed that an area had to be of sufficient size to qualify as a ‘*landscape*’ before it could be classed as an ORL. It pointed to the Hawea Flats area as the obvious area most likely to qualify as an other rural landscape (ORL) and indicated that the area now known as the Hawthorn Triangle in the Wakatipu Basin might do so<sup>329</sup>.

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<sup>323</sup> RPS Objective 5.4.2

<sup>324</sup> RPS Objective 5.4.1

<sup>325</sup> *King Salmon* at [127]

<sup>326</sup> Proposed RPS, Objective 3.2

<sup>327</sup> *Wakatipu Environmental Society Incorporated and Ors v Queenstown Lakes District Council* C92/2001

<sup>328</sup> *Lakes District Rural Landowners Society Incorporated and Ors v Queenstown Lakes District Council* C75/2001

<sup>329</sup> Refer paragraph [27]

426. We should address here an argument put to us by counsel for GW Stalker Family Trust and others that section 7(b) operates, in effect, as a counterweight to section 7(c).
427. Section 7(b) requires that we have particular regard, among other things, to “*the efficient use and development of natural and physical resources*”. Mr Goldsmith characterised section 7(b) as encouraging an enabling regime allowing landowners to develop their land in order to generate social and economic benefits, and section 7(c) as acting as a brake on such development.
428. We do not accept that to be a correct interpretation either of section 7(b), or of its inter-relationship with section 7(c), or indeed with the other subsections of section 7.
429. Our understanding of efficiency and of efficient use and development of natural and physical resources is that it involves weighing of costs and benefits of a particular proposal within an analytical framework. The Environment Court has stated that consideration of efficiency needs to take account of all relevant resources and desirably quantify the costs and benefits of their use, development and protection<sup>330</sup>. Quantification of effects on non-monetary resources like landscape values may not be possible<sup>331</sup> and the High Court has held that it is not necessary to quantify all benefits and costs to determine a resource consent application<sup>332</sup>. We do not understand, however, the Court to have suggested that non-monetary costs are thereby irrelevant to the assessment of the most efficient outcome.
430. In a Proposed Plan context, we have the added direction provided by section 32 that quantification of costs and benefits is required if practicable. Irrespective of whether the relevant costs and benefits are quantified, though, we think it is overly simplistic to think that it is always more efficient to enable development of land to proceed. One of the purposes of the inquiry we are engaged upon is to test whether or not this is so.
431. It follows that the weighting given to maintenance and enhancement of amenity values in section 7(c) forms part of the weighing of costs and benefits, not a subsequent step to be considered once one has an initial answer based on a selective weighing of costs and benefits, so as potentially to produce a different conclusion.
432. In its earlier decision<sup>333</sup>, the Court emphasised the need to identify what landscapes fall within particular categories, as an essential first step to stating objectives and policies (and methods) for them<sup>334</sup>. We adopt that approach. While we acknowledge that the submissions on mapping issues are being resolved by a differently constituted Panel, we take the approach of the notified PDP as the appropriate starting point. In the Upper Clutha Basin, rural areas south of Lakes Hawea and Wanaka were generally (the Cardrona Valley is an exception) identified as RLC. Within the Wakatipu Basin (including the Crown Terrace), there are ONF’s identified, but the bulk of the rural areas of the Basin are identified as Rural Land Classification (or RLC) on the PDP maps as notified.
433. The evidence of Dr Marion Read was that farming is the dominant land management mechanism in the rural areas of the District, but that there is an observable difference between the Wakatipu Basin and the Upper Clutha Basin; the latter is much more extensive farming

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<sup>330</sup> *Lower Waitaki River Management Society Inc v Canterbury RC* C80/2009

<sup>331</sup> Or not with any certainty

<sup>332</sup> *Meridian Energy Ltd v Central Otago DC* CIV 2009-412-000980

<sup>333</sup> C180/99

<sup>334</sup> See in particular paragraphs [57] and [97]

than intensive. Dr Read was careful to emphasise that her description of the Wakatipu Basin as being “*farmed*” did not imply that landholdings were being operated as economically viable farming enterprises. Rather, it was a question of whether the land use involved cropping, stocking, or other farming activities.

434. For this reason, she did not believe that her evidence was materially different from that of Mr Baxter, who was the only other landscape expert that we heard from. Mr Baxter’s concern was to emphasise the extent to which rural living now forms part of the character of the Wakatipu Basin, but when we asked whether the Basin was still rural in character, he confirmed that his opinion was that it retained its pastoral character notwithstanding the extent of rural living developments. He also agreed that the balance of open space in the Basin was essential, drawing our attention in particular to the need to protect the uninterrupted depth of view from roads.
435. The evidence we heard from Dr Read and Mr Baxter also needs to be read in the light of the findings of the Environment Court in the chain of cases leading to finalisation of the ODP.
436. Even in 1999, the Environment Court clearly regarded rural living developments as having gone too far in some areas of the Wakatipu Basin. It referred to “*inappropriate urban sprawl*” on Centennial Road in the vicinity of Arrow Junction and along parts of Malaghan Road on its south side<sup>335</sup>. It concluded in relation to the non-outstanding landscapes of the Basin:
- “In the visual amenity landscape (inside the outstanding natural landscape) structures can be built, with appropriate remedial work or mitigation down to some kind of density limit that avoids inappropriate domestication”* [emphasis added]
437. We should note that a footnote linked to remedial work in the passage quoted states as an example of appropriate remedial work, removal of inappropriate houses in the adjoining natural landscape.
438. Elsewhere<sup>336</sup> the Court described ‘*urban sprawl*’ as a term referring to undesirable domestication of a landscape. The Court referred to domestication as being evidenced, among other things, by the chattels or fixtures (e.g. clothes lines/trampolines) that accumulate around dwelling houses.
439. The Court returned to this point in a subsequent decision<sup>337</sup>, agreeing with one of the expert witnesses who had given evidence before it that a stretch of the south side of Malaghan Road some 900 metres long containing 11 residential units within a rectangular area containing 22 hectares constituted “*inappropriate over-domestication*”. The Court stated that future development on this and other rural scenic roads, that form a ring around the Basin needed to be “*tightly controlled*”.
440. Dr Read gave evidence that since then, a substantial number of building platforms have been consented in the Wakatipu Basin, and to a lesser extent in the Upper Clutha Basin, suggesting to us an even greater need for clear direction as to the environmental outcomes being sought by the PDP<sup>338</sup>.

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<sup>335</sup> See 180/99 at [136]

<sup>336</sup> C180/99 at Paragraph [155]

<sup>337</sup> C186/2000 at [38]

<sup>338</sup> We note also the information to similar effect supplied under cover of counsel for the Council’s memorandum dated 18 March 2016

441. Picking up on the Court’s identification of over-domestication as the outcome that is not desired in rural areas, we think that the emphasis of the objective needs to be on rural character and amenity values, rather than as Mr Paetz suggested, the quality and visual amenity values so that it is directed at the aspects of environmental quality that are highly valued (employing the Proposed RPS test) and which are potentially threatened by further development.
442. Turning to the desired outcome, we have some concern that Policy 3.2.5 is both internally contradictory (combining a ‘*protect and enhance*’ focus with avoidance only of significant adverse effects) and inconsistent with sections 7(e) and 7(f) of the Act that support retention of a maintenance and enhancement outcome, notwithstanding the evidence we heard suggesting that this would pose too high a test.<sup>339</sup>
443. Put more simply, we think that the objective needs to be that rural areas remain rural in character. We note that rural character is mainly an issue of appearance, but not solely so<sup>340</sup>.
444. Policy 5.3.1 of the Proposed RPS supports that approach with its focus on enabling farming, minimising the loss of productive soils and minimising subdivision of productive rural land into smaller lots.
445. The need to provide greater direction suggests to us that there is merit in Queenstown Park Ltd’s submission that Objective 3.2.5.3 might be incorporated as a component of Objective 3.2.5.2. The precise relief sought is that it be a policy but for reasons that will be apparent, we think that it might provide more value as an element of the Objective itself. As notified, Objective 3.2.5.3 read:
- “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.”*
446. Most of the submissions on this objective were focussed on the word ‘*direct*’, seeking that it be softened to ‘*encourage*’<sup>341</sup>. Mr Chris Ferguson suggested in his planning evidence that should be “*encourage and enable*”, but we could not identify any submission that would support that extension to the relief sought in submissions<sup>342</sup> and so we have not considered that possibility further.
447. One submitter<sup>343</sup> sought that the ambit of this objective be limited to urban use or development.

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<sup>339</sup> E.g. from Mr Jeff Brown who supported a “recognise and manage” approach that in our view, would not clearly signal the desired outcome.

<sup>340</sup> Mr Tim Williams suggested to us that spaciousness, peace and quiet and smell were examples of landscape values going beyond the visual, albeit that he was of the view that the visual values were the key consideration.

<sup>341</sup> Submissions 513, 515, 519, 522, 528, 531, 532, 534, 535, 537, 608: Supported in FS1015, FS1097, FS1256, FS1286, FS1292 and FS1322; Opposed in FS1034, FS1068, FS1071, FS1120, FS1282 and FS1356

<sup>342</sup> Mr Ferguson did not himself identify any submission he was relying on.

<sup>343</sup> Submission 600: Supported in FS1209, Opposed in FS1034

448. Another submitter<sup>344</sup> sought that the extent to which adverse effects were controlled be qualified by inserting reference to ‘*significant*’ detractor from landscape and visual amenity values.
449. Some submissions<sup>345</sup> suggested deleting reference to detractor from the identified values, substituting the words “*while recognising the importance of*”.
450. Another suggestion<sup>346</sup> was to explicitly exempt development of location-specific resources.
451. Mr Paetz recommended acceptance of the submission that would limit the focus of the objective to urban activities. In his Section 42A Report Mr Paetz expressed the view that rural subdivision and development could be contemplated on more of a case by case, effects-based perspective, whereas it was more appropriate for urban development to be directed to particular locations “*with a firmer policy approach taken on spatial grounds*’.
452. For the reasons already expressed, we do not agree that subdivision, use and development should be the subject of a case by case merits assessment with little direction from the PDP. As Dr Read noted in her evidence before us, there is a problem with cumulative effects from rural living developments, particularly in the Wakatipu Basin. We consider that it is past time for the PDP to pick up on the Environment Court’s finding in 1999 that there were areas of the Wakatipu Basin that required careful management, because they were already at or very close to the limit at which over domestication would occur.
453. Dr Read’s report dated June 2014<sup>347</sup> referenced in the section 32 analysis supporting Chapter 6 identifies the rural areas within the Wakatipu Basin where, in her view, further development should be avoided, as well as where increased development might be enabled, on a controlled basis.
454. The Hearing Panel considering submissions on the Rural Chapters (21-23) requested that the Council consider undertaking a structure planning exercise to consider how these issues might be addressed in greater detail. The Council agreed with that suggestion and the end result is a package of provisions forming part of the Stage 2 Variations providing greater direction on subdivision, use and development in the non-outstanding rural areas of the Wakatipu Basin. As at the date of our finalising this report, submissions had only just been lodged on those provisions and so it is inappropriate that we venture any comment on the substance of those provisions. However, we note that hearing and determination of those submissions will provide a mechanism for management of the adverse cumulative effects we have noted, even if the shape the provisions take is not currently resolved.
455. One side-effect of the rezoning of rural Wakatipu Basin land is that there now appears to be no non-outstanding Rural Zoned land in the Basin. Although some provisions of Chapter 6 (as notified) have been deleted or amended, our reading of key policies that remain (as discussed in Part D of this report) is that the landscape categories still only apply in the Rural Zone. We have not identified any submission clearly seeking that this position be changed so that the categorisations would apply more broadly.

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<sup>344</sup> Submission 643

<sup>345</sup> Submissions 513, 515, 522, 528, 531, 532, 534, 535, 537: Supported in FS1097, FS1256, FS1286, FS1292 and FS1322; Opposed in FS1068, FS1071, FS1120

<sup>346</sup> Submissions 519, 598: Supported in FS1015, FS1287; Opposed in FS1091, FS1282 and FS1356

<sup>347</sup> Read Landscapes Ltd, ‘*Wakatipu Basin Residential Subdivision and Development Landscape Assessment*’



456. It follows that this particular objective, together with other strategic objectives and policies referring to (as we recommend below they be described) Rural Character Landscapes, does not apply in practice in the Wakatipu Basin. If this is not what the Council intends, we recommend it be addressed in a further variation to the PDP.
457. Lastly, we agree with Submission 643 (and the planning evidence of Mr Wells) that some qualification is required to ensure that this is not a ‘*no development*’ objective. That would not be appropriate in a non-outstanding rural environment.
458. Providing a complete exemption for location-specific resources would, however, go too far in the opposite direction. A provision of this kind could perhaps be justified with respect to use and development of renewable energy resources, relying on the NPSREG 2011, but we heard no evidence of any demand for such development in the non-outstanding rural areas of the District. In any event, the submission that such provision be made was advanced on behalf of mining interests who were clearly pursuing a different agenda.
459. Because the focus of this objective is on rural character and the landscapes in question are only a relatively small subset of the rural landscapes of the district, we recommend that the term utilised on the planning maps and in the PDP generally for these landscapes is ‘*Rural Character Landscapes*’.
460. In summary, for all of these reasons, we recommend that Objectives 3.2.5.2 and 3.2.5.3 be combined in an amended Objective 3.2.5.2 reading as follows:

*“The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.”*

461. Objective 3.2.5.4 as notified read as follows:

*“Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscapes are to be maintained.”*

462. Most of the focus of submissions on this objective was on the word “*finite*”. The issue, as it was put by Mr Tim Williams<sup>348</sup> to us, is that without an identification of what that finite capacity is, and where current development is in relation to that capacity, the objective serves little purpose. Mr Williams supported greater direction as to which areas have capacity to absorb further development, and which areas do not<sup>349</sup>. Many of the submissions also sought that the objective provide for an appropriate future capacity for residential activity.
463. In his reply evidence, Mr Paetz recommended that this objective be revised to read:

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<sup>348</sup> Giving planning evidence for Skyline Enterprises Ltd, Totally Tourism Ltd, Barnhill Corporate Trustee Ltd & DE, ME Bunn & LA Green, AK and RB Robins & Robins Farms Ltd

<sup>349</sup> As did Ms Robb, counsel for the parties Mr Williams was giving evidence for, and Mr Goldsmith, counsel for GW Stalker Family Trust and Others

*“The finite capacity of rural areas to absorb residential development is considered so as to protect the qualities of our landscapes.”*

- 464. As restated, we do not consider the objective adds any value that is not already captured by our recommended revised Objective 3.2.5.2/3.
- 465. We recommend that it be deleted.
- 466. In summary, we consider that the objectives recommended are individually and collectively the most appropriate way to achieve the purpose of the Act as it relates to landscapes in the District.

**2.12. Section 3.2.6 – Community Health and Safety**

- 467. As notified, this goal read:

*“Enable a safe and healthy community that is strong, diverse and inclusive for all people.”*

- 468. A number of submissions supported this goal.
- 469. Submission 197 opposed it on the basis that large employers in the District should be responsible for providing affordable accommodation for their employees.
- 470. Submission 806 sought removal of unnecessary repetition. The reasons provided for the submission suggest that the area of repetition referred to is in relation to urban development.
- 471. Submission 807 sought that the whole of Section 3.2.6 should be deleted, or in the alternative the number of objectives and policies should be significantly reduced.
- 472. Mr Paetz did not recommend any change to this goal.
- 473. The focus of the RPS (Objective 9.4.1) is on sustainable management of built environment as a means, among other things, to meet people’s needs. This is both extremely general and more narrowly directed than the PDP goal. Policy 9.5.5 gets closer, with a focus on maintaining, and where practicable enhancing, quality of life, albeit that the means identified for doing so are generally expressed.
- 474. The Proposed RPS has a chapter entitled *“Communities in Otago are resilient, safe and healthy”*<sup>350</sup>. The focus of objectives in the chapter is on natural hazards, climate change, provision of infrastructure and the supply of energy, management of urban growth and development, and of hazardous substances. The following chapter is entitled *“People are able to use and enjoy Otago’s natural and built environment”*, with objectives focussing on public access to the environment, historic heritage resources, use of land for economic production and management of adverse effects.
- 475. Policy 1.1.3 of the Proposed RPS focuses more directly on provision for social and cultural wellbeing and health and safety, albeit in terms providing flexibility as to how this is achieved, except in relation to human health (significant adverse effects on which must be avoided).
- 476. We regard the higher level focus of these chapters as supporting the intent of this goal, and Policy 1.1.3 as providing guidance as to how it might be framed.

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<sup>350</sup> Proposed RPS, Chapter 4

477. At present, this goal is framed as a policy, commencing with a verb.
478. Looking at what outcome is being sought here and the capacity of the District Plan to achieve that outcome, we take the view that this particular higher-level objective is better framed in section 5 terms; emphasis is therefore required on people in communities providing for their social, cultural and economic well being and their health and safety. As above, this is also the direction Policy 1.1.3 of the Proposed RPS suggests.
479. So stated, there is an area of overlap with Goal/Objective 3.2.2 (as Submission 806 observes), but we nevertheless regard this as a valuable high-level objective, particularly for the non-urban areas of the District.

480. Accordingly, we recommend that this goal/high-level objective be reframed to read:

*“The District’s residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.”*

481. We regard this, in conjunction with the other high-level objectives it has recommended, to be the most appropriate way to achieve the purpose of the Act.

#### **2.13. Section 3.2.6 – Additional Objectives**

482. We have already addressed Objectives 3.2.5.5, 3.2.6.1, 3.2.6.2 and 3.2.6.3, recommending that they be amalgamated into what was 3.2.2.1.

483. Objective 3.2.6.4 as notified read:

*“Ensure planning and development maximises opportunities to create safe and healthy communities through subdivision and building design.”*

484. While the submissions on all of these objectives were almost universally in support, we view these matters, to the extent that they are within the ability of the PDP to implement<sup>351</sup>, as being more appropriately addressed in the context of Chapter 4. We therefore accept the point made in Submission 807 summarised above, that the objectives in this section might be significantly pared back.

485. Although this leaves the higher-level objective without any more focused objectives unique to it, we do not regard this as an unsatisfactory end result. To the extent the goal/high-level objective relates to non-urban environments, these matters can be addressed in the more detailed plan provisions in other chapters. In summary, therefore, we are satisfied both the amendments and the relocation of the objectives in Section 3.2.6 we have recommended are the most appropriate way to achieve the purpose of the Act.

#### **2.14. Section 3.2.7 – Goal and Objectives**

486. Lastly in relation to Chapter 3 objectives, we note that the goal in Section 3.2.7 and the two objectives under that goal (3.2.7.1 and 3.2.7.2) are addressed in the Stream 1A Hearing Report (Report 2).

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<sup>351</sup> Provision of community facilities is more a Local Government Act issue than a matter for the PDP.

487. The revised version of these provisions in the amended Chapter 3 attached to this Report as Appendix 1 shows the recommendations of that Hearing Panel for convenience.

## 2.15. Potential Additional Goals and Objectives

Before leaving the strategic objectives of the PDP, we should note submissions seeking entirely new goals and/or objectives. We have already addressed some of those submissions above.

488. A number of submitters<sup>352</sup> sought insertion of a 'goal' specifically related to tourism, generally in conjunction with a new strategic objective and policy. We have already addressed the submissions related to objectives and policies for tourism. While important to the District, ultimately we consider tourism is an aspect of economic development and therefore covered by (now) higher order objective 3.2.1. We therefore recommend rejection of these submissions.

489. The Upper Clutha Tracks Trust<sup>353</sup> sought insertion of a new goal worded as follows:

*"A world class network of trails that connects communities."*

490. The submitter also sought a new objective to sit under that goal as well as a series of new policies.

491. The submitter did not appear so as to provide us with any evidential foundation for such change. In the absence of evidence, we do not regard the relief sought by the submitter as so obviously justified as a high-level objective of the PDP that it would recommend such amendments.

492. NZIA<sup>354</sup> likewise sought insertion of a new goal, worded as follows:

*"Demand good design in all development."*

493. Mr Paetz did not recommend acceptance of this submission. While we acknowledge that good design is a worthwhile aspiration, we see it as an aspect of development that might more appropriately be addressed in more detailed provisions that can identify what good design entails. We will return to the point in the context of Chapter 4 rather than as a discrete high-level objective of its own. Accordingly, we do not recommend acceptance of this submission.

494. Slopehill Properties Limited<sup>355</sup> sought a new objective (or policy) to enable residential units to be constructed outside and in addition to approved residential building platforms with a primary use of the increased density is to accommodate family. Mr Farrell gave planning evidence on this submission, supported by members of the Columb family who own property between Queenstown and Arthurs Point. Clearly, a case can be made to address situations like that of the Columb family where different generations of the same family seek to live in close proximity. The difficulty we see with an objective in the District Plan (or indeed a policy) providing for this situation is that there appears to be no safeguard against it being used on a large scale to defeat the objective seeking to retain the rural character of land outside existing

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<sup>352</sup> Submissions 607, 615, 621, 677: Supported in FS1097, FS1105, FS1117, FS1137, FS1152, FS1153, FS1330 and FS1345; Opposed in FS1035, FS1074, FS1312 and FS1364

<sup>353</sup> Submission 625: Supported in FS1097; Opposed in FS1347

<sup>354</sup> Submission 238: Opposed in FS1107, FS1157, FS1226, FS1234, FS1239, FS1242, FS1248 and FS1249

<sup>355</sup> Submission 854: Supported in FS1286; Opposed in FS1349

urban areas. Certainly, Mr Farrell was not able to suggest anything to us. Nor was Mr Farrell able to quantify the potential implications of such an objective for the District more broadly.

495. In summary, while we accept that the Columbs' personal situation is meritorious, we cannot recommend acceptance of their submission against that background.

496. In summary, having reviewed the objectives we have recommended, we consider that individually and collectively, they are the most appropriate way to achieve the purpose of the Act within the context of strategic objectives, for the reasons set out in this report.

### 3. POLICIES

497. Turning to the policies of Chapter 3, given the direction provided by section 32, the key reference point of our consideration of submissions and further submissions is whether they are the most appropriate means to achieve the objectives we have recommended.

#### 3.1. Policy 3.2.1.1.3 – Visitor Industry

498. Consistent with our recommendation that the objectives should be reordered with the initial focus on the benefits provided by the visitor industry, we recommend that what was Policy 3.2.1.1.3 be the first policy.

499. As notified, that policy read:

*“Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services within the Queenstown and Wanaka central business areas.”*

500. The submissions on this policy all sought to expand its scope beyond the Queenstown and Wanaka central areas. Many submissions have sought that the focus be district-wide. One submission<sup>356</sup> sought to link the promotion of visitor industry growth to maintenance of the quality of the environment.

501. When Real Journeys Limited appeared at the hearing, its representatives emphasised the need for provision for visitor accommodation facilities, not all of which could practically be located within the two town centres. They also took strong exception to the implication of Policy 3.2.1.1.3 that the quality of existing attractions, facilities and services for visitors (as distinct from their scope) needed improvement.

502. Mr Paetz recommended that the submissions be addressed by a minor amendment to the existing policy (to refer to Queenstown and Wanaka town centres rather than to their central business areas) consistent with his recommended objective, and a new policy framed as follows:

*“Enable the use and development of natural and physical resources for tourism activity where adverse effects are avoided, remedied or mitigated”.*

503. We accept the thrust of the submissions and evidence we heard on this aspect of the PDP, that attractions, facilities and services for visitors are not and should not be limited to the Queenstown and Wanaka town centres. We also accept the logic of Mr Paetz's suggested

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<sup>356</sup> Submission 806

approach of providing for the visitor industry more broadly, but are concerned with the open-ended nature of the suggested broader policy.

504. In his Section 42A Report, Mr Paetz acknowledged that his recommending a policy focus on adverse effects being avoided, remedied or mitigated was not consistent with the general approach of the PDP seeking to minimise the use of that phrasing. He considered it appropriate in this context because the policy is not specific to the environmental effects it is concerned with. In Mr Paetz's view, a higher bar would be set in more sensitive landscapes or environments by other objectives and policies.

505. While this may be so, we consider that greater direction is required that this is the intention.

506. It seems to us that part of the issue is that visitor industry developments within the 'urban' areas of the district outside the Queenstown and Wanaka town centres raise a different range of issues to visitor industry developments in rural areas. In the former, the objectives and policies for the zones concerned provide more detailed guidance. In the latter, the strategic objectives and policies focused on landscape quality and rural character provide guidance. Policy 5.3.1(e) of the Proposed RPS might also be noted in this context – it supports provision for tourism activities in rural areas "of a nature and scale compatible with rural activities". It is apparent to us that while some specific provision is required for visitor industry developments in rural areas, this is better located alongside other strategic policies related to the rural environment. We return to the point in that context.

507. We also identify some tension between a policy that seeks to 'promote growth' in the visitor industry with recommended issues and objectives seeking to promote diversification in the District's economy. Consequently, we recommend that this wording be softened somewhat.

508. In summary, we recommend that Policy 3.2.1.1.3 be renumbered 3.3.1 as follows and amended to read as follows:

*"Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone."*

509. We consider that this policy, operating in conjunction with the other policies it will recommend, is the most appropriate way to achieve Objectives 3.2.1.1 and 3.2.1.2 as recommended above.

### **3.2. Policies 3.2.1.1.1 and 3.2.1.1.2 – Queenstown and Wanaka Town Centres**

510. As notified these two policies read:

*"3.2.1.1.1 Provide a planning framework for the Queenstown and Wanaka central business areas that enables quality development and enhancement of the centres as the key commercial hubs of the District, building on their existing functions and strengths.*

*3.2.1.1.2 Avoid commercial rezoning that could fundamentally undermine the role of the Queenstown and Wanaka central business areas as the primary focus of the District's economic activity."*

511. Submissions on these policies reflected the submissions on Objective 3.2.1.1 discussed above, seeking to expand its scope to recognise the role of Frankton's commercial areas in relation to

Queenstown, and Three Parks in relation to Wanaka. Willowridge Developments Ltd<sup>357</sup> sought to confine both policies to a focus on the business and commercial areas of Queenstown and Wanaka. Queenstown Park Limited<sup>358</sup> also sought to soften Policy 3.2.1.1.2 so that it was less directive. NZIA<sup>359</sup> sought recognition that the Queenstown and Wanaka town centres play a broader role than just as commercial hubs.

512. In his reply evidence, Mr Paetz recommended:
- Consequential changes in the wording based on his recommended objective, to refer to Queenstown and Wanaka town centres;
  - Amending Policy 3.2.1.1.1 to refer to the civic and cultural roles of the two town centres;
  - Deletion of the word '*fundamentally*' from Policy 3.2.1.1.2;
  - Addition of four new policies recognising the role of Frankton commercial areas and the importance of Queenstown Airport, and a further policy focused on Three Parks.
513. Addressing first the suggested amendments to Policies 3.2.1.1.1 and 3.2.1.1.2, we agree with Mr Paetz's recommendations with only a minor drafting change. NZIA make a good point regarding the broader role of the town centres. Similarly, the word '*fundamentally*' is unnecessary. Testing whether additional zoning could '*undermine*' the role of the existing town centres already conveys a requirement for a substantial adverse effect.
514. We also agree that, provided the separate roles of the Frankton and Three Parks are addressed, a strong policy direction is appropriate.
515. As a result, we recommend that Policies 3.2.1.1.1. and 3.2.1.1.2 be renumbered and amended to read as follows:
- “3.3.2 *Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths.*
- 3.3.3 *Avoid commercial rezoning that could undermine the role of the Queenstown and Wanaka town centres as the primary focus for the District's economic activity.*”
516. We note that the provisions of the RPS related to management of the built environment<sup>360</sup> are too high level and generally expressed to provide direction on these matters. Policy 5.3.3 of the Proposed RPS, however, supports provisions which avoid “*unplanned extension of commercial activities that has significant adverse effects on the central business district and town centres, including on the efficient use of infrastructure, employment and services.*”
517. As regards the new policies suggested by Mr Paetz for Frankton and Three Parks, we agree with the recommendations of Mr Paetz with five exceptions.
518. We recommend that reference to Frankton not be limited to the commercial areas of that centre because existing industrial areas play an important local servicing role (as recognised by the revised recommended objective above) and Queenstown Airport has a much broader role than solely “*commercial*”. We also consider that reference to “*mixed-use*’ development

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<sup>357</sup> Submission 249: Opposed in FS1097

<sup>358</sup> Submission 806: Supported in FS1012

<sup>359</sup> Submission 238: Supported in FS1097 and FS1117; Opposed in FS1107, FS1157, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248, FS1249

<sup>360</sup> RPS, Section 9.4

nodes is unnecessary. Having broadened the policy beyond commercial areas, the uses are obviously “mixed”.

519. Secondly, Mr Paetz recommended that recognition of Queenstown Airport refer to its “essential” contribution to the prosperity and “economic” resilience of the District.
520. While Queenstown Airport plays an extremely important role, we take the view that categorising it as “essential” would imply that it prevailed over all other considerations. Given the competing matters that higher order documents require be recognised and provided for (reflecting in turn Part 2 of the Act), we do not regard that as appropriate.
521. We have also taken the view that the nature of the contribution Queenstown Airport makes is not limited to its economic contribution. The evidence for QAC emphasised to us that Queenstown Airport is a lifeline utility under the Civil Defence Emergency Management Act 2002 with a key role in planning and preparing for emergencies, and for response and recovery in the event of an emergency. We accordingly recommend that the word “economic” be deleted from Mr Paetz’s suggested policy.
522. In addition, we have determined that greater direction is required (consistent with the objective we have recommended) regarding the function of the Frankton commercial area in the context of Mr Paetz’s suggested policy that additional commercial rezoning that would undermine that function be avoided.
523. It follows that we do not accept the suggestion of Mr Chris Ferguson in his evidence that the new Frankton policy should only constrain additional zoning within Frankton. Mr Paetz confirmed in response to our question that his intention was that the policy should extend to apply to areas outside Frankton – most obviously Queenstown itself – and we agree that this is appropriate.
524. Lastly, we do not think it necessary to refer to “future” additional commercial rezoning given that any additional rezoning will necessarily be in the future.
525. In summary, we recommend four new policies numbered 3.3.4-3.3.7 and worded as follows:

*“Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes.*

*Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District.*

*Avoid additional commercial rezoning that will undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which will undermine increasing integration between those areas and the industrial and residential areas of Frankton.*

*Provide a planning framework for the commercial core of Three Parks that enables large format retail development.”*

526. We are satisfied that collectively these policies are the most appropriate way, in the context of high-level policies, to achieve Objectives 3.2.1.2-4 that we have recommended.



### 3.3. Policies 3.2.1.2.1 – 3 – Commercial and Industrial Services

527. Policy 3.2.1.2.3 as notified read:

*“Avoid non-industrial activities occurring within areas zoned for industrial activities.”*

528. Submissions on this policy sought to soften its effect in various ways. Mr Paetz recommended that Submission 361 be accepted with the effect that non-industrial activities related to or supporting industrial activities might occur within industrial zones, but otherwise that the policy not be amended.

529. Policy 5.3.4 of the Proposed RPS is relevant on this point. It provides for restriction of activities in industrial areas that, among other things, may result in inefficient use of industrial land.

530. We accept in principle that, given the guidance provided by the Proposed RPS, the lack of land available for industrial development, and the general unsuitability of land zoned for other purposes for industrial use, non-industrial activities in industrial zones should be tightly controlled.

531. The more detailed provisions governing industrial zones are not part of the PDP, being scheduled for consideration as part of a subsequent stage of the District Plan review. At a strategic level, we recommend acceptance of Mr Paetz’s suggested amendment with the effect that this policy (renumbered 3.3.8) would read:

*“Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities.”*

532. We consider that this policy is the most appropriate way, in the context of high-level policies, to achieve the aspects of Objectives 3.2.1.3 and 3.2.1.5 related to industrial activities.

533. Policies 3.2.1.2.1 and 3.2.1.2.2 need to be read together. As notified, they were worded as follows:

*“Avoid commercial rezoning that would fundamentally undermine the key local service and employment function role that the larger urban centres outside of the Queenstown and Wanaka Central Business Areas fulfil.*

*Reinforce and support the role that township commercial precincts and local shopping centres fulfil in serving local needs.”*

534. Submissions on Policy 3.2.1.2.1 sought either its deletion<sup>361</sup> or significant amendment to focus it on when additional commercial rezoning might be enabled<sup>362</sup>. Submissions on Policy 3.2.1.2.2 sought recognition of the role of industrial precincts in townships and broadening the focus beyond townships to commercial, mixed use and industrial zones generally, and to their role in meeting visitor needs<sup>363</sup>.

535. Mr Paetz recommended relatively minor amendments to these policies, largely consequential on his recommendation that the role of Frankton be recognised with a separate policy regime.

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<sup>361</sup> Submission 608: Opposed in FS1034

<sup>362</sup> Submission 806

<sup>363</sup> Submissions 726 and 806

536. Policy 5.3.3. of the Proposed RPS, already referred to in the previous section of our report, needs to be noted in this context also.
537. Logically, these policies should be considered in reverse order, addressing the positive role of township commercial precincts and local shopping centres first. We do not consider that it is necessary to both “reinforce and support” that role. These terms are virtually synonyms. We take the view, however, that greater direction is required in how such precincts and centres might be supported. We recommend reference to enabling commercial development that is appropriately sized for the role of those precincts and centres.
538. That is not to say that those areas do not have other roles, such as in meeting resident and visitor needs, and providing industrial services, but in our view, those are points of detail that can be addressed in the more detailed provisions of the PDP.
539. Mr Paetz suggested revision to Policy 3.2.1.2.1, to remove reference to the Queenstown and Wanaka town centres, would mean that there is an undesirable policy gap for centres within the Queenstown and Wanaka urban areas, but outside the respective town centres (apart from Frankton and Three Parks).
540. In summary, we recommend that these policies be renumbered 3.3.9 and 3.3.10, and amended to read:
- “Support the role township commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose.*
- Avoid commercial rezoning that would undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton and Three Parks fulfil.”*
541. We consider that these policies are the most appropriate way, in the context of high-level policies, to achieve objective 3.2.1.5.

#### **3.4. Policies 3.2.1.3.1-2 – Commercial Capacity and Climate Change**

542. As notified, these policies read:

*“3.2.1.3.1 Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification;*

*3.2.1.3.2 Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change and energy and fuel pressures.”*

543. Submissions on Policy 3.2.1.3.1 either supported the policy as is<sup>364</sup> or sought that it be more overtly enabling<sup>365</sup>. One submission<sup>366</sup> sought amendment to remove reference to capacity and to insert reference to avoiding, remedying or mitigating adverse effects.

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<sup>364</sup> Submissions 608: Opposed in FS1034

<sup>365</sup> Submissions 615, 621, 716 and 807: Supported in FS1097, FS1105, FS1117, FS1137, FS1145

<sup>366</sup> Submission 806

544. Submissions on 3.2.1.3.2 either supported the policy as is<sup>367</sup> or sought to delete reference to opportunities, and to energy and fuel pressures<sup>368</sup>.
545. Mr Paetz recommended that the policies remain as notified.
546. We regard the current form of Policy 3.2.1.3.1 as appropriate. If it were amended to be more enabling, then reference would have to be made to management of adverse effects. Simply providing for avoiding, remedying or mitigating adverse effects on the environment, as suggested by Queenstown Park Limited, would provide insufficient direction for the reasons discussed already. The existing wording provides room for the nature of the provision referred to be fleshed out in more detailed provisions. We therefore recommend that Policy 3.2.1.3.1 be retained as notified other than to renumber it 3.3.11.
547. Turning to notified Policy 3.2.1.3.2, we have already discussed the provisions of both the RPS and the Proposed RPS related to climate change. While the former provides no relevant guidance, the Proposed RPS clearly supports the first part of the policy. While Policy 4.2.2(c) talks of encouraging activities that reduce or mitigate the effects of climate change, the reasons and explanation for the objective and group of policies addressing climate change as an issue note that it also provides opportunities. We therefore recommend rejection of the submission seeking deletion of reference to opportunities in this context.
548. We heard no evidence, however, of energy and fuel pressures such as would suggest that they need to be viewed in the same light as the effects of climate change.
549. Accordingly, we recommend renumbering Policy 3.2.1.3.2 as 3.3.12 and amending it to read:
- “Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change.”*
550. We consider that recommended Policies 3.3.11 and 3.3.12 are the most appropriate way, in the context of a package of high level policies, to achieve objectives 3.2.1.1, 3.2.1.2, 3.2.1.5, 3.2.1.6 and 3.2.1.9.

### **3.5. Policies 3.2.2.1.1 – 7 – Urban Growth**

551. As notified, these policies provided for fixing of Urban Growth Boundaries (UGBs) around identified urban areas and detailed provisions as to the implications of UGBs both within those boundaries and outside them. In his Section 42A Report, Mr Paetz recommended that all of these policies be deleted from Chapter 3 because of the duplication they created with the more detailed provisions of Chapter 4. By his reply evidence, Mr Paetz had reconsidered that position and recommended that the former Policy 3.2.2.1.1 be reinserted, reading as follows:

*“Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Jacks Point), Arrowtown and Wanaka”.*

552. This policy also needs to be read with Mr Paetz’s recommended amended Policy 3.2.5.3.1 reading:

*“Urban development will be enabled within Urban Growth Boundaries and discouraged outside them.”*

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<sup>367</sup> Submission 806

<sup>368</sup> Submission 598: Supported in FS1287

553. The effect of the suggested Policy 3.2.5.3.1 is to materially amend the notified Policy 3.2.2.1.2 which sought avoidance of urban development outside of the UGBs.
554. We agree with Mr Paetz’s underlying recommendation that most of the policies formerly in Section 3.2.2 should be shifted and amalgamated with the more detailed provisions in Chapter 4, both to avoid duplication and to better focus Chapter 3 on genuinely ‘*strategic*’ matters.
555. We also agree with Mr Paetz’s recommendation that the decision as to whether there should be UGBs and the significance of fixing UGBs for urban development outside the boundaries that are identified, are strategic matters that should be the subject of policies in Chapter 3.
556. Submissions on Policies 3.2.2.1.1 and 3.2.2.1.2 covered the range from support<sup>369</sup> to seeking their deletion<sup>370</sup>.
557. One outlier is the submission from Hawea Community Association<sup>371</sup> seeking specific reference to a UGB for Lake Hawea Township. Putting aside Lake Hawea Township for the moment, within the extremes of retention or deletion, submissions sought softening of the effect of UGBs<sup>372</sup> or seeking to manage urban growth more generally, without boundaries on the maps<sup>373</sup>.
558. The starting point, but by no means the finishing point, is that the ODP already contains a policy provision enabling the fixing of UGBs and the UGB has been fixed for Arrowtown after a comprehensive analysis of the site-specific issues by the Environment Court<sup>374</sup>. It is also relevant that Policy 4.5.1 of the Proposed RPS provides for consideration of the need for UGBs to control urban expansion, but does not require them.
559. The evidence for Council supported application of UGBs on urban design grounds (from Mr Bird) and in terms of protection of landscape and rural character values (Dr Read). The Council also rested its case on UGBs on infrastructure grounds and Mr Glasner’s evidence set out the reasons why infrastructure constraints and the efficient delivery of infrastructure might require UGBs. However, his answers to the written questions that we posed did not suggest that infrastructure constraints (or costs) were actually an issue either in the Wakatipu Basin or the Upper Clutha Basin, where the principal demand for urban expansion exists. Specifically, Mr Glasner’s evidence was that the only areas where existing or already planned upgrades to water supply and sewerage systems would not provide sufficient capacity for projected urban growth would be in Gibbston Valley and at Makarora. To that extent, Mr Glasner’s responses tended to support the submissions we heard from Mr Goldsmith<sup>375</sup>. Mr Glasner did say, however, that the UGBs would be a key tool for long term planning, in terms of providing certainty around location, timing, and cost of infrastructure investments. We heard no expert evidence that caused us to doubt Mr Glasner’s evidence in this regard.

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<sup>369</sup> Submission 719

<sup>370</sup> Submission 806

<sup>371</sup> Submission 771, see also Submission 289 to the same effect

<sup>372</sup> Submission 807 seeking in the alternative provision for “limited and carefully managed opportunities for urban development outside the Urban Growth Boundary”: Opposed in FS1346

<sup>373</sup> Submission 608 – although at the hearing, counsel for Darby Planning LP advised it had withdrawn its opposition to UGBs: Opposed in FS1034

<sup>374</sup> See *Monk v Queenstown-Lakes District Council* [2013] NZEnvC12

<sup>375</sup> On this occasion, when appearing for Ayrburn Farm Estate Ltd, Bridesdale Farm Developments Ltd, Shotover Country Ltd and Mt Cardrona Station Ltd.

560. Mr Paetz also sought to reassure us that the areas within the currently defined UGBs are more than sufficient to provide for projected population increases<sup>376</sup>. Ultimately, however, that evidence goes more to the location of any UGBs (and to satisfying us that the NPSUDC 2016 is appropriately implemented) rather than the principle of whether there should be any at all (and is therefore a matter for the mapping hearings).
561. The evidence from submitters we heard largely either supported or accepted the principle of UGBs. Mr Dan Wells<sup>377</sup> was a clear exception. He emphasised that unlike the historic situation in Auckland where the metropolitan limits have previously been “locked in” by being in the Regional Policy Statement, UGBs in a District Plan do not have the same significance, because they can be altered by future plan changes (including privately initiated plan changes). Mr Wells also expressed the view that a resource consent process was just as rigorous as a plan change and there was no reason why the PDP should preclude urban expansion by resource consent. Mr Wells noted, however, that both processes had to be addressing development at a similar scale for this to be the case. In other words, a resource consent application for a one or two section development would involve must less rigorous analysis than a Plan Change facilitating development of one hundred sections.
562. To us, the most pressing reason for applying UGBs is that without them, the existing urban areas within the District can be incrementally expanded by a series of resource consent applications at a small scale, each of which can be said to have minimal identifiable effects relative to the existing environment.
563. This is of course the classic problem of cumulative environmental effects and while a line on a map may be somewhat arbitrary, sometimes lines have to be drawn to prevent cumulative effects even when they cannot be justified on an “effects basis” at the margin<sup>378</sup>.
564. The other thing about a line on a map is that it is clear. While, in theory, a policy regime might have the same objective, it is difficult to achieve the necessary direction when trying to describe the scope of acceptable urban expansion beyond land which is already utilised for that purpose. It is much clearer and more certain if the policy is that there be no further development, which is why we regard it as appropriate in relation to urban creep in the smaller townships and settlements of the District, as discussed further below.
565. In summary, we conclude that UGBs do serve a useful purpose (in section 32 terms they are the most appropriate way in the context of a package of high-level policies to implement the relevant objective, (3.2.2.1), as we have recommended it be framed.
566. Accordingly, we recommend that with one substantive exception, and one drafting change discussed shortly, Policy 3.2.2.1.1 be retained.
567. The substantive exception arises from our belief that it is appropriate to prescribe a UGB around Lake Hawea Township. The Hawea Community Association<sup>379</sup> sought that outcome and the representatives of the Association described the extent of consultation and community consensus to us on both imposition of a UGB and its location when they appeared

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<sup>376</sup> M Paetz, Reply Evidence at section 7

<sup>377</sup> Giving evidence for Millbrook Country Club, Bridesdale Farm Developments and Winton Partners Fund  
<sup>378</sup> Compare *Contact Energy Limited v Waikato Regional Council* CIV2006-404-007655 (High Court – Woodhouse J) at [69]-[83] in the context of setting rules around water quality limits

<sup>379</sup> Submission 771

before us. They also emphasised that their suggested UGB provided for anticipated urban growth.

568. No submitter lodged a further submission opposing that submission and we recommend that it be accepted.

569. The more minor drafting change is that Policy 3.2.2.1.1 as recommended by Mr Paetz refers both to the urban areas in the Wakatipu Basin and to Arrowtown. Clearly Arrowtown is within the Wakatipu Basin. It is not in the same category as Jacks Point that is specifically mentioned for the avoidance of doubt. We recommend that specific reference to Arrowtown be deleted.

570. Accordingly, we recommend that this policy be renumbered (as 3.3.13) and amended to read:

*“Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Jacks Point), Wanaka, and Lake Hawea Township.”*

571. The second key question is how the PDP treats urban development outside the defined UGBs. There are two sides to this point. The first relates to the smaller townships and settlements of the District, where no UGB is proposed to be fixed. Putting aside Lake Hawea Township which we have recommended be brought within the urban areas defined by UGBs, these are Glenorchy, Kingston, Cardrona, Makarora and Luggate.

572. Policy 3.2.2.1.7 as notified related to these communities and provided:

*“That further urban development of the District’s small rural settlements be located within and immediately adjoining those settlements.”*

573. NZIA<sup>380</sup> sought that urban development be confined to within the UGBs. Queenstown Park Limited<sup>381</sup> sought amendment of the policy to ensure its consistency with other policies related to UGBs.

574. Mr Paetz recommended that the policy provision in this regard sit inside Chapter 4 and be worded:

*“Urban development is contained within existing settlements.”*

575. As notified, Policy 4.2.1.5 was almost identical to Policy 3.2.1.7. In that context, NZIA was the only submitter seeking amendment to the Policy; that it simply state:

*“Urban development is contained.”<sup>382</sup>*

576. Clearly Mr Paetz is correct and the duplication between these two policies needs to be addressed<sup>383</sup>. We consider, however, that the correct location for this policy is in Chapter 3 because it needs to sit alongside the primary policy on UGBs. Secondly, it needs to be clear that this is a complementary policy. As recommended by Mr Paetz, the policy is in fact

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<sup>380</sup> Submission 238: Opposed in FS1097, FS1107, FS1157, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>381</sup> Submission 806

<sup>382</sup> Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>383</sup> Refer the Real Journeys Submission noted on the more general point of duplication

inconsistent with 3.2.2.1 because in the urban areas with UGBs, provision is made to varying degrees for further urban development outside the existing settled areas.

577. In summary, we recommend that the policy be renumbered (as 3.3.15) and read:

*“Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose.”*

578. We accept that there is an element of circularity in referring to the existing zone provisions in this regard, but we regard this as the most appropriate way to achieve Objectives 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2 (as those objectives bear upon the point) given that the Township Zone provisions are a matter assigned to a subsequent stage of the District Plan review.

579. The last substantive issue that needs to be addressed under this heading is the extent to which urban development is provided for outside UGBs (and outside the other existing settlements).

580. The starting point is to be clear what it is the PDP is referring to when policies focus on *“urban development”*.

581. The definition of urban development in the PDP as notified reads:

*“Means any development/activity within any zone other than the rural zones, including any development/activity which in terms of its characteristics (such as density) and its effects (apart from bulk and location) could be established as of right in any zone; or any activity within an urban boundary as shown on the District Planning maps.”*

582. At first blush, this definition would suggest that any development within any of the many special zones of the PDP constitute *“urban development”* since they are not rural zones and the qualifying words in the second part of the definition do not purport to apply to all urban development. Similarly, no development of any kind within the rural zones is defined to be urban development. Given that one of the principal purposes of defining urban growth boundaries is to constrain urban development in the rural zones, the definition would gut these policies of any meaning.

583. This definition is largely in the same terms as that introduced to the Operative Plan by Plan Change 50. The Environment Court has described it, and the related definition of *“Urban Growth Boundary”* in the following terms<sup>384</sup>:

*“A more ambivalent and circular set of definitions would be hard to find.”*

584. The Court found that urban development as defined means:

*“... any development/activity which:*

- a. Is of an urban type, that is any activity of a type listed as permitted or controlled in a residential, commercial, industrial or other non-rural zone; or*
- b. Takes place within an “Urban Growth Boundary” as shown on the District’s Planning Maps.”*

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<sup>384</sup> *Monk v Queenstown-Lakes District Council* [2013] NZEnvC12 at [20]

585. The Court also commented that a definition is not satisfactory if it relies on an exercise of statutory interpretation<sup>385</sup>.

586. We entirely agree.

587. When counsel for the Council opened the Stream 1A and 1B hearing, we asked Mr Winchester to clarify for us what the definition really meant. He accepted that it was unsatisfactory and undertook to revert on the subject. As part of the Council's reply, both counsel and Mr Paetz addressed the issue. Mr Paetz suggested, supported by counsel, that a revised definition adapted from the definition used in the Proposed Auckland Unitary Plan (as notified) should be used, reading as follows:

*"Means development that by its scale, intensity, visual character, trip generation and/or design and appearance of structures, is of an urban character typically associated with urban areas. Development in particular special zones (namely Millbrook and Waterfall Park) is excluded from the definition."*

588. This recommendation is against a background of a submission from Millbrook Country Club<sup>386</sup> seeking that the definition be revised to:

*"Means develop and/or activities which:*

- a. Creates or takes place on a site of 1500m<sup>2</sup> or smaller; and*
- b. Is connected to reticulated Council or community water and wastewater infrastructure; and*
- c. Forms part of ten or more contiguous sites which achieve both (a) and (b) above; but*
- d. Does not includes resort style development such as that within the Millbrook Zone."*

589. We also note MacTodd's submission<sup>387</sup> seeking that the definition be amended in accordance with the Environment Court's interpretation of the existing definition, as above.

590. Although counsel for Millbrook referred to the Proposed Auckland Unitary Plan definition of urban activities (as notified<sup>388</sup>) as part of his submissions<sup>389</sup>, it appears that Millbrook's formal submission had been drafted with an eye to the definition in the then Operative Auckland Regional Policy Statement that reads:

*"Urban development – means development which is not of a rural nature. Urban development is differentiated from rural development by its scale, density, visual character, and the dominance of built structures. Urban development may also be characterised by a reliance on reticulated services (such as water supply and drainage), by its generation of traffic and includes activities (such as manufacturing), which are usually provided for in urban areas."*

591. We also had the benefit of an extensive discussion with counsel for Millbrook, Mr Gordon, assisted by Mr Wells who provided planning evidence in support of the Millbrook submission, but not on this specific point.

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<sup>385</sup> See paragraph [24]

<sup>386</sup> Submission 696

<sup>387</sup> Submission 192

<sup>388</sup> Noting that the Independent Hearing Panel recommended deletion of that definition, apparently on the basis that it did no more than express the ordinary and natural meaning of the term, and Auckland Council accepted that recommendation in its decisions on the Proposed Plan

<sup>389</sup> As did counsel for Ayrburn Farm Estate Ltd and Others



592. A large part of that discussion was taken up in trying to identify whether the Millbrook development is in fact urban development, and if not, why not. Mr Gordon argued that Millbrook was something of a special case because it provides for activities that are neither strictly urban nor rural. He distinguished Jacks Point, which is contained within an existing UGB because it has provision in its structure planning for facilities like childcare, kindergartens, schools, convenience stores and churches, as well as being of a much larger scale than Millbrook.
593. We also had input from counsel for Darby Planning LP, Ms Baker-Galloway, on the point. She submitted that the definition should not be a quantitative approach, e.g. based on density, but should rather be qualitative in nature. Beyond that, however, she could not assist further.
594. We agree that quantitative tests such as those suggested by Millbrook are not desirable. Among other things, they invite developments that are designed around the quantitative tests (in this case, multiple 9 section developments or developments on sites marginally over 1500m<sup>2</sup>). We also note the example discussed in the hearing of houses on 2000-3000m<sup>2</sup> sites in Albert Town that are assuredly urban in every other respect.
595. We also have some difficulties with the definition suggested by Mr Paetz because some types of development are typically associated with urban areas, but also commonly occur in rural areas, such as golf courses and some industries. We think that there is value in the suggestion from Millbrook (paralleled in the referenced Operative Auckland Regional Policy Statement definition in this regard) that reference might be made to connections to water and wastewater infrastructure, but we do not think they should be limited to Council or community services. It is the reticulation that matters, rather than the identity of its provider. Jacks Point, for instance, has its own water and wastewater services, whereas Millbrook is connected to Council water supply and wastewater services.
596. Insofar as Millbrook sought an exclusion for “*resort style development*”, that rather begs the question; what is a resort?
597. Having regard to the submissions we heard from Millbrook, we think that the key characteristics of a resort are that it provides temporary accommodation (while admitting of some permanent residents) with a lower average density of residential development than is typical of urban environments, in a context of an overall development focused on on-site visitor activities. Millbrook fits that categorisation, but Jacks Point does not, given a much higher number of permanent residents, the geographical separation of the golf course from the balance of the development and the fact that the overall development is not focussed on on-site visitor activities. It is in every sense a small (and growing) township with a high-quality golf course.
598. The last point we have to form a view on is whether, as Mr Paetz recommends, the Waterfall Park Zone should similarly be excluded from the definition of urban development. Mr Paetz’s reply evidence accepted that the density of a permitted development within the Waterfall Park Zone would be closer to urban development and made it clear that the entire Waterfall Park Zone is an anomaly; in his words:

*“The sort of sporadic and ad hoc urban intensity zoning in the middle of the countryside that Council is looking to discourage through the PDP”<sup>390</sup>.*

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<sup>390</sup> M Paetz, Reply Evidence at 6.16

599. The Waterfall Park Zone has not been implemented. We have no evidence as to the likelihood that it will be implemented and form part of the 'existing' environment in future. Certainly, given Mr Paetz's evidence, we see no reason why a clearly anomalous position should drive the wording of the PDP policies on urban development going forward.

600. For these reasons, we do not consider special recognition of Waterfall Park is required.

601. A separate Hearing Panel (Stream 10) will consider Chapter 2 (Definitions) of the PDP. That Hearing Panel will need to form a view on the matters set out above and form a final view in the light of the submissions and evidence heard in that stream, what the recommendation to Council should be.

602. For our part, however, we recommend to the Stream 10 Hearing Panel that the definition of urban development be retained to provide clarity on the appropriate interpretation of the PDP<sup>391</sup> and amended to read:

*"Means development that is not of a rural character and is differentiated from rural development by its scale, intensity, visual character and the dominance of built structures. Urban development may also be characterised by a reliance on reticulated services such as water supply, wastewater and stormwater and by its cumulative generation of traffic. For the avoidance of doubt, a resort development in an otherwise rural area does not constitute urban development"*.

We further recommend that a new definition be inserted as a consequence of our recommendation as above:

*"Resort" – means an integrated and planned development involving low average density of residential development (as a proportion of the developed area) principally providing visitor accommodation and forming part of an overall development focussed on on-site visitor activities."*

603. We have proceeded on the basis that when the objectives and policies we have to consider use the term 'urban development', it should be understood as above.

604. Turning then to the more substantive issue, whether urban development, as defined, should be avoided or merely discouraged outside the UGBs and other existing settlements, Mr Paetz's recommendation that Policy 3.2.5.3.1 be amended to provide the latter appears inconsistent with his support for Policy 4.2.2.1 which reads:

*"Urban Growth Boundaries define the limits of urban growth, ensuring that urban development is contained within those identified boundaries, and urban development is avoided outside of those identified boundaries."*

605. Mr Paetz did not explain the apparent inconsistency, or indeed, why he had recommended that Policy 3.2.5.3.1 should be amended in this way.

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<sup>391</sup> The need for clarity as to the classification of Millbrook and other similar resorts that might be established in future causes us to take a different view on the need for a definition than that which the Auckland Independent Hearings Panel came to.

606. Ultimately, we view this as quite a simple and straightforward question. Mr Clinton Bird, giving urban design evidence for the Council, aptly captured our view when he told us that you have either got an urban boundary or not. If you weaken the boundary, you just perpetuate urban sprawl.
607. This is the same approach that is taken in the Proposed RPS, which provides<sup>392</sup> that where UGBs are identified in a District Plan, urban development should be avoided beyond the UGB.
608. It follows that we favour a policy of avoidance of urban development outside of the UGB's, as provided for in the notified Policy 3.2.2.1.2. Our view is that any urban development in rural areas should be the subject of the rigorous consideration that would occur during a Plan Change process involving extension of existing, or creation of new, UGBs.
609. The revised definition we have recommended to the Stream 10 Panel provides for resort-style developments as being something that is neither urban nor rural and therefore sitting outside the intent of this policy.
610. In summary, and having regard to the amendments recommended to relevant definitions, we recommend retention of Policy 3.2.2.1.2 as notified (but renumbered 3.3.14) as being the most appropriate way, in the context of a package of high-level policies, in which to achieve Objectives 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2.

### **3.6. Section 3.2.2.2. Policies – Natural Hazards**

611. As notified, policy 3.2.2.2.1 read:

*“Ensure a balanced approach between enabling higher density development within the District’s scarce urban land resource and addressing the risks posed by natural hazards to life and property.”*

612. The sole submission specifically on it<sup>393</sup> sought its deletion or in the alternative, amendment “for consistency with the RMA”. The word “addressing” was the subject of specific comment – the submitter sought that it be replaced by “mitigated”.
613. Although Mr Paetz recommended that this Policy be retained in Chapter 3 as notified, for the same reasons we have identified that the relevant objective should be amalgamated with other objectives relating to urban development, we think that this policy should be deleted from Chapter 3, and the substance of the issue addressed as an aspect of urban development in Chapter 4. We think this is the most appropriate way in the context of a package of high-level policies to achieve the objectives of the plan related to urban development.

### **3.7. Section 3.2.3.1 Policies – Urban Development**

614. The policies all relate to a quality and safe urban development. As such, while Mr Paetz recommends that they remain in Chapter 3, for the same reasons as the more detailed urban development policies have been deleted and their subject matter addressed as part of Chapter 4, we recommend that the three policies in Section 3.2.3.1 all be deleted, and their subject matter be addressed as part of Chapter 4, that being the most appropriate way to achieve the objectives of the plan related to urban development.

### **3.8. Section 3.2.3.2 Policy – Heritage Items**

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<sup>392</sup> Proposed RPS, Policy 4.5.2

<sup>393</sup> Submission 806

615. Policy 3.2.3.2.1 as notified read:
- “Identify heritage items and ensure they are protected from inappropriate development.”*
616. Three submitters on this policy<sup>394</sup> sought that the policy should be amended to state that protection of identified heritage items should occur in consultation with landowners and tenants.
617. Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Te Rūnanga o Moeraki, Hokonui Rūnanga<sup>395</sup> sought that the policy be expanded to refer to wāhi Tūpuna as well as heritage items.
618. Mr Paetz did not recommend any amendment to this policy.
619. The RPS has an objective identifying recognition and protection of heritage values as part of the sustainable management of the built environment<sup>396</sup>. The policy supporting this objective, however, focuses on identification and protection of *“regionally significant heritage sites”* from inappropriate subdivision, use and development. The RPS predates addition of section 6(f) of the Act<sup>397</sup>. The upgrading of historic heritage as an issue under Part 2 means, we believe, that the RPS cannot be regarded as authoritative on this point.
620. The Proposed RPS has a suite of policies supporting Objective 5.2, which seeks an outcome whereby historic heritage resources are recognised and contribute to the region’s character and sense of identity. Policy 5.2.3, in particular, seeks that places and areas of historic heritage be protected and enhanced by a comprehensive and sequential set of actions. Those provisions include recognition of archaeological sites, wāhi tapu and wāhi taoka (taonga), avoidance of adverse effects, remedying other adverse effects when they cannot be avoided, and mitigating as a further fallback.
621. Unlike the previous policies, heritage items are not solely found in urban environments and therefore it is not appropriate to shift this policy into Chapter 4.
622. We do not recommend any amendments to it (other than to renumber it 3.3.16) for the following reasons:
- While consultation with landowners is desirable, this is a matter of detail that should be addressed in the specific chapter governing heritage;
  - Addition to refer to wāhi tupuna is not necessary as identification and protection of wāhi tupuna is already governed by Section 3.2.7 (generally) and the more specific provisions in Chapter 5.
  - While the reference to inappropriate development provides limited guidance, the submissions on this policy do not provide a basis for greater direction as to the criteria that should be applied to determine appropriateness, for instance to bring it into line with the Proposed RPS approach.
623. In summary, given the limited scope for amendment provided by the submissions on this policy, we consider its current form is the most appropriate way to achieve Objectives 3.2.2.1 and 3.2.3.1 in the context of a package of high-level policies.

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<sup>394</sup> Submissions 607, 615 and 621: Supported in FS1105, FS1137 and FS1345

<sup>395</sup> Submission 810: Supported in FS1098

<sup>396</sup> RPS Objective 9.4.1(c)

<sup>397</sup> And corresponding deletion of reference to historic heritage from section 7.

**3.9. Section 3.2.4.2 Policies – Significant Nature Conservation Values**

624. As notified, the two policies under this heading read:

*“3.2.4.2.1 Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas on the District Plan maps and ensure their protection.*

*3.2.4.2.2 Where adverse effects on nature conservation values cannot be avoided, remedied or mitigated, consider environmental compensation.”*

625. Submissions on 3.2.4.2.1 either sought acknowledgement that significant natural areas might be identified in the course of resource consent application processes<sup>398</sup> or sought to qualify the extent of their protection<sup>399</sup>.

626. Submissions on Policy 3.2.4.2.2 sought variously:

- a. A clear commitment to avoidance of significant adverse effects and an hierarchical approach ensuring offsets are the last alternative considered<sup>400</sup>;
- b. Amendment to make it clear that offsets are only considered as a last alternative to achieve no net loss of indigenous biodiversity and preferably a net gain<sup>401</sup>;
- c. To draw a distinction between on-site measures to avoid, remedy or mitigate adverse effects and environmental compensation *“as a mechanism for managing residual effects”*<sup>402</sup>;

627. Mr Paetz recommended no change to Policy 3.2.4.2.1, but that Policy 3.2.4.2.2. be deleted. His reasoning for the latter recommendation was partly because he accepted the points for submitters that Policy 3.2.4.2.2 was inconsistent with the more detailed Policy 33.2.1.8, but also because, in his view, the policy was too detailed for the Strategic Chapter<sup>403</sup>.

628. Mr Paetz cited a similar concern (that the relief sought is too detailed) as the basis to reject the suggestion that identification of significant natural areas might occur through resource consent processes.

629. The Department of Conservation tabled evidence noting agreement with Mr Paetz’s recommendations.

630. Ms Maturin appeared to make representations on behalf of Royal Forest and Bird Protection Society. She maintained the Society’s submission on Policy 3.2.4.2.1, arguing that the Policy was in fact inconsistent with more detailed policy provisions indicating that such areas would be identified through resource consent applications, and that the failure to note that would promote confusion, if not mislead readers of the PDP. She supported, however, Mr Paetz’s recommendation that the following policy be deleted.

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<sup>398</sup> Submissions 339, 373, 706: Supported in FS1040; Opposed in FS1097, FS1162, FS1254, FS1287, FS1313, FS1342 and FS1347

<sup>399</sup> Submissions 600 and 805: Supported in FS1209; Opposed in FS1034 and FS1040

<sup>400</sup> Submission 339, 706: Supported in FS1313; Opposed in FS1015, FS1097, FS1162, FS1254 and FS1287

<sup>401</sup> Submission 373: Supported in FS1040; Opposed in FS1015, FS1097, FS1254, FS1287, FS1342 and FS1347

<sup>402</sup> Submission 598: Supported in FS1287; Opposed in FS1040

<sup>403</sup> Section 42A Report at 12.89-12.90

631. In response to a question from us, Ms Maturin advised that the Society viewed any reference to environmental compensation or offsets as problematic and expressed the view that an applicant should provide a nationally significant benefit before offsets should even be considered.
632. Consideration of the submissions and evidence is against a background of the RPS having three objectives bearing on biodiversity issues:
- a. Objective 10.4.1:  
*“To maintain and enhance the life-supporting capacity of Otago’s biota.”*
  - b. Objective 10.4.2:  
*“To protect Otago’s natural ecosystems and primary production from significant biological and natural threats.”*
  - c. Objective 10.4.3:  
*“To maintain and enhance areas with significant habitats of indigenous fauna.”*
633. Policy 10.5.2 should also be noted, providing for maintenance and where practicable enhancement of the diversity of Otago’s significant indigenous vegetation and significant habitats of indigenous fauna meeting one of a number of tests (effectively criteria for determining what is significant).
634. Policy 3.2.2 of the Proposed RPS takes a more nuanced approach than does the RPS, following the same sequential approach as for landscapes (in Policy 3.2.4, discussed above). Policy 5.4.6, providing for consideration of offsetting of indigenous biological diversity meeting a number of specified criteria, also needs to be noted.
635. We agree with Mr Paetz’s recommendation on Policy 3.2.4.2.1. The reality is if the Strategic Chapters have to set out every nuance of the more detailed provisions, there is no point having the more detailed provisions. We do not regard the fact that the more detailed provisions identify that significant natural areas may be identified through resource consent processes as inconsistent with Policy 3.2.4.2.1. Similarly, given the terms of the RPS and the Proposed RPS (and section 6(c) of the Act, sitting in behind them) we consider the policy is correctly framed, looking first and primarily to protection.
636. We are concerned, however, that the effect of Mr Paetz’s recommendation that Policy 3.2.4.2.2 be deleted is that it leaves the protection of Significant Natural Areas as a bald statement that the more detailed provisions in Chapter 33 might be considered to conflict with.
637. In addition, none of the submissions on this specific point sought deletion of Policy 3.2.4.2.2. While the much more general UCES submission referred to already provides scope to delete any provision of Chapter 3 (since it seeks deletion of the entire chapter) we prefer that the policies state more clearly the extent of the protection provided, and the circumstances when something less than complete protection might be acceptable, in line with the approach of the Proposed RPS.
638. Having said that, we take on board Ms Maturin’s caution that this particular area is a veritable minefield for the unwary and that any policy has to be framed quite carefully.

639. The first point to make is that given the terms of the higher order documents, we think the submitters seeking a policy direction that significant adverse effects on Significant Natural Areas are not acceptable are on strong ground.
640. Secondly, submitters are likewise on strong ground seeking that it be clear that the first preference for non-significant adverse effects is that they be avoided or remedied. We are not so sure about referring to mitigation in the same light<sup>404</sup>.
641. While the High Court has provided guidance as to the distinction between mitigation and environmental offsets/environmental compensation<sup>405</sup>, we recommend that the policy sidestep any potential debate on the distinction to be drawn between the two.
642. Thirdly, the submission seeking a requirement for no net loss in indigenous biodiversity and preferably a net gain is consistent with the Proposed RPS (Policy 5.4.6(b)) and this also needs to be borne in mind.
643. Lastly, we recommend that the division between the two policies be shifted so that Policy 3.2.4.2.1 relates to the identification of Significant Natural Areas and Policy 3.2.4.2.2 outlines how those areas will be managed.

644. In summary, we recommend that the policies as notified be renumbered 3.3.17 and 3.3.18 and amended to read:

*“Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna as Significant Natural Areas on the District Plan maps (SNAs);*

*Protect SNAs from significant adverse effects and ensure enhanced indigenous biodiversity outcomes to the extent that other adverse effects on SNAs cannot be avoided or remedied.”*

### **3.10. Section 3.2.4.3 – Rare Endangered and Vulnerable Species**

645. Policy 3.2.4.3.1 suggests a general requirement that development not adversely affect survival chances of rare, endangered or vulnerable species. Submissions sought variously:
- a. Expansion of the policy to cover development “and use”<sup>406</sup>;
  - b. Qualifying the policy to limit “significant” adverse effects<sup>407</sup>;
  - c. Qualifying the policy to make it subject to the viability of farming activities not being impacted<sup>408</sup>; and
  - d. Retaining the policy as notified.
646. Given that we see these policies as the means to achieve recommended Objective 3.2.4.1, we do not consider it necessary or appropriate to insert an additional policy on maintenance of biodiversity as sought in submission 339 and 706<sup>409</sup>.

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<sup>404</sup> Although accepting that the Proposed RPS does so at Policy 5.4.6(a)

<sup>405</sup> Refer *Royal Forest & Bird Protection Society of New Zealand Inc v Buller District Council* [2013] NZHC 1346

<sup>406</sup> Submissions 339 and 706: Opposed in FS1162

<sup>407</sup> Submission 600: Supported in FS1209; Opposed in FS1034 and FS1040

<sup>408</sup> Submission 701: Supported in FS1162

<sup>409</sup> Opposed in FS1132, FS1162, FS1254 and FS1287

647. We have recommended the objective that this policy seeks to implement be deleted on the basis that it duplicates protection of areas with significant nature conservation values and the emphasis given elsewhere to maintenance of indigenous biodiversity.
648. Similar reasoning suggests that this policy is unnecessary. Any area which is relevant in any material way to the survival chances of rare, endangered or vulnerable species will necessarily be a significant natural area, as that term is defined. Consistently with that position, in the RPS policy discussed above (10.5.2), the fact that a habitat supports rare, vulnerable or endangered species is one of the specified criteria of significance. If any area falling within that description is not mapped as a SNA, then it should be so mapped so as to provide greater certainty both that the relevant objective will be achieved and for landowners, as to their ability to use land that is not mapped as a SNA. Accordingly, on the same basis as for the objective, we recommend that this policy be deleted, as being the most appropriate way, in combination with Policies 3.3.17 and 3.3.18, to achieve Objectives 3.2.1.7, 3.2.18, 3.2.4.1 and 3.2.4.3-4 inclusive as those objectives relate to indigenous biodiversity.

**3.11. Section 3.2.4.4 Policies – Wilding Vegetation**

649. As notified, policy 3.2.4.4.1 read:

*“That the planting of exotic vegetation with the potential to spread and naturalise is banned.”*

650. A number of submissions sought retention or minor drafting changes to this policy. Federated Farmers<sup>410</sup> however sought that the effect of the policy be softened to refer to appropriate management and reduction of risks.

651. In his Section 42A Report, Mr Paetz recognised that the policy might be considered too absolute. He recommended that it be revised to read:

*“Prohibit the planting of identified exotic vegetation with the potential to spread and naturalise.”*

652. As discussed in relation to Objective 3.2.4.4, wilding vegetation is a significant issue in the District. It is also quite a discrete point, lending itself to strategic direction<sup>411</sup>. We recommended that the objective aspired to is avoidance of wilding exotic vegetation spread. Management and reduction of risk would not achieve that objective, without a clear statement as to the outcome of management and/or the extent of risk reduction.

653. On the other hand, a prohibition of planting of exotic vegetation described only by the characteristic that it has potential to spread and naturalise would go too far. The public are unlikely to be able to identify all the relevant species within this very general description. Mr Paetz suggested limiting the prohibition to identified species<sup>412</sup>, but we think there also needs to be greater guidance as to what the extent of the ‘potential’ for spread needs to be to prompt identification, to ensure that the costs of a prohibition are not excessive, relative to the benefits and to make the suggested prohibition practicable, in terms of RPS Policy 10.5.3. We note in this regard the submissions on behalf of Federated Farmers by Mr Cooper that some wilding species are important to farming in the District at higher altitudes. For the same

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<sup>410</sup> Submission 600: Supported in FS1091 and FS1209; Opposed in FS1034 and FS1040

<sup>411</sup> A combination of circumstances which leads us to reject the suggestion of Mr Farrell that this issue does not justify having a high-level policy addressing it.

<sup>412</sup> Identified in this case meaning identified in the District Plan



reason, we consider there is room for a limited qualification of the policy prohibition, but only if wilding species can be acceptably managed for the life of the planting.

654. Accordingly, we recommend that Policy 3.2.4.4.1 be renumbered 3.3.27 and worded:

*“Prohibit the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting.”*

655. We consider that this policy wording is the most appropriate way to achieve Objective 3.2.4.2 in the context of a high-level policy,

### **3.12. Section 3.2.4.5 Policies – Natural Character of Waterways**

656. Policy 3.2.4.5.1 as notified read:

*“That subdivision and/or development which may have adverse effects on the natural character and nature conservation values of the District’s lakes, rivers, wetlands and their beds and margins be carefully managed so that life-supporting capacity and natural character is maintained or enhanced.”*

657. The only amendments sought to this policy sought that reference be added to indigenous biodiversity<sup>413</sup>.

658. Mr Paetz did not recommend any change to the policy as notified.

659. Objectives 6.4.3 and 6.4.8 of the RPS require consideration in this context. Objective 6.4.3 seeks to safeguard life supporting capacity through protecting water quality and quantity. Objective 6.4.8 seeks to protect areas of natural character and the associated values of wetlands, lakes, rivers and their margins. While these objectives are strongly protective of natural character and life-supporting capacity values, the accompanying policies are rather more qualified. Policy 6.5.5 promotes a reduction in the adverse effects of contaminant discharges through, in effect, a ‘maintain and enhance’, approach but with the rider “while considering financial and technical constraints”. Policy 6.5.6 takes a similarly qualified approach to wetlands with an effective acceptance of adverse effects that are not significant or where environmental ‘compensation’ (what we would now call off-setting) is provided. Lastly Policy 6.5.6 takes an avoid, remedy or mitigate approach to use and development of beds and banks of waterways, but poses maintenance (and where practicable enhancement) of life-supporting capacity as a further test.

660. As previously noted, the RPS predates the NPSFM 2014 and therefore, its provisions related to freshwater bodies must therefore be treated with some care. While the NPSFM 2014 is principally directed at the exercise of powers by regional councils<sup>414</sup>, its general water quality objectives<sup>415</sup>, seeking among other things, safeguarding of life supporting capacity and maintenance or improvement of overall water quality need to be noted. Objective C1 is also relevant, seeking improved integrated management of fresh water and use and development of land. From that perspective, we do not regard there being any fundamental inconsistency between the RPS and the subsequent NPSFM 2014, such as would require implementation of a different approach to that stated in the RPS.

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<sup>413</sup> Submissions 339 and 706: Opposed in FS1015, FS1162, FS1254 and FS1287

<sup>414</sup> The policies are almost all framed in terms of actions regional councils are required to take

<sup>415</sup> Seeking among other things, safeguarding of the life supporting capacity and maintenance or improvement of overall water quality

661. The Kawarau WCO has a different focus to either RPS (operative or proposed) or the NPSFM 2014. It identifies the varying characteristics that make different parts of the catchment outstanding and for some parts of the catchment, directs their preservation as far as possible in their natural state, and for the balance of the catchment<sup>416</sup>, directs protection of the characteristics identified as being present. The Kawarau WCO is principally targeted at the exercise of the regional council's powers. To the extent it is relevant to finalisation of the PDP, its division of the catchment, with different provisions applying to different areas, does not lend itself to being captured in a general policy applying across the District.
662. Lastly Policies 3.1.1 and 3.1.2 of the Proposed RPS take a '*maintain and enhance*' position for the different characteristics of water and the beds of waterways, respectively, in the context of an objective<sup>417</sup> seeking that the values of natural resources are "*recognised, maintained or enhanced*".
663. Against this background, we regard the adoption of the '*maintain or enhance*' test in the PDP policy as being both consistent with and giving effect to the relevant higher order documents.
664. An amendment to refer to indigenous biodiversity in this context would not reflect the form of the objective recommended, and so we do not support that change.
665. We do, however, recommend minor drafting amendments so that the policy be put more positively. We also do not consider that the word "*carefully*" adds anything to the policy since one would hope that all of the policies in the PDP will be implemented carefully.
666. Accordingly, we recommend that Policy 3.2.4.5.1 be renumbered 3.3.19 and amended to read:
- "Manage subdivision and/or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity and natural character is maintained or enhanced."*
667. We consider that this policy is the most appropriate way in the context of a high-level policy to achieve the objectives of this chapter related to natural character and life supporting capacity of waterways and their margins (3.2.1.7, 3.2.4.1-4 inclusive, 3.2.5.1 and 3.2.5.2).

### **3.13. Section 3.2.4.6 Policies – Water Quality**

668. As notified, policy 3.2.4.6.1 read:

*"That subdivision and/or development be designed so as to avoid adverse effects on the water quality of lakes, rivers and wetlands in the District."*

669. Submissions on the policy sought variously:
- a. Provision for remediation or mitigation of adverse effects on water quality<sup>418</sup>;
  - a. Restriction to urban development<sup>419</sup>;

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<sup>416</sup> Excluding the lower Dart River, the lower Rees River, and the lower Shotover River that have provisions permitting road works and flood protection works.

<sup>417</sup> Proposed RPS, Objective 3.1

<sup>418</sup> Submission 598: Supported in FS1287; Opposed in FS1040

<sup>419</sup> Submission 600: Supported in FS1209; Opposed in FS1034

- b. Avoidance of significant adverse effects<sup>420</sup>;
- c. Provision for remediation or mitigation where avoidance is not possible<sup>421</sup>;
- d. Avoidance of significant adverse effects on water quality where practicable and avoidance, remediation or mitigation of other adverse effects<sup>422</sup>;
- e. Insert reference to adoption of best practice in combination with designing subdivision development and/or to avoid, remedy or mitigate adverse effects<sup>423</sup>.

670. Mr Paetz did not recommend any amendment to the policy as notified.

671. The same provisions of the RPS, the NPSFM 2014 and the Proposed RPS as were noted in relation to the previous policy are relevant in this context. We note in particular the qualifications inserted on the management of contaminant discharges in Policy 6.5.5 of the RPS.

672. The RPS also states<sup>424</sup> a policy of minimising the adverse effects of land use activities on the quality and quantity of water resources.

673. We accept the general theme of the submissions seeking some qualification of the otherwise absolute obligation to avoid all adverse effects on water quality, irrespective of scale or duration, given that the practical mechanisms to manage such effects (riparian management and setbacks, esplanade reserves, stormwater management systems and the like) are unlikely to meet such a high hurdle, even if that could be justified on an application of section 32 of the Act.

674. We think there is value in the minimisation requirement the RPS directs in combination with a best land use management approach (accepting the thrust of Submission 807 in this regard) so as to still provide clear direction. We do not accept, however, that the policy should be limited to urban development given that the adverse effects of development of land on water quality are not limited to urban environments.

675. While a minimisation policy incorporates avoidance, if avoidance is practically possible, we consider there is value in emphasising that avoidance is the preferred position.

676. In summary therefore, we recommend that Policy 3.2.4.6 be renumbered 3.3.26 and amended to read:

*“That subdivision and/or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District.”*

677. We consider that this policy is the most appropriate way in the context of a high-level policy to achieve the objectives of this chapter related to water quality (3.2.1.8, 3.2.4.1 and 3.2.4.4).

**3.14. Section 3.2.4.7 Policies – Public Access**

678. Policy 3.2.4.7.1 as notified read:

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<sup>420</sup> Submission 768  
<sup>421</sup> Submission 805  
<sup>422</sup> Submission 635: Supported in FS1301  
<sup>423</sup> Submission 807  
<sup>424</sup> RPS, Policy 5.5.5

*“Opportunities to provide public access to the natural environment are sought at the time of plan change, subdivision or development.”*

679. One submission seeking amendment to this policy<sup>425</sup> sought to emphasise that any public access needs to be ‘safe’ and would substitute the word “considered” for “sought”.
680. Another submission<sup>426</sup> sought that specific reference be made to recreation opportunities.
681. Mr Paetz does not recommend any amendment to this policy.
682. Policy 6.5.10 of the RPS targets maintenance and enhancement of public access to and along the margins of water bodies. This is achieved through “encouraging” retention and setting aside of esplanade strips and reserves and access strips and identifying and providing for other opportunities to improve access. There are a number of exceptions specified in the latter case<sup>427</sup>, but the thrust of the policy is that exceptional reasons are required to justify restriction of public access.
683. Objective 5.1 of the Proposed RPS seeks maintenance and enhancement of public access of all areas of value to the community. Policy 5.1.1, supporting that objective, takes a similar approach to the RPS, directing maintenance and enhancement of public access to the natural environment unless one of a number of specified criteria apply.
684. Neither of the higher order documents require that all opportunities for enhancing public access be seized.
685. While reference to public safety would be consistent with both the RPS and the Proposed RPS, we do not consider that the amendments sought in Submission 519<sup>428</sup> are necessary. The policy as it stands does not require public access, it suggests that public access be sought. Whether this occurs will be a matter for decision on a case by case basis, having regard as appropriate, to the regional policy statement operative at the time. The provisions of both the RPS and the Proposed RPS would bring a range of matters into play at that time, not just health and safety.
686. Similarly, we do not consider specific reference to recreational opportunities is required. Public access to the natural environment necessarily includes the opportunity to recreate, once in that environment (or that part of the natural environment that is publicly owned at least). If the motive underlying the submission is to enable commercial recreation activities then in our view, it needs to be addressed more directly, as an adjunct to provision for visitor industry activities, as was sought by Kawarau Jet Services Ltd<sup>429</sup> in the form of a new policy worded:

*“Provide for a range of appropriate Recreational and Commercial Recreational activities in the rural areas and on the lakes and rivers of the District.”*

687. The suggested policy does not identify what might be an appropriate range of activities, or how issues of conflict between commercial operators over access to the waterways of the

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<sup>425</sup> Submission 519: Supported in FS1015; Opposed in FS1356

<sup>426</sup> Submission 836: Supported in FS1097, FS1341 and FS1342

<sup>427</sup> Including health and safety

<sup>428</sup> Supported by the evidence of Mr Vivian

<sup>429</sup> Submission 307: Supported in FS1097, FS1235, FS1341

District (previously an issue in a number of Environment Court cases) might be addressed. For all that, the suggested policy has merit. We will discuss shortly the appropriate policy response to commercial recreation activities in rural areas generally. We think the more specific issue of commercial recreation activities on the District's waterways is more appropriately addressed in Chapter 6 and we will return to it there.

688. We therefore recommend only a minor drafting change to put the policy (renumbered 3.3.28) more positively as follows:

*“Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development.”*

689. We consider that this wording in the context of a high-level policy is the most appropriate way to achieve objective 3.2.4.5.

### **3.15. Section 3.2.4.8 – Policies – Climate Change**

690. The sole policy under this heading read as notified:

*“Concentrate development within existing urban areas, promoting higher density development that is more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District”.*

691. Submissions seeking changes to this policy sought variously:

- a. To be less directive, seeking encouragement where possible and deletion of reference to greenhouse gas emissions<sup>430</sup>;
- b. Retaining the existing wording, but deleting the connection to greenhouse gas emissions<sup>431</sup>;
- c. Opposed it generally on the basis that suggested policy does not implement the objective<sup>432</sup>.

692. Mr Paetz did not recommend any amendment to the policy.

693. We see a number of problems with this policy. As Submission 519 identified, not all development is going to be within existing urban areas. Quite apart from the fact that the UGBs provide for controlled growth of the existing urban areas, non-urban development will clearly take place (and is intended to take place) outside the UGBs.

694. If the policy were amended to be restricted to urban development, as we suspect is the intention, it would merely duplicate the UGB policies and be unnecessary.

695. In summary, we recommend that the most appropriate way to achieve the objectives of this chapter is if Policy 3.2.4.8.1 is deleted.

696. That is not to say that the PDP has no role to play in relation to climate change. We have already discussed where and how it might be taken into account in the context of Objective 3.2.4.8.

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<sup>430</sup> Submission 519: Supported in FS1015; Opposed in FS1356

<sup>431</sup> Submissions 519 and 598: Supported in FS1015 and FS1287; Opposed in FS1356

<sup>432</sup> Submission 798

697. Submission 117 sought a new policy to be applied to key infrastructure and new developments, relating to adaption to the effects of climate change. The submission specifically identified hazard management as the relevant adaptation.
698. We have already recommended specific reference to the need to take climate change into account when addressing natural hazard issues in the context of Objective 3.2.2.1.
699. We view further policy provision for adaption to any increase in natural hazard risk associated with climate change better dealt with as an aspect of management of development in both urban and rural environments rather than more generally. Accordingly, we will return to it in the context of our Chapter 4 and 6 reports.
700. We note that notified Policy 3.2.1.3.2 related to adaptation to climate change in other respects. We discuss that policy below.

**3.16. Section 3.2.5 Policies - Landscape**

701. As notified, Policy 3.2.5.1.1 related both to identification of ONLs and ONFs on the District Plan maps and to their protection.
702. In his Section 42A Report, Mr Paetz recommended that the policy be deleted on the basis that it duplicated matters that were better addressed in Chapter 6.
703. By his reply evidence, Mr Paetz had reconsidered that view and recommended that the first part of the policy, providing for identification of ONLs and ONFs on the plan maps, be reinstated.
704. Submissions on the policy as notified sought variously:
- a. Either deletion of the ONL and ONF lines from the planning maps or alteration of their status so that they were indicative only<sup>433</sup>;
  - b. Qualifying the extent of protection to refer to inappropriate subdivision, use and development<sup>434</sup>;
  - c. Qualifying the reference to protection, substituting reference to avoiding, remedying or mitigating adverse effects, or alternatively management of adverse effects<sup>435</sup>.
705. The argument that ONLs and ONFs should not be identified on the planning maps rested on the contention (by Mr Haworth for UCES) that the lines as fixed are not credible. The exact location of any ONL and ONF lines on the planning maps is a matter for another hearing. However, we should address at a policy level the contention that there is an inadequate basis for fixing such lines and that establishing them will be fraught and expensive.
706. Dr Marion Read gave evidence on the work she and her peer reviewers undertook to fix the ONL and ONF lines. While Dr Read properly drew our attention to the fact that the exercise she had undertaken was not a landscape assessment from first principles, she clarified that qualification when she appeared before us. In Dr Read's view, the impact of not having worked from first principles was very minor in terms of the robustness of the outcome.

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<sup>433</sup> Submission 145: Supported in FS1097; Opposed in FS1162 and FS1254

<sup>434</sup> Submissions 355, 519, 598, 600, 805: Supported in FS1015, FS1117, FS1209 and FS1287; Opposed in FS1034, FS1097, FS1282, FS1320 and FS1356

<sup>435</sup> Submissions 519, 607, 615, 621, 624, 716: Supported in FS1015, FS1097, FS1105 and FS1137; Opposed by FS1282 and FS1356

707. That may well be considered something of an understatement given that Dr Read explained that she had gone back to first principles for all of the new ONL and ONF lines she had fixed. The areas where there might be considered a technical deficiency for failure to go back to first principles were where she had relied on previous determinations of the Environment Court.
708. We think it was both pragmatic and sensible on Dr Read's part that where the Environment Court had determined the location of an ONL or ONF line she took that as a given rather than reinventing that particular wheel. We asked a number of the parties who appeared before us if it was appropriate to rely on Environment Court decisions in this regard, and there was general agreement that it was<sup>436</sup>.
709. In summary, we do not accept the submission that the ONL and ONF lines are not credible. That is not to say that we accept that they are correct in every case and at every location. As above, that is a matter for differently constituted hearing panels to consider, but we are satisfied that the process that has been undertaken for fixing them is robust and can be relied upon unless and until credible expert evidence calls the location of those lines into question.
710. So far as the question of costs and benefits is concerned, Dr Read accepted in evidence before us that the process for confirming the lines set out in the planning maps will likely be fraught and expensive but as she observed, the current process where the status of every landscape (as an ONL, ONF, VAL or ORL) has to be determined as part of the landscape assessment for the purposes of a resource consent application is fraught and expensive. She did not know how one would go about trying to quantify and compare the relative costs of the two and neither do we.
711. What we do know is that the Environment Court found in 1999 that one could not properly state objectives and policies for areas of outstanding natural landscape unless they had been identified<sup>437</sup>. In that same decision, it is apparent that the Court approached the appeals on what ultimately became the ODP with considerable frustration that with certain notable exceptions, the parties appearing before it (including the Council) had not identified what they contended to be the boundaries of ONLs or ONFs. It appears<sup>438</sup> that the only reason that the Court did not fix lines at that point was the amount of effort and time that it would take to undertake a comprehensive assessment of the District. We are not in that position. The assessment has been undertaken by Dr Read and her peer reviewers to arrive at the lines currently on the maps. All the parties who have made submissions on the point will have the opportunity to call expert evidence to put forward a competing viewpoint in the later hearings on mapping issues.
712. Most importantly, at the end of the process, the Council will have recommendations as to where those lines should be based on the best available evidence.
713. We accept that even after they are fixed, it will still be open to parties to contend that a landscape or feature not currently classified in the plan as an ONL or ONF is nevertheless outstanding and should be treated as such for the purposes of determination of a future

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<sup>436</sup> Mr Goldsmith for instance expressed that view (for Allenby Farms Ltd, Crosshill Farms Ltd and Mt Cardrona Station Ltd). We note however that some parties sought to draw a distinction between lines that had been drawn by the Court after a contested hearing of landscape experts and those that were the result of consent orders and/or where the issue was not contested.

<sup>437</sup> C180/99 at [97]

<sup>438</sup> From paragraph [99]

resource consent process<sup>439</sup>. Nevertheless, we think there is value in the PDP providing direction in this regard.

714. We also note that Policy 3.2.3 of the Proposed RPS directs that areas and values, among other things, of ONLs and ONFs be identified. We are required to have regard to that policy and that is exactly what the PDP does. It defines areas of ONLs and ONFs. We note the submission of Otago Regional Council in this regard<sup>440</sup>, supporting the identification of ONLs and ONFs, reflecting in turn the policies of the Proposed RPS directing identification of outstanding and highly-valued features and landscapes we have previously discussed<sup>441</sup>.
715. In summary, we do not accept the UCES submission that the ONL/ONF lines should be deleted, or alternatively tagged as being indicative only.
716. The secondary question is whether if, as we would recommend, Policy 3.2.5.1.1 is retained, it, or a subsequent strategic policy in this part of Chapter 3, should specify what course of action is taken consequential on that identification or whether, as Mr Paetz recommends, those matters should be dealt with in Chapter 6.
717. In summary, we recommend that a separate policy be inserted following what was Policy 3.2.5.1.1 stating in broad terms that the policy is for management of activities affecting ONLs and ONFs. Quite simply, we see this as part of the strategic direction of the Plan. While Chapter 6 contains more detailed provisions, Chapter 3 should state the overall policy.
718. We have already discussed at some length the appropriate objective for ONLs and ONFs, considering as part of that analysis, the relevant higher order provisions, and concluding that the desired outcome should be that the landscape and visual amenity values and natural character of ONLs and ONFs are protected against the adverse effects of subdivision use and development that are more than minor and/or not temporary in duration.
719. To achieve that objective, we think it is necessary to have a high-level policy addressing the need to avoid more than minor adverse effects on those values and on the natural character of ONLs and ONFs that are not temporary in duration.
720. We have had regard to the many submissions we received at the hearing emphasising the meaning given to the term “avoid” by the Supreme Court in *King Salmon* (not allow or prevent the occurrence of<sup>442</sup>).
721. It was argued for a number of parties that an avoidance policy in relation to ONLs and ONFs would create a ‘*dead hand*’ on all productive economic activities in a huge area of the District.
722. A similar ‘*in terrorem*’ argument was put to the Supreme Court in *King Salmon* which rejected the contention that the interpretation they had given to the relevant policies of the NZCPS would be unworkable in practice<sup>443</sup>. The Court also drew attention to the fact that use and development might have beneficial effects rather than adverse effects.

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<sup>439</sup> Refer Unison Networks Limited v Hastings District Council CIV2007-485-896

<sup>440</sup> Submission 798

<sup>441</sup> Proposed RPS, Policies 3.2.3 and 3.2.5

<sup>442</sup> [2014] NZSC38 at [93]

<sup>443</sup> See [2014] NZSC38 at [144]-[145]



723. The evidence we heard was that many of the outstanding landscapes in the District are working landscapes. Dr Read’s evidence is that the landscape character reflects the uses currently being made of it and in some cases, the character of the landscapes is dependent on it. Clearly continuation of those uses is not inconsistent with the values that lead to the landscape (or feature) in question being categorised as outstanding.
724. Our recommendation makes it clear that minor and temporary effects are not caught by this policy. That will permit changes to current uses that are largely consistent with those same values. If a proposal would have significant adverse effects on an ONL or an ONF, in our view and having regard to the obligation on us to recognise and provide for the preservation of ONLs and ONFs, that proposal probably should not gain consent.
725. In summary therefore, we recommend that there be two policies in relation to ONLs and ONFs in Chapter 3 (numbered 3.3.29 and 3.3.30) reading as follows:
- “Identify the District’s Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps.”*
- “Avoid adverse effects on the landscape and visual amenity values and natural character of the District’s Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor in extent and or not temporary in duration.”*
726. We consider that these policies are the most appropriate way to achieve Objective 3.2.5.1, in the context of the package of high-level policies recommended in this report.
727. Turning to non-outstanding landscapes, Policy 3.2.5.2.1 as notified read:
- “Identify the district’s Rural Landscape Classification on the District Plan maps, and minimise the effects of subdivision, use and development on these landscapes.”*
728. With the exception of UCES<sup>444</sup>, who submitted (consistently with its submission on Policy 3.2.5.1.1) that there should be no determinative landscape classifications on planning maps, most submitters accepted the first half of the policy (identifying the Rural Landscape Classification on the maps) and focussed on the consequences of that identification. Many submitters sought that adverse effects on these landscapes be avoided, remedied or mitigated either by amending the policy or by adding a stand-alone policy to that effect<sup>445</sup>. Some of those submitters also sought reference to inappropriate subdivision, use and development.
729. Another option suggested was to substitute ‘manage’ for ‘minimise’<sup>446</sup>.
730. Mr Paetz recommended that the policy be deleted on the basis that both aspects of the policy were better addressed in Chapter 6.
731. We do not concur. Consequential on the recommendation as above, that the policies for ONLs and ONFs should state both the intention to identify those landscapes and features on the planning maps and separately and in broad terms, the course of action proposed, we consider

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<sup>444</sup> Submission 145: Supported in FS1097; Opposed in FS1162

<sup>445</sup> Submissions 437, 456, 513, 515, 522, 531, 532, 534, 535, 537, 608, 643, 696, 805: Supported in FS1097, FS1256, FS1286, FS1292, and FS1322; Opposed in FS1034, FS1068, FS1071 and FS1120

<sup>446</sup> Submission 519, 598: Supported in FS1015, FS1117 and FS1292; Opposed in FS1282 and FS1356

that it follows that Chapter 3 should also follow the same format for non-outstanding landscapes.

732. It is also consequential on the recommendations related to the ONL and ONF policies that that we do not recommend that the UCES submission be accepted. Having identified ONLs and ONFs on the planning maps, there seems to be little point in not identifying the balance of the rural landscape.

733. Accordingly, the only suggested changes are minor drafting issues and a change of terminology, consequential on the recommendation as above that these balance rural landscapes be termed Rural Character Landscapes so that the renumbered Policy 3.3.31 would read:

*“Identify the District’s Rural Character Landscapes on the District Plan Maps.”*

734. Turning to the consequences of identification, a number of the submitters on this policy noted the need for it to reflect the terminology and purpose of the Act. This is an example of the general point made at an earlier part of this report, where utilising the terminology of the Act provides no direction or guidance as to the nature of the course of action to be undertaken.

735. This is still more the case with those submissions seeking that adverse effects be managed.

736. For these reasons, we do not recommend acceptance of the relief sought in these submissions.

737. We do, however, accept that the focus on minimising adverse effects is not entirely satisfactory.

738. While we do not accept the opinion of Mr Ben Farrell (that a policy of minimising adverse effects is ambiguous), the relevant objective we have recommended seeks that rural character and amenity values in these landscapes be maintained and enhanced by directing new subdivision, use and development to occur in appropriate areas – areas that have the potential to absorb change without materially detracting from those values.

739. We also have regard to notified Policy 6.3.5.1 which states that subdivision and development should only be allowed *“where it will not degrade landscape quality or character, or diminish identified visual amenity values.”*

740. We think that particular policy goes too far, seeking no degradation of landscape quality and character and diminution of visual amenity values and needs to have some qualitative test inserted<sup>447</sup>, but the consequential effect of aligning the policy with the objective together with incorporating elements from Policy 6.3.5.1 is that the policy addressing activities in Rural Character Landscapes should be renumbered 3.3.32 and read:

*“Only allow further land use change in areas of the Rural Character Landscape able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded.”*

741. We consider that the recommended Policies 3.3.31 and 3.3.32 are the most appropriate way to achieve Objectives 3.2 1.9 and 3.2.5.2, in the context of the package of high-level policies recommended in this report.

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<sup>447</sup> To that extent we accept the substance of Submissions 456, 598 and 806 on Policy 6.3.5.1.

**3.17. Section 3.2.5.3 – Policies – Urban Development**

742. As notified, this policy read:

*“Direct urban development to be within urban growth boundaries (UGBs) where these apply, or within the existing rural townships.”*

743. Mr Paetz recommended that this policy be amended to provide both for urban development within and outside UGBs.

744. Either in its notified form or as Mr Paetz has recommended it be amended, this policy entirely duplicates the policies discussed above related to urban development (the recommended revised versions of Policies 3.2.2.1.2 and 3.2.2.1.6).

745. Accordingly, we recommend that the most appropriate way to achieve the objectives of this chapter related to urban development is that it be deleted, consistent with the Real Journeys’ submission that duplication generally be avoided.

**3.18. Section 3.2.5.4 Policies – Rural Living**

746. As notified, these two policies addressed provision for rural living as follows:

*“3.2.5.4.1 Give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas.*

*3.2.5.4.2 Provide for rural living opportunities in appropriate locations.”*

747. There were two submissions on Policy 3.2.5.4.1, one seeking its deletion on the basis that it may conflict with case law related to weighting of cumulative effects, the permitted baseline and the future environment<sup>448</sup> and the other seeking more effective guidance on how much development is too much<sup>449</sup>.

748. Most of the submissions on Policy 3.2.5.4.2 supported the policy in its current form. One submitter<sup>450</sup> sought that the Council should continue with its plans to rezone land west of Dalefield Road to Rural Lifestyle or Rural Residential, but did not seek any specific amendment to the policy. Mr Paetz did not recommend any change to the wording of these policies.

749. While we do not support the submission seeking that Policy 3.2.5.4.1 be deleted, the submitter has a point in that the policy is expressed so generally that it may have consequences that cannot currently be foreseen. Notwithstanding that, clearly cumulative effects of residential activity is an issue requiring careful management, as we heard from Dr Read. The problem is that a policy indicating that cumulative effects will be given *“careful consideration”* is too non-specific as to what that careful consideration might entail. As Submission 806 suggests, greater clarity is required as to how it will operate in practice.

750. The policies of Section 6.3.2 (as notified) give some sense of what is required (acknowledging the finite capacity of rural areas to accommodate residential development, not degrading landscape character and visual amenity, taking into account existing and consenting

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<sup>448</sup> Submission 519: Supported in FS1015; Opposed in FS1356

<sup>449</sup> Submission 806: Supported in FS1313

<sup>450</sup> Submission 633

subdivision or development). We recommend that some of these considerations be imported into policy 3.2.5.4.1 to confine its ambit, and thereby address the submitter's concern.

751. One issue in contention was whether the description in the ODP of rural non-outstanding landscapes as being "*pastoral (in the poetic and picturesque sense rather than the functional sense) or Arcadian landscapes*"<sup>451</sup> should be retained. Mr Goldsmith<sup>452</sup> argued that this description, which was coined by the Environment Court<sup>453</sup>, should be retained if circumstances have not changed.
752. The evidence of Dr Read was that this description has proven confusing, and has been interpreted as a goal, rather than as a description. Her June 2014 Report<sup>454</sup> fleshed this out, suggesting that neither lay people nor professionals have had a clear understanding of what an arcadian landscape is, and that a focus on replicating arcadia has produced an English parkland character in some areas of the Wakatipu Basin that, if continued, would diminish the local indigenous character.
753. Dr Read also emphasised the need to acknowledge the differences between the character of the Upper Clutha Basin and the Wakatipu Basin.
754. Mr Goldsmith acknowledged those differences but suggested to us that the PDP treated the Wakatipu Basin as if it were the Hawea Flats, whereas his description of the ODP was that it did the reverse (i.e. treated the Hawea Flats as they were the Wakatipu Basin)<sup>455</sup>.
755. We take his point and have accordingly looked for a broader description that might exclude ONL's and ONF's (where the focus is necessarily on protection rather than enabling development), but capture both areas, while allowing their differences (and indeed the differences in landscape character within the Wakatipu Basin that Mr Goldsmith sought recognition for) to be taken into account.
756. Mr Jeff Brown<sup>456</sup> suggested to us that the ultimate goal is met if the character of an area remains '*rural*'<sup>457</sup>, and therefore the test should be if the area retains a rural '*feel*'. While this comes perilously close to a test based on the '*vibe*'<sup>458</sup>, we found Mr Brown's evidence helpful and have adapted his suggested approach to provide a more objective test.
757. The interrelationship with Policy 3.2.5.4.2 also needs to be noted. Better direction as to what a careful consideration of cumulative effects means, requires, among other things, identification of where rural living opportunities might be appropriate. As Submission 633 notes, one obvious way in which the PDP can and does identify such appropriate locations is through specific zones. Another is by providing greater direction of areas within the Rural Zone

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451 ODP 4.2.4(3)

452 Addressing us on this occasion on behalf of GW Stalker Family Trust and others

453 In C180/99

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

455 Legal Submissions for GW Stalker and others at 6.3(c)

456 Giving evidence on behalf of Ayrburn Farms Ltd, Bridesdale Farms Developments Ltd, Shotover Park Ltd and Trojan Helmet Ltd

457 NZIA's Submission 238 makes a similar point

458 Refer the film, 'The Castle' (1997)

where rural living developments are not appropriate<sup>459</sup>. We agree that a greater level of direction would assist plan users in this regard.

758. In summary, we recommend the following amendments to Policies 3.2.5.4.1 and 3.2.5.4.2 (renumbered 3.3.22 and 3.3.24), together with addition of a new Policy 3.3.23 as follows:

*“Provide for rural living opportunities in areas identified on the District Plan maps as appropriate for rural living developments.*

*Identify areas on the District Plan maps that are not within Outstanding Natural Landscapes or Outstanding Natural Features and that cannot absorb further change, and avoid residential development in those areas.*

*Ensure that cumulative effects of new subdivision and development for the purposes of rural living does not result in the alteration of the character of the rural environment to the point where the area is no longer rural in character.”*

759. We consider that the combination of these policies operating in conjunction with recommended Policies 3.3.29-3.3.32, are the best way in the context of high-level policies to achieve Objectives 3.2.1.8, 3.2.5.1 and 3.2.5.2, as those objectives relate to rural living developments.
760. It is appropriate at this point that we address the many submissions we had before us from infrastructure providers seeking greater recognition of the needs of infrastructure.
761. Objective 3.2.1.9 discussed above is the reference point for any additional policies on infrastructure issues.
762. In the rural environment, the principal issue for determination is whether infrastructure might be permitted to have greater adverse effects on landscape values than other development, and if so, in what circumstances and to what extent. Consideration also has to be given as to whether recognition needs to be given at a strategic level to reverse sensitivity effects on infrastructure in the rural environment.
763. Among the suggestions from submitters, new policies were sought to enable the continued operation, maintenance, and upgrading of regionally and nationally significant infrastructure and to provide that such infrastructure should where practicable, mitigate its impacts on ONLs and ONFs <sup>460</sup>.

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<sup>459</sup> Mr Goldsmith (on this occasion when appearing for GW Stalker Family Trust and Others) suggested to us that specific areas might be identified and nominated the north side of Malaghans Road and a portion of Speargrass Flat Road as potential areas that could be specifically identified as being unable to absorb further development, rather than relying on generic policies. Mr Ben Farrell similarly supported what he termed a finer grained approach to management of the Wakatipu Basin. We note that PDP Chapter 24 notified as part of the Stage 2 Variations seeks to provide greater guidance to development within the Wakatipu Basin

<sup>460</sup> Submissions 251, 433: Supported in FS1077, FS1092, FS1097, FS1115, FS1121 and FS1211; Opposed in FS1040 and FS1132

764. Transpower New Zealand Limited<sup>461</sup> sought the inclusion of a new definition for regionally significant infrastructure which would include:
- a. *“Renewable electricity generation facilities, where they supplied the National Electricity Grid and local distribution network; and*
  - b. *The National Grid; and*
  - c. *The Electricity Distribution Network; and*
  - d. *Telecommunication and Radio Community facilities; and*
  - e. *Road classified as being of national or regional importance; and*
  - f. *Marinas and airports; and*
  - g. *Structures for transport by rail”.*
765. Transpower’s focus on nationally and regionally significant infrastructure is consistent with Policy 4.3.2 of the Proposed RPS, which now reads:
- a. *“Recognise the national and regional significance of all of the following infrastructure:*
  - b. *Renewable electricity generation activities, where they supply the national electricity grid and local distribution network;*
  - c. *Electricity transmission infrastructure;*
  - d. *Telecommunication and radiocommunication facilities;*
  - e. *Roads classified as being of national or regional importance;*
  - f. *Ports and airports and associated navigation infrastructure;*
  - g. *Defence facilities;*
  - h. *Structures for transport by rail.”*
766. This policy wording differs from the corresponding policy (3.5.1) in the notified version of the Proposed RPS that was the relevant document at the date of hearing<sup>462</sup> in the following material respects:
- a. (a) now applies to renewable electricity generation “activities”, rather than facilities;
  - b. Reference to associated navigation infrastructure has been added to (e);
  - c. Recognition of defence facilities is new.

In addition, the term ‘*electricity transmission infrastructure*’ is now defined to mean the National Grid (adopting the definition in the NPSET 2008).

767. The submission of Aurora Energy Limited<sup>463</sup> suggested a different definition of regionally significant infrastructure that varied from both that suggested by Transpower and the Proposed RPS, but included among other things, electricity distribution networks, community water supply systems, land drainage infrastructure and irrigation and stock water infrastructure. Aurora also sought the inclusion of an additional definition for ‘*critical electricity lines*’<sup>464</sup>.
768. Mr Paetz’s Section 42A Report largely adopted the ‘*definition*’ of regionally significant infrastructure in the notified version of the Proposed RPS with the following changes:

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<sup>461</sup> Submission 805: Supported in whole or in part in FS1077, FS1106, FS1121, FS1159, FS1208, FS1211, FS1253 and FS1340

<sup>462</sup> And that obviously formed the basis of the relief sought in the Transpower submission

<sup>463</sup> Submission 635: Supported in whole or in part in FS1077, FS1097 and FS1211; Opposed in FS1132

<sup>464</sup> Opposed in FS1301 and FS1322

- a. Mr Paetz recommended that renewable electricity generation facilities qualify where they are operated by an electricity operator (a defined term under the Electricity Act 1992) so as to exclude small and community-scale electricity generators;
  - b. He suggested reference to '*designated*' airports;
  - c. He deleted reference to ports, there being none in a landlocked District;
  - d. He deleted reference to rail structures, there being no significant rail lines within the District.
769. This recommendation produced considerable discussion and debate during the course of the hearing.
770. QAC pointed out that Glenorchy is a designated airport, but one would struggle to regard it as regionally significant. QAC agreed that reference might appropriately be limited to Queenstown and Wanaka airports.
771. Transpower New Zealand Limited expressed considerable concern that the National Grid was not specifically mentioned. We found this a little puzzling since the NPSET uses the term '*electricity transmission infrastructure*' and the National Grid clearly comes within that term (the NPSET 2008 in fact defines them to be one and the same thing). Also, quite apart from the NPSET 2008, no one could seriously contend that the National Grid was not regionally and nationally significant.
772. The discussion we had with representatives of Transpower did however, highlight an issue at the other end of the spectrum. While the Decisions Version of the Proposed RPS now puts it beyond doubt (by adopting the NPSET 2008 definition), the general term '*electricity transmission infrastructure*' could be argued to include every part of the electricity transmission network, down to individual house connections, which while extremely important to the individuals concerned, could not be considered regionally significant.
773. We invited the representative of Aurora Energy, Ms Dowd, to come back to us with further information on those parts of Aurora's electricity distribution network that might properly be included within the term regionally significant infrastructure. She identified those parts of the Aurora Network operating at 33kV and 66kV and four specific 11kV lines servicing specific communities. Ms Dowd also drew our attention to the fact that a number of other Regional Policy Statements and District Plans have a focus on "*critical infrastructure*".
774. In Mr Paetz's reply evidence, he suggested a further iteration of this definition to limit electricity transmission infrastructure to the National Grid (necessarily excluding any electricity transmission lines in the Aurora network), add reference to key centralised Council infrastructure, and refer only to Queenstown and Wanaka airports.
775. Having regard to the Proposed RPS, as we are bound to do, we take the view that the focus should primarily be on regionally significant infrastructure (not some more broad ranging description such as '*critical*' infrastructure).
776. Secondly, identification of '*regionally*' significant infrastructure is primarily a matter for the Regional Council, except where the Proposed RPS might be considered ambiguous or inapplicable.
777. We therefore agree with Mr Paetz that reference to ports and rail structures might be deleted.

778. We cannot recommend acceptance of Mr Paetz’s suggestion that key Council infrastructure should be included. While it would satisfy the Aurora test of critical infrastructure, the Regional Council has not chosen to identify it as regionally significant and while critical to the District, it is difficult to contend that it has significance beyond the District boundaries.
779. For similar reasons, we do not recommend identifying particular aspects of the Aurora distribution network. Again, while they would meet a test of critical infrastructure from the District’s perspective, the Regional Council has not identified them as *‘regionally significant’* – in the Decisions Version of the Proposed RPS, the Regional Council has explicitly excluded electricity transmission infrastructure that does not form part of the National Grid. Mr Farrell’s contention that tourism infrastructure should be included within *‘regionally significant infrastructure’* fails for the same reasons.
780. We also think that the reference to roads of national or regional significance can be simplified. These are the state highways.
781. Reference to Airports can, as QAC suggested, be limited to Queenstown and Wanaka Airports, but as a result of the amendment in the Proposed RPS to the relevant policy, reference should be made to associated navigation infrastructure.
782. We do not consider, however, that reference needs to be made to defence facilities. NZ Defence Force did not seek that relief in its submission<sup>465</sup> which is limited to relief related to temporary activities (in Chapter 35), from which we infer the Defence Force has no permanent facilities in the District. Certainly, we were not advised of any.
783. Lastly, the representatives of Transpower New Zealand Limited advised us that there are no electricity generation facilities supplying the National Grid in the District. The Roaring Meg and Wye Creek hydro generation stations are embedded in the Aurora line network and the Hawea Control Structure stores water for the use of the large hydro generation plants at Clyde and Roxburgh (outside the District) but does not generate any electricity of its own. We think that having regard to Policy A of the NPSREG 2011, this aspect of the definition needs to be amended to recognise the national significance of those activities.
784. In summary, we recommend that the Stream 10 Hearing Panel consider a definition of regionally significant infrastructure for insertion into the PDP as follows:
- “Regionally significant infrastructure – means:*
- a. Renewable electricity generation activities undertaken by an electricity operator; and*
  - b. The National Grid; and*
  - c. Telecommunication and radiocommunication facilities; and*
  - d. State highways; and*
  - e. Queenstown and Wanaka Airports and associated navigation infrastructure.”*

785. This then leaves the question of the extent to which recognition of regionally significant infrastructure is required in the PDP.

786. Mr Paetz did not recommend an enabling approach to new infrastructure given the potential conflicts with section 6(a) and (b) of the Act.

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<sup>465</sup> Submission 1365



787. We appreciate his point. The Proposed RPS would not require that and in the extensive discussion earlier regarding the inter-relationship between significant infrastructure, in particular the National Grid, and the objective related to ONLs and ONFs, we concluded that the NPSET 2008 did not require provisions that would permit development of the National Grid in ways that would have significant adverse effects on ONLs and ONFs.
788. We do think, however, that it would be appropriate to provide some recognition to the locational constraints that infrastructure can be under.
789. Nor are locational constraints solely limited to infrastructure. The District has a number of examples of unique facilities developed for the visitor industry in the rural environment that by their nature, are only appropriate in selected locations. We have also already discussed submissions on behalf of the mining industry seeking to provide for the location-specific nature of mining<sup>466</sup>.
790. As with infrastructure, provisions providing for such developments cannot be too enabling, otherwise they could conflict with the Plan's objectives (and the relevant higher order provisions) related to the natural character of waterways, ONLs and ONFs and areas of indigenous vegetation and significant habitats of indigenous fauna. However, we consider that it is appropriate to make provision for such facilities.
791. Accordingly, we recommend that the following policy (numbered 3.3.25) be inserted:
- “Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the quality of the rural environment.”*
792. So far as regionally significant (and other) infrastructure in rural areas is concerned, this general recognition will need to be augmented by more specific policies. We will return to the point in the context of Chapter 6.
793. We have also considered the separate question, as to whether specific provision needs to be made for reverse sensitivity effects on infrastructure (regionally significant or otherwise) at a strategic level, in the rural environment. Clearly the Proposed RPS (Policy 4.3.4) supports some policy provision being made and we accept that this is an issue that needs to be addressed. The only issue is where it is best covered. We have concluded that this is a matter that can properly be left for the Utilities and Subdivision Chapters of the PDP.
794. This leaves open the question of provision for infrastructure in urban environments. We have taken the view that with limited exceptions, the high-level policy framework for urban development should be addressed in an integrated manner in Chapter 4. Consistent with that position, we will return to the question of infrastructure in that context.
795. It follows that we consider that recommended Policy 3.3.25 is the most appropriate way to achieve Objectives 3.2.1.8, 3.2.1.9, 3.2.5.1 and 3.2.5.2 as they relate to locationally-constrained developments, supplemented by more detailed policies in Chapters 4, 27 and 30.

### **3.19. Section 3.2.5.5 Policies – Ongoing Agricultural Activities**

796. As notified there are two related policies on this subject that read as follows:

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<sup>466</sup> Policy 5.3.5 of the Proposed RPS also supports recognition of mining in this context

- “3.2.5.5.1 Give preference to farming activity in rural areas except where it conflicts with significant nature conservation values;  
 3.2.5.5.2 Recognise that the retention of the character of rural areas is often dependent on the ongoing viability of farming and that evolving forms of agricultural land use which may change the landscape are anticipated.”

797. These policies attracted a number of submissions.
798. Some submissions sought deletion of Policy 3.2.5.5.1<sup>467</sup>.
799. Many other submissions sought that Policy 3.2.5.5.1 be broadened to refer to “*other activities that rely on rural resources*.”<sup>468</sup>
800. Some submissions sought deletion of the qualification referring to significant nature conservation values<sup>469</sup>.
801. Many of the same submitters sought that Policy 3.2.5.5.2 be broadened, again to refer to activities that rely on rural resources, and to expand the reference to agricultural land use to include “*other land uses*”<sup>470</sup>.
802. Other more minor changes of emphasis were also sought.
803. Consideration of these policies takes place against a background of evidence we heard from Mr Philip Bunn of the challenges farmers have in continuing to operate in the District, particularly in the Wakatipu Basin.
804. The theme of many of the submitters who appeared before us was to challenge the preference given to farming over other land uses. As such, this formed part of the more general case seeking recognition of non-farming activities in the rural environment, particularly visitor industry related activities and rural living, but also including recreational use<sup>471</sup>.
805. We discussed with the counsel and expert planners appearing for those submitters the potential ambit of a reference to activities “*relying on rural resources*”. From the answers we received, this is a somewhat elastic concept, depending on definition. Some counsel contended, for instance, that rural living (aka houses) would satisfy the test of being reliant on rural resources<sup>472</sup>.

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<sup>467</sup> Submissions 598, 608, 696: Supported in FS1097 and FS1287; Opposed in FS1034, FS1091, and FS1132

<sup>468</sup> Submissions 345, 375, 437, 456, 513, 515, 522, 531, 532, 534, 535, 537: Supported in FS1097, FS1256, FS1286 and FS1322; Opposed in FS1068, FS1071, FS1120 and FS1282

<sup>469</sup> Submissions 701 and 784: Supported in FS1162

<sup>470</sup> Submissions 343, 345, 375, 437, 456, 515, 522, 531, 532, 534, 535: Supported in FS1097, FS1292 and FS1322; Opposed in FS1068, FS1071 and FS1282. See also Submissions 607, 615, 643; Supported in FS1097, FS1105 and FS1077 to like effect

<sup>471</sup> See e.g. submission 836

<sup>472</sup> For example, Ms Wolt advanced that position, appearing for Trojan Helmet Ltd, and supported by Mr Jeff Brown’s evidence. Mr Tim Williams, giving planning evidence for Skyline Enterprises Ltd, Totally Tourism Ltd, Barnhill Corporate Trustee Ltd & DE, ME Bunn & LA Green, AK & RB Robins & Robins Farm Ltd, Slopehill JV, expressed the same opinion from a planning perspective. By contrast Chris Ferguson, the planning witness for Darby Planning LP and Hansen Family Partnership, suggested that a slightly different test (functional need) would be met by rural contracting depots but not by ‘*rural living*’.

806. We have made recommendations above as to how use of rural land for rural living should be addressed at a strategic policy level. We therefore do not consider that changes are necessary to these policies to accommodate that point, particularly given the potential ambiguities and definitional issues which might arise.
807. Turning to use of rural land by the visitor industry, Policy 6.3.8.2 provides wording that in our view is a useful starting point. As notified, this policy read:
- “Recognise that commercial recreation and tourism related activities locating within the rural zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis that they would protect, maintain or enhance landscape quality, character and visual amenity values.”*
808. This wording would respond to the evidence of Mr Jeff Brown on behalf of Kawarau Jet Services Limited supporting specific reference to commercial recreational activities in recreational areas and on lakes and rivers in the district<sup>473</sup>. We do not think that specific reference needs to be made to lakes and rivers in this context, as, with the exception of Queenstown Bay, they are all within the Rural Zone. As discussed above, any unique issues arising in relation to waterways can more appropriately be addressed in Chapter 6.
809. Policy 6.3.8.2 was supported by Darby Planning LP<sup>474</sup>, but a number of other submissions with interests in the visitor industry sector sought amendments to it. Some submissions<sup>475</sup> sought that the policy refer only to managing adverse effects of landscape quality, character and visual amenity values. Others sought that the policy be more positive towards such activities. Real Journeys Limited<sup>476</sup> for instance sought that the policy be reframed to encourage commercial recreation and tourism related activities that enhanced the appreciation of landscapes. Submissions 677<sup>477</sup> and 696<sup>478</sup> suggested a *“recognise and provide for”* type approach, combined with reference only to appreciation of the District’s landscapes. Lastly, Submission 806 sought to remove any doubt that recreational and tourism related activities are appropriate where they enhance the appreciation of landscapes and have a positive influence on landscape quality, character and visual amenity values, as well as provision of access to the alpine environment.
810. Mr Barr did not recommend any change to this policy in the context of Chapter 6 and we were left unconvinced as to the merits of the other amendments sought in submissions. In particular, converting the policy merely to one which states the need to manage adverse effects does not take matters very far.
811. Similarly, appreciation of the District’s landscapes is a relevant consideration, but too limited a test, in our view, for the purposes of a policy providing favourably for the visitor industry.
812. We have already discussed the defects of a *“recognise and provide for”* type approach in the context of the District Plan policies.

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<sup>473</sup> J Brown, EIC at 4.11

<sup>474</sup> Submission 608: Opposed in FS1034

<sup>475</sup> Submissions 610, 613: Supported in FS1097.

<sup>476</sup> Submission 621: Supported in FS1097

<sup>477</sup> Supported in FS1097; Opposed in FS1312

<sup>478</sup> Supported in FS1097

813. Lastly, incorporation of provision of access to the alpine environment as being a precondition for appropriateness would push the policy to far in the opposite direction, excluding visitor industry activities that enable passive enjoyment of the District’s distinctive landscapes.

814. In summary, we recommend that Policy 6.3.8.2 be shifted into Chapter 3, renumbered 3.3.21 but otherwise not be amended.

815. Reverting to farming activities in rural areas, we accept that the policy of giving preference to farming might go too far, particularly where it is not apparent what the implications are of that preference. Mr Paetz recommended that these two policies be amended to read:

*“3.2.5.5.1 Enable farming activity in rural areas except where it conflicts with significant nature conservation values;*

*3.2.5.5.2 Provide for evolving forms of agricultural land use.”*

816. We agree that an enabling focus better expresses the underlying intent of the first policy (as well as being consistent with Policy 5.3.1 of the Proposed RPS), but we also think that some reference is required to landscape character, since as already discussed, not all farming activities are consistent with maintenance of existing landscape character.

817. We also think that while it is appropriate to enable changing agricultural land uses (to address the underlying issue of lack of farming viability), reference to landscape character has been lost, and that should be reinserted, along with reference to protection of significant nature conservation values.

818. We also see the opportunity for these two policies to be combined. We recommend one policy replace Policies 3.2.5.5.1 and 2, numbered 3.3.20 and worded as follows:

*“Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes.”*

819. We are satisfied that recommended Policy 3.3.20 is the most appropriate way to achieve Objectives 3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1 and 3.2.5.2 in the context of a package of high-level policies and taking account of the additional policies we recommend for Chapter 6.

### **3.20. Section 3.2.6.3 Policies – Urban Development**

820. Policies 3.2.6.3.1 and 3.2.6.3.2 related to the location and design of open spaces and community facilities. While Mr Paetz recommended that these policies remain as is, for similar reasons as above, we recommend that these are more appropriately deleted from Chapter 3 and their subject matter addressed in the context of Chapter 4.

### **3.21. Overall Conclusion on Chapter 3 Policies**

821. We have considered all the of the policies we have recommended for this chapter. We are satisfied that individually and collectively, they are the most appropriate way to achieve the Chapter 3 policies at this high level, taking account of the additional policies we recommend for Chapters 4 and 6. We note that the revised version of Chapter 3 annexed as Appendix 1 contains three additional policies we have not discussed (3.3.33-35 inclusive). These policies are discussed in the Stream 1A Report and included in our revised Chapter 3 for convenience,

in order that the chapter can be read as a whole. Lastly, we consider that understanding of the layout of the policies would be assisted by insertion of headings to break up what would otherwise be a list of 35 policies on diverse subjects. We have therefore inserted headings intended to capture the various groupings of policies.

#### 4. PART B RECOMMENDATIONS

822. Attached as Appendix 1 is our recommended Chapter 3.

823. In addition, as discussed in our report, we recommend to the Stream 10 Hearing Panel that the following new and amended definitions be included in Chapter 2:

***“Nature Conservation Values*** – means the collective and interconnected intrinsic values of indigenous flora and fauna, natural ecosystems (including ecosystem services), and their habitats.

***Regionally significant infrastructure*** - means:

- a. Renewable electricity generation activities undertaken by an electricity operator; and
- b. The National Grid; and
- c. Telecommunication and radio communication facilities; and
- d. State Highways; and
- e. Queenstown and Wanaka airports and associated navigation infrastructure.

***Urban Development*** – means development which is not of a rural character and is differentiated from rural development by its scale, intensity, visual character and the dominance of built structures. Urban development may also be characterised by a reliance on reticulated services such as water supply, wastewater and stormwater and by its cumulative generation of traffic. For the avoidance of doubt, a resort development in an otherwise rural area does not constitute urban development.

***Resort-*** means an integrated and planned development involving low average density of residential development (as a proportion of the developed area) principally providing temporary visitor accommodation and forming part of an overall development focused on on-site visitor activities.”

824. Lastly, as discussed in the context of our consideration of Objective 3.2.5.2, if the Council intends that provisions related to the Rural Character Landscape apply in the Wakatipu Basin, and more generally, outside the Rural Zone, we recommend Council notify a variation to the PDP to make that clear.

## PART C - CHAPTER 4

### 5. OVERVIEW

825. The stated purpose of this chapter is to set out the objectives and policies for managing the spatial location and layout of urban development within the District. It is closely linked to Objectives 3.2.2.1 and 3.2.3.1 and to the policies relating to those objectives. The reader is referred to the discussion of those provisions in Part B of this report.
826. Consideration of the submissions on Chapter 4 necessarily occurs against the background of the recommendations we have already made in relation to those higher-level provisions, among other things:
- That urban growth boundaries (UGBs) should be defined for the existing urban areas of the Wakatipu Basin, Wanaka and Lake Hawea Township;
  - That urban development, as defined, should occur within those urban growth boundaries and within the existing zoned areas for smaller settlements, and avoided outside those areas;
  - That many of the existing policies in Chapter 3 should be deleted and that the matters addressed by those policies be amalgamated with the existing policies of Chapter 4 in a way that avoids unnecessary duplication.
827. It follows that submissions seeking that Chapter 4 should be entirely or almost entirely deleted from the Plan, or alternatively that reference to urban growth boundaries should be deleted<sup>479</sup> must necessarily be rejected. As with similarly broad submissions on Chapter 3, seeking its deletion, such submissions however set an outer limit of the 'collective scope' of submissions (and the jurisdiction for our recommendations).
828. We note also that suggestions that the possibility of urban development occurring outside UGBs be acknowledged<sup>480</sup> are inconsistent with the recommendations we have already made.
829. Submitter 335 raised a slightly different point, suggesting that it needs to be made clear that UGBs are not a permanent fixture.
830. Our view is that this point is already addressed in the policies related to UGBs – see in particular Policy 4.2.2.5.
831. We also note another general submission<sup>481</sup> that Chapter 4 should be amended to avoid repetition with Chapter 3. We agree with that submission in principle, while noting that in some cases a degree of repetition may provide context for the more detailed policies in Chapter 4. To an extent, this has already been addressed by our recommendations to delete a number of policies in Chapter 3 addressing urban growth issues<sup>482</sup>, but this will be a matter for review on a provision by provision basis.

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<sup>479</sup> Submissions 414, 653, 807, 842: Supported in FS1255; Opposed in FS1071

<sup>480</sup> E.g. Submission 806: Supported in FS1313

<sup>481</sup> Submission 806

<sup>482</sup> This also addresses the suggestion by Mr Nicholas Geddes, giving evidence for Clark Fortune McDonald and Associates, that if Chapter 3 achieves the desired outcome, there is no merit in having Chapter 4.

832. Mr Dan Wells, giving planning evidence for Bridesdale Farm Developments Ltd and Winton Partners Funds Management (No 2) Ltd suggested to us that Chapter 4 might be clarified and cut down<sup>483</sup>. While our recommendation that some of the urban development policies of Chapter 3 be imported into Chapter 4 will necessarily have the opposite effect, we agree in principle with that suggestion also and will keep it in mind in the discussion that follows.

## 6. CHAPTER 4 TEXT

### 6.1. Section 4.1 – Purpose

833. The initial statement of purpose in Chapter 4 attracted a limited number of submissions. QAC<sup>484</sup> sought inclusion of specific recognition of airport related issues. NZIA<sup>485</sup> sought reference to ecological responsiveness and the quality of the built environment as additional matters on which the District relies together with a change to the last line of section 4.1 to refer to the legibility of compact and connected urban forms enhancing identity and allowing for diversity and adaptability.

834. Transpower<sup>486</sup> sought specific reference to the benefits of well-planned urban growth and land use for regionally significant infrastructure such as the national grid, as well as more detailed wording changes.

835. Mr Paetz did not recommend any changes to the Statement of Purpose.

836. This is a very general introduction focussing on the key aspects of Chapter 4. We do not see the need to refer specifically either to Queenstown Airport or to other regionally significant infrastructure in this context, given that they are addressed already in Chapter 3, and will be addressed in the policies of Chapter 4.

837. We accept that the term '*environmental image*' is neither particularly clear nor helpful. However, we do not regard the alternative wording suggested by NZIA ('*ecological responsiveness and quality of the built environment*') as entirely satisfactory either. We are unsure what it means to be ecologically responsive, but agree that some reference could usefully be made both to the natural environment (which includes all relevant aspects of '*ecology*') and the built environment.

838. Similarly, the benefits of a more compact and connected urban form need, in our view, to link back both to the previous paragraphs which refer to the issues uncontrolled urban development has for infrastructure and the roading network, and to the strategic objectives and policies in Chapter 3, which we have recommended. The latter focus on a built environment that among other things provides "*desirable and safe places to live, work and play*"<sup>487</sup>. Reference could also usefully be made to the quality of the built environment for contributing to that outcome. The same sentence refers to '*specific policy*'. This would more clearly and correctly refer to '*policy direction*' given that there is more than one policy addressing the point.

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<sup>483</sup> The submissions Mr Wells was addressing took a somewhat broader approach, seeking deletion of Section 4.1, Objectives 4.2.2-4.2.4 and the related policies

<sup>484</sup> Submission 433: Supported in FS1077; Opposed in FS1097 and FS1117

<sup>485</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>486</sup> Submission 805: Supported in FS1211

<sup>487</sup> Recommended new Objective 3.2.2.1

839. The text requires consequential amendment to recognise our Chapter 3 recommendations as regards the greater recognition given to the Frankton area as a discrete urban centre and the addition of a UGB for Lake Hawea Township. The reference to urban centres also requires amendment to avoid confusion with the Chapter 3 objectives focussing on the role of town centres.
840. As regards other aspects of detail, however, we regard the existing text of Section 4.1 as being fit for purpose.
841. In summary, we recommend that “*the natural and built environment*” be substituted for “*environmental image*” in the second paragraph and that the last paragraph of 4.1 be amended to read:

*“Urban Growth Boundaries are established for the key urban areas of Queenstown-Frankton-Jacks Point, Wanaka, Arrowtown and Lake Hawea Township, providing a tool to manage anticipated growth while protecting the individual roles, heritage and character of these areas. Specific policy direction is provided for these areas, including provision for increased density to contribute to more compact and connected urban forms that achieve the benefits of integration and efficiency, and offer a quality built environment in which to live, work and play.”*

But that otherwise, no further amendments are required.

## **6.2. Section 4.2 – Objectives and Policies – Ordering and Layout**

842. The format of Chapter 4 as notified was that it had six objectives, of which two (4.2.1 and 4.2.3) related to the manner in which urban development would occur, one (4.2.2) related to the use of UGBs, and three objectives (4.2.4-4.2.6) related to location specific urban growth issues for Queenstown, Arrowtown and Wanaka respectively.
843. Reflecting the logic of Chapter 3, we regard the establishment of UGBs as the first point for consideration, followed by management of urban growth more generally. Accordingly, we propose that what was Objective 4.2.2 should be the first objective in Chapter 4 and the discussion following adopts that approach.

## **6.3. Objective 4.2.2 and related policies – Urban Growth Boundaries**

844. As notified, Objective 4.2.2. read:
- “Urban Growth Boundaries are established as a tool to manage the growth of major centres within distinct and defensible urban edges”.*
845. Submissions seeking changes to this objective principally sought its deletion (as part of a broader opposition to the use of UGBs)<sup>488</sup>. For the reasons stated above, these submissions must necessarily be rejected given our earlier recommendations.
846. Other submissions sought acknowledgement of potential for extensions to the UGB, or alternatively urban activities outside the UGB<sup>489</sup>.

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<sup>488</sup> Submission 608 for instance sought its deletion, along with Policies 4.2.2.1-5: Opposed in FS1034

<sup>489</sup> Submission 807: Supported in FS1324, FS1244 and FS1348



847. A related but more specific submission<sup>490</sup> sought specific recognition of the outer growth boundary for Wanaka as established by the Wanaka 2020 structure planning process as providing a longer-term limit on urban growth in that community. We will come back to Submission 773 in the context of the objectives and policies related to the Wanaka UGB.
848. Addressing the general propositions advanced in Submission 807, the potential for amendments to UGBs is a matter for future decision makers considering plan changes. Notified Policy 4.2.2.5 already addressed the point of concern to the submitter, and as we will discuss in a moment, we accept other submissions suggesting that the rationale for the UGBs that have been defined needs to be specified with greater particularity in order to provide a reference point for such future Plan Change decisions. We do not think, therefore, that amendment is required to the objective on this account. The request for acknowledgement of the potential for urban development outside UGBs is, however, inconsistent with the recommendations discussed above and must necessarily be rejected.
849. Mr Paetz did not recommend any amendments to this objective. In summary, the only amendments we recommend to Objective 4.2.2 are those consequential on earlier recommendations:
- a. With recommended Policy 3.3.12 addressing establishment of UGBs, the complementary role of this objective is to speak to the outcome from their use;
  - b. With the expansion of UGBs to include Lake Hawea Township, the description of them as managing growth of “*major centres*” is no longer appropriate.
850. Accordingly, we recommend that the objective be numbered 4.2.1 and amended to read:
- “Urban Growth Boundaries used as a tool to manage the growth of larger urban areas within distinct and defensible urban edges.”*
851. We regard this formulation as the most appropriate way to achieve the purpose of the Act in relation to managing urban growth, having regard to our recommendations on amendments to the provisions in Chapter 3.
852. Turning to the policies related to this objective, notified Policy 4.2.2.1 read:
- “Urban Growth Boundaries define the limits of urban growth, ensuring that urban development is contained within those identified boundaries, and urban development is avoided outside of those identified boundaries.”*
853. Putting aside the general submissions seeking deletion of all provisions in Chapter 4 related to UGBs, which have been addressed already, the only submission specifically on this policy sought its retention.
854. Mr Paetz did not recommend any amendment to it.
855. We consider that the policy would be better expressed if it started with a verb rather than, as at present, being more framed as an outcome (i.e. objective).
856. As a matter of formatting, we consider that the policies would flow more logically if the first policy stated the proposed course of action (defining UGBs) more succinctly and that a second policy captured in greater detail how that proposed course of action would be pursued.

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<sup>490</sup> Submission 773

Accordingly, we recommend that the second half of Policy 4.2.2.1 be transferred into a new policy.

857. Addressing the first limb of the policy then, it appears to us to be too broadly stated. UGBs provide the limits of urban development for the settlements where they are defined. While the bulk of urban development will occur in those settlements, some urban development will occur in the smaller settlements with no UGB.

858. In summary, we recommend that Policy 4.2.2.1 be renumbered 4.2.1.1 and amended to read:

*“Define Urban Growth Boundaries to identify the areas that are available for the growth of the main urban settlements.”*

859. Before addressing the exact wording of the proposed new policy, we consider notified Policy 4.2.1.1, which relates to the location of urban development and as such is more appropriately considered under this objective at this point. As notified, it read:

*“Land within and adjacent to the major urban settlements will provide the focus for urban development, with a lesser extent accommodated within smaller rural townships.”*

860. Aside from the general submissions already noted and addressed, the only submission specifically on this policy was that of NZIA<sup>491</sup> seeking to delete reference to land ‘adjacent to’ major urban settlements and any reference to urban development in the smaller townships.

861. Mr Paetz recommended acceptance of the first element of the NZIA submission but not the second.

862. We have already observed that the UGBs are drawn in a way that provides for urban growth in selected locations within the UGB adjacent to existing built up areas. While submissions on the maps (and therefore the exact location of the UGBs) are the subject of later hearings, it would be inappropriate to exclude reference to land adjacent to those settlements given the need (as discussed shortly) for UGBs to provide for future growth of urban areas. Having said that, it also needs to be clear that existing urban settlements cannot grow outwards in all directions. In the case of Queenstown, for instance, the topography and the outstanding landscape values of much of the surrounding land effectively preclude that as an option.

863. In addition, as with the previous policy, we consider it would be better reframed to commence with a verb so as not to be stated as an outcome, and the same consequential amendment is required (to broaden the reference to major urban settlements).

864. Lastly, and for consistency, we consider the reference should be to smaller rural ‘settlements’. We also recommend some minor amendments to the language at the end of the policy so it reads more easily.

865. In summary, we recommend that the second half of Policy 4.2.1.1 be relocated, renumbered 4.2.1.2, and amended to read:

*“Focus urban development on land within and at selected locations adjacent to the existing larger urban settlements, and to a lesser extent, accommodate urban development within smaller rural settlements.”*

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<sup>491</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248, and FS1249

866. Reverting to our desire to capture the purpose of UGB’s, the first point is that it needs to start with a verb and project a course of action. The second point is that given that the recommended Policy 4.2.2.1 (renumbered 4.2.1.1) refers to defining UGBs, the same language should be employed. Lastly the exception provided for in Chapter 3 (urban growth within smaller rural settlements) needs to be acknowledged as a consequential change.
867. The end result is a new policy numbered 4.2.1.3 that would read:
- “Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing rural settlements, urban development is avoided outside of those boundaries.”*
868. It is acknowledged that this policy largely repeats Policies 3.3.14 and 3.3.15, but we regard that as helpful in this context, so that the policies can be read in a logical way without reference back to Chapter 3.
869. Accordingly, we recommend a new policy worded as above, be inserted.
870. The next logical issue to address is to identify the general considerations that bear on identification of the location of UGBs. A number of policies in the PDP are relevant to this including:
- “4.2.2.2 Urban Growth Boundaries are of a scale and form which is consistent with the anticipated demand for urban development over the planning period, and the appropriateness of the land to accommodate growth.*
- 4.2.2.4 Not all land within Urban Growth Boundaries will be suitable for urban development such as (but not limited to) land with ecological, heritage or landscape significance; or land subject to natural hazards. The form and location of urban development shall take account of site specific features or constraints to protect public health and safety.*
- 4.2.1.6 Avoid sporadic urban development that would adversely affect the natural environment, rural amenity or landscape values; or compromise the viability of a nearby township.*
- 4.2.1.7 Urban development maintains the productive potential and soil resource of rural land.”*
871. Addressing each of these in turn, the only submission specifically on Policy 4.2.2.<sup>492</sup> supports the provision. Submissions seeking its deletion as part of a broader submission seeking deletion of all of the policies in this section<sup>493</sup> do, however, need to be noted, since they set the outer limits of the jurisdiction for any changes we might recommend.

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<sup>492</sup> Submission 238. While a number of Further Submissions oppose this submission, they provide no jurisdiction for any alternative policy for the reasons discussed in Section 1.7 of this Report.

<sup>493</sup> Such as submission 608: Opposed in FS1034

872. The only submission specifically seeking an amendment to Policy 4.2.2.4 is that of Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Te Rūnanga o Moeraki, Hokonui Rūnanga <sup>494</sup>, seeking reference to the significance of land to Manawhenua.
873. Policy 4.2.1.6 was the subject of four substantive submissions. The first<sup>495</sup> sought that it be limited to avoiding sporadic urban development. The second<sup>496</sup> sought its deletion. The last two<sup>497</sup> sought recognition of the adverse effects of uncontrolled and sporadic urban development on public transport and other infrastructure.
874. Policy 4.2.1.7 attracted two substantive submissions seeking its amendment. The first<sup>498</sup> sought that it be amended to refer to minimising the loss of high value soils within rural areas. The second<sup>499</sup> sought either deletion of the policy or its amendment to delete reference to “productive” potential and “soil” resources.
875. Mr Paetz recommended three changes to these policies. The first was to insert reference to intensification of urbanisation in Policy 4.2.2.4. The second was to recognise potential adverse effects of sporadic urban development on the efficiency and functionality of infrastructure in Policy 4.2.1.6. The third suggested amendment was to insert reference in Policy 4.2.1.7 to the location of urban development, so that it maintains the productive potential and soil resource of rural land.
876. We also note the planning evidence of Mr Jeff Brown<sup>500</sup> suggesting the need for criteria for expansion of UGBs including:
- a. Efficient provision of development capacity;
  - b. Feasible, efficient and cost-effective provision of infrastructure;
  - c. Support for public transport, walking and cycling;
  - d. Avoidance of areas with significant landscape, ecological or cultural values or with significant hazard risks;
  - e. Avoidance, remediation or mitigation of urban/rural conflicts; and
  - f. Boundaries aligning with landscape boundaries or topographical features or with roads, electricity lines/corridors or aircraft flight paths.
877. While the focus of Mr Brown’s evidence was on Policy 4.2.2.5, which we will discuss shortly, we regard his evidence as pulling together criteria that might equally be relevant to the initial location of UGBs, as to their future expansion.
878. We also note the guidance provided by the higher order documents. The RPS provisions related to the built environment<sup>501</sup> are expressed too generally to be of any great assistance. Policy 4.5.1 of the Proposed RPS, however, has rather more concrete provisions on how urban growth and development should be managed, including:
- a. *“Ensuring there is sufficient residential, commercial and industrial land capacity, to cater for the demand for such land, over at least the next 20 years;*

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<sup>494</sup> Submission 810

<sup>495</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, S1248 and FS1249

<sup>496</sup> Submission 608: Opposed in FS1034

<sup>497</sup> Submissions 719 and 798

<sup>498</sup> Submission 608: Opposed in FS1034

<sup>499</sup> Submission 836

<sup>500</sup> J Brown, EIC at [5.4]

<sup>501</sup> See in particular RPS Policy 9.5.5

- b. *Coordinating urban growth and development in the extension of urban areas with relevant infrastructure development programmes, to provide infrastructure in an efficient and effective way;*
- c. *Identifying future growth areas and managing the subdivision, use and development of rural land outside these areas to achieve all of the following:*
  - i. *Minimise adverse effects on rural activities and significant soils;*
  - ii. *Minimise competing demands for natural resources;*
  - iii. *Maintain or enhance significant biological diversity, landscape or natural character values;*
  - iv. *Maintain important cultural or historic heritage values;*
  - v. *Avoid land with significant risk from natural hazards;*
- d. *Considering the need for urban growth boundaries to control urban expansion;*
- e. *Ensuring efficient use of land;*
- f. *Encouraging the use of low or no emission heating systems;*
- g. *Giving effect to the principles of good urban design in Schedule 5;*
- h. *Restricting the location of activities that may result in adverse sensitivity effects on existing activities.”*

879. The RPS and the Proposed RPS must now be read in the light of the NPSUDC 2016. We have approached the NPSUDC 2016 on the basis<sup>502</sup> that while not totally clear, both Queenstown and Wanaka are “*urban environments*” as defined in the NPSUDC 2016, and that all objectives and policies of the document apply, because Queenstown is a “*high-growth area*”.

880. The view expressed by counsel for the Council is that at a general level, the objectives and policies of the NPSUDC 2016 are given effect by the provision of the PDP. Counsel’s Memorandum did not discuss the extent to which the strategic chapters, as opposed to the balance of the PDP, do so, but did identify that the objectives and policies of the NPSUDC 2016 are pitched at a relatively high level – “*direction setting*” as she put it. We agree with that general description. The objectives and policies of the NPSUDC are a long way from the prescriptive NZCPS provisions considered by the Supreme Court in *King Salmon*, or even the relatively prescriptive provisions of the NPSET 2008<sup>503</sup>.

881. Even so, Objectives OA1 and OA2 clearly bear upon consideration of the policies of the PDP set out above:

“OA1: *Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing;*

OA2 *Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.”*

882. Policy PA1 is an exception to the relative generality of the NPSUDC, requiring that local authorities ensure that sufficient housing and business land development capacity is feasible

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<sup>502</sup> As advised by counsel for the Council in her memorandum of 3 March 2017

<sup>503</sup> Adopting the High Court’s description of Policy 10 discussed below in Section 6.4

and zoned to meet demand over the short to medium term (10 years from now)<sup>504</sup>. The policy provides further that land development capacity sufficient to meet demand over the long term (10-30 years) is “*identified*” in relevant plans.

883. There are obvious overlaps between the matters identified in both the Proposed RPS Policy 4.5.1 and the NPSUDC 2016 objectives and policies, and between those provisions and Mr Brown’s suggested criteria. Although, having determined that we would support the notified proposal for identification of UGBs, some of the matters identified are in our view better dealt with in the policies governing the form of development within UGBs.
884. Taking all of these matters into account, we are of the view that the four policies noted above need to be collapsed into one comprehensive policy. All relate to the process for fixing UGBs in various ways, although we accept that Policy 4.2.2.4 (and Mr Paetz’s suggested amendment to add reference to intensification) also relates to the nature of urban development within UGBs once they are fixed.
885. Starting with Policy 4.2.2.2, it is currently framed as an outcome (i.e. objective) rather than a policy. It needs to commence with a verb. The purpose of the policy is to state the criteria that will determine where UGBs should be. That sense needs to come through.
886. We also regard a statement that UGBs should be of a “*scale and form*” to meet anticipated demand as over-complicating the issue. UGBs are lines on a map. They have no scale and form. The land within them has scale and form, and in this regard, the UGBs have to encompass a sufficient area of suitable land to give effect to the NPSUDC 2016. Again, we think that the policy should be simplified and clarified in this regard.
887. Another obvious point is that the policy talks of meeting demand without saying where the demand might be located. The reality is that all the UGBs are either in the Wakatipu Basin or the Upper Clutha Basin and the evidence we heard was that that was where the demand for urban development is also. It would be pointless as well as impractical to provide for large-scale urban development at Kingston, for instance, in order to meet demand in Queenstown over the planning period. The policy should acknowledge that practical reality.
888. It also appears clear to us that fixing UGBs in order to meet anticipated demand necessarily requires an assumption as to the density of development that will occur within those boundaries. One of the policies we have recommended be deleted from Chapter 3, by reason of the overlap/duplication with Chapter 4 policies, is Policy 3.2.2.1.5, which as notified, read: “*Ensure UGBs contain sufficiently suitable zoned land to provide for future growth and a diversity of housing choice.*”
889. Another policy we have recommended be deleted from Chapter 3 is Policy 3.2.4.8.1, which as notified, read:
- “*Concentrate development within existing urban areas, promoting higher density development that is more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District.*”
890. A third policy, we have recommended be deleted from Chapter 3 is Policy 3.2.6.2.1, reading:

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<sup>504</sup> The Policy has provisions relating to provision of infrastructure that are matters for Council to address in its other capacities

*“Promote mixed densities of housing in new and existing urban communities.”*

891. Yet another related Chapter 3 policy is 3.2.2.1.6:

*“Ensure that zoning enabled effective market competition through distribution of potential housing supply across a large number and range of ownerships, to reduce the incentive for land banking in order to address housing supply and affordability.”*

892. Submissions on Policy 3.2.2.1.5 varied between seeking its deletion<sup>505</sup>, seeking greater clarity as to the relationship between UGBs and zoning<sup>506</sup> and seeking reference to community activities and facilities as well as to housing<sup>507</sup>. Consideration of this policy now also has to take the requirements of the NPSUDC 2016 into account.

893. Submissions on Policy 3.2.4.8.1 ranged from seeking to soften the extent of direction<sup>508</sup>, delete reference to greenhouse gas emissions<sup>509</sup> and challenging the relationship drawn between a positive response to climate change and concentration of future development within existing urban areas<sup>510</sup>.

894. There were no submissions specifically on Policy 3.2.6.2.1, but a number of submissions sought deletion of Policy 3.2.2.1.6<sup>511</sup>. We read those submissions as reacting to the implied criticism of land developers in the District. As Submission 91 observed, owners of land can defer development, or decide not to develop it at all for a variety of perfectly valid reasons.

895. Having said that, whatever the motivation for land remaining undeveloped, planning for future growth needs to take account of it and seek to mitigate its influence on land supply and demand dynamics by ensuring competition in the supply of land.

896. The theme of these four policies is that development within UGBs should desirably be compact, energy efficient, involve a mix of housing densities and housing forms, and be enabled by a competitive land supply market. We agree with the point made in Submission 524 that the focus cannot solely be on housing needs and recommend that all these considerations be imported into the combined Policy 4.2.1.6/4.2.1.7/4.2.2.2/4.2.2.4.

897. The notified Policy 4.2.2.2 refers to the relevance of the appropriateness of the land to accommodate growth without saying what matters might be relevant to determining appropriateness in this context.

898. Policy 4.2.2.4 provides greater guidance as to what matters are likely to be relevant. In that regard, we think that Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Te Runanga o Moeraki and Hokonui Runanga have a valid point suggesting that cultural constraints need to be borne in mind at this point (as Mr Brown acknowledged and Proposed RPS Policy 4.5.1 provides for) and we recommend that the combined policy reflect that (but not using the term Manawhenua, given the submitter’s advice in the Stream 1A hearing that that is no longer

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<sup>505</sup> Submissions 608 and 807: Opposed in FS1034

<sup>506</sup> Submission 806

<sup>507</sup> Submission 524: Supported in FS1059

<sup>508</sup> Submission 519: Supported in FS1015; Opposed in FS1356

<sup>509</sup> Submissions 519, 598: Supported in FS1015 and FS1287; Opposed in FS1356

<sup>510</sup> Submission 798

<sup>511</sup> Submissions 91, 249, 608 and 807: Opposed in FS1034

sought). In addition, while an obvious constraint on urban development in the Queenstown context, in particular, it is worth making reference to the topography as a relevant factor.

899. Policy 4.2.1.6 seeks to avoid sporadic urban development for a range of reasons, many of which overlap with considerations identified in Policy 4.2.2.4. The inter-relationship between fixing UGBs and the efficient provision and operation of infrastructure is, however, an additional matter worthy of noting (as Mr Brown accepted, and Mr Paetz recommended).

900. Turning to the relevance of the matters currently covered in Policy 4.2.1.7, we think that Submission 628 has a point, seeking to soften the focus on not losing productive rural land and the accompanying soil resource. The reality is that if all soil resources/productive rural land were to be preserved, no urban development on rural land would be possible. We accept, therefore, that minimising the loss of productive soils and the soil resource is an appropriate focus. It is also consistent with the suggested approach in Policy 4.5.1 of the Proposed RPS.

901. Stitching all these various policy elements together in one coherent policy, we recommend that Policies 3.2.2.1.5, 3.2.2.1.6, 3.2.4.8.1, 3.2.6.4.1, 4.2.1.6, 4.2.1.7, 4.2.2.2 and 4.2.2.4 be combined in one policy numbered 4.2.1.4 to read as follows:

*“Ensure urban growth boundaries encompass a sufficient area consistent with:*

- a. the anticipated demand for urban development within the Wakatipu and Upper Clutha Basins over the planning period assuming a mix of housing densities and form;*
- b. ensuring the ongoing availability of a competitive land supply for urban purposes;*
- c. the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth;*
- d. the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities;*
- e. a compact and energy efficient urban form;*
- f. avoiding sporadic urban development in rural areas;*
- g. minimising the loss of the productive potential and soil resource of rural land.”*

902. Although our suggested policy, as above, notes the relevance of landscape issues as a potential constraint on urban development, we consider that this is deserving of more specific guidance, given the significance of landscape values both for their own sake and as a contributor to the economic prosperity of the District.

903. Notified Policy 6.3.1.7 read:

*“When locating urban growth boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise degradation of the values derived from open rural landscapes.”*

904. Given that this policy relates to UGBs and urban growth generally, we regard it as more appropriately located in Chapter 4.

905. The submissions on it sought variously its deletion<sup>512</sup>, or alternatively, that the policy provide for avoiding, remedying or mitigating the effects of any impingement on ONLs or ONFs<sup>513</sup>.

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<sup>512</sup> Submission 806

<sup>513</sup> Submission 378: Supported in FS1097; Opposed in FS1049, FS1095 and FS1282



906. Mr Duncan White, giving planning evidence for Allenby Farms Ltd and Crosshill Farms Ltd initially suggested that reference to ONFs should be deleted from this policy, given that there are existing examples of ONFs within UGBs.
907. However, he accepted in discussions with us that his suggested relief did not follow from that inconsistency, and withdrew that aspect of his evidence.
908. Mr Wells was on rather stronger ground supporting Mr Goldsmith’s legal argument that protection for ONFs (and ONLs) is conferred by other provisions in the PDP and that UGBs served a different purpose – in effect to fix the outer limits of urban development. As Mr Wells noted, there are existing examples of ONFs sitting within the mapped UGBs. While some of those apparent inconsistencies may yet be resolved, that does suggest that the wording of this policy needs to be reconsidered. Having said that, given the strategic objective we have recommended related to ONLs and ONFs (3.2.5.1), clearly deletion of this policy would be inappropriate. Moreover, it is difficult to conceive that urban development could have anything other than a more than minor adverse effect if located on ONLs or ONFs and accordingly, in our view, an avoid, remedy or mitigate policy would similarly be inappropriate (quite apart from the lack of direction it provides).
909. In our view, the solution is to link the fixing of a UGB more clearly to the extent and location of urban development.
910. Accordingly, we recommend that notified Policy 6.3.1.7 be shifted into this part of Chapter 4, renumbered 4.2.1.5 and be amended to read;
- “When locating Urban Growth Boundaries or extending urban settlements through plan changes, avoid urban development impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise degradation of the values derived from open rural landscapes.”*
911. Policy 4.2.2.5, as notified read:
- “Urban Growth Boundaries may need to be reviewed and amended over time to address changing community needs.”*
912. The only submission specifically on it<sup>514</sup> supported the provision. Mr Paetz recommended no amendment to it.
913. Mr Goldsmith<sup>515</sup> submitted to us that this policy undermines the whole concept of UGBs and that it is difficult to know what it achieves. We think the first point is not correct – it merely acknowledges the practical reality that future plan changes have the ability to alter UGBs. There is more to the second point given that the policies in the Plan do not and cannot constrain future plan changes, but providing clearer criteria for fixing the location of UGBs both generally, as above, and at a more site specific basis<sup>516</sup>, will provide a better starting point for such future processes. We think therefore that there is a role for this policy.

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<sup>514</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, S1248 and FS1249

<sup>515</sup> On this occasion, when representing Ayrburn Farm Estates Ltd, Bridesdale Farm Developments Ltd, Shotover Country Ltd and Mt Cardrona Station Ltd

<sup>516</sup> As Mr Goldsmith in fact urged on us, when appearing for a different group of submitters

914. At present, this policy is not framed as a course of action. It does not commence with a verb. It is more framed as a statement of fact, although the course of action it envisages is reasonably obvious and therefore reinstating it as a course of action is a minor change. We therefore recommend that this Policy be renumbered 4.2.1.6 and reframed to the same effect as follows:

*“Review and amend Urban Growth Boundaries over time as required to address changing community needs.”*

915. Lastly under this objective, we note Policy 4.2.1.5 which as notified read:

*“Urban development is contained within or immediately adjacent to existing settlements.”*

916. The only submission on this policy seeking amendment to it<sup>517</sup> sought that the submission state simply:

*“Urban development is contained.”*

917. Mr Paetz recommended that the words *“or immediately adjacent to”* be deleted from the policy.

918. To the extent that this policy could be read as applying to those urban settlements for which a UGB has been defined, it simply duplicates Policy 4.2.1.1 (renumbered 4.2.1.2). We regard it as having a role in guiding urban development within the smaller rural settlements, but agree with Mr Paetz that describing such development as being possible in areas *“immediately adjacent to”* existing rural settlements is not satisfactory. At one level, it is too confining (read literally) and at another, insufficiently clear, because it does not give any guidance as to where an existing rural settlement might be considered to end.

919. We do not regard the relief sought in Submission 238 as being particularly helpful. It would be even less clear, if adopted.

920. The Policy we have recommended in Chapter 3 related to development of the smaller rural settlements is to direct that urban development be located within the land zoned for that purpose (recommended Policy 3.3.15). We recommend that this be the basis for revision of Policy 4.2.1.5. While involving a level of duplication, again, we regard this as appropriate in this context, so that Chapter 4 does not have holes in it that have to be filled by a reference back to Chapter 3.

921. In summary, therefore, we recommend that Policy 4.2.1.5 be renumbered 4.2.1.7 and amended to read:

*“Contain urban development in existing rural settlements that have no defined Urban Growth Boundary within land zoned for that purpose.”*

922. We have reviewed the policies recommended in this section and consider that individually and collectively they are the most appropriate way to achieve Objective 4.2.1.1.

#### **6.4. Objectives 4.2.1 and 4.2.3 and related policies – Urban Development and Urban Form**

923. We consider that these two objectives need to be considered together. As notified, they read:

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<sup>517</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1239, FS1242, FS1248 and FS1249

“4.2.1 Urban development is coordinated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features.

4.2.3 Within Urban Growth Boundaries, provide for a compact and integrated urban form that limits the lateral spread of urban areas, and maximises the efficiency of infrastructure operation and provision.”

924. Submissions seeking amendments to Objective 4.2.1 included as relief:
- a. Deletion of Section 4.2.1 entirely<sup>518</sup>;
  - a. Seeking provision that infrastructure development either be sized for all foreseeable growth or be able to be adapted to meet same and that people in residential zones should be within a given distance to key amenities<sup>519</sup>;
  - b. Restricting the objective to focus solely on coordination with infrastructure and services<sup>520</sup>;
  - c. Amending reference to protecting aspects of the environment and substituting “maintains or enhances”<sup>521</sup>;
  - d. Amending the reference to protecting aspects of the environment and substituting “maintains and where appropriate enhances”, along with limiting the focus further to just adjoining land<sup>522</sup>;
  - e. Substituting “integrated” for “coordinated”<sup>523</sup>;
  - f. Adding reference to urban growth as well as urban development and including reference to protection of infrastructure<sup>524</sup>;
  - g. Including reference to indigenous flora and fauna<sup>525</sup>.
925. The only amendment recommended by Mr Paetz is to substitute “integrated” for “co-ordinated”.
926. Turning to Objective 4.2.3, submissions seeking amendment to the objective were limited to a request to refer to urban areas rather than UGBs<sup>526</sup> and an amendment to refer to development, operation and use of infrastructure<sup>527</sup>.
927. Mr Paetz did not recommend any amendment to this objective.
928. We consider that the overlap in the focus of both of these objectives on infrastructure and services means that they should be revised to separate out infrastructure considerations in one objective, and other relevant points in a second objective.
929. Looking first at aspects that might be drawn from Objective 4.2.1 we do not understand there to be any meaningful difference between the words “integrated” and “co-ordinated”. While

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<sup>518</sup> Submission 285

<sup>519</sup> Submission 117

<sup>520</sup> Submission 608: Opposed in FS1034

<sup>521</sup> Submission 378: Supported in FS1097; Opposed in FS1044 and FS1095

<sup>522</sup> Submission 635

<sup>523</sup> Submission 719

<sup>524</sup> Submission 805

<sup>525</sup> Submission 809

<sup>526</sup> Submission 608: Opposed in FS1034

<sup>527</sup> Submission 635

there is some merit in consistency of terminology<sup>528</sup>, an objective referring to integration with infrastructure would read awkwardly when combined with reference to “*a compact and integrated urban form*”, drawn from Objective 4.2.3.

930. We consider that the submitters focussing on the extent of protection for the environment and rural amenity have a point. It would be more appropriate if some of those aspects were maintained and enhanced<sup>529</sup>, in line with recommended Objective 3.2.5.2, but protection is appropriate for ONLs and ONFs given the terms of recommended Objective 3.2.5.1.

931. We do not accept the suggestion that this objective refer to protection of all indigenous flora and fauna, as sought by Submission 809. Consistent with Proposed RPS Policy 4.5.1 (and indeed section 6(c) of the Act), the focus should be on significant areas and habitats.

932. In terms of those aspects of infrastructure and services urban development needs to coordinate/integrate with, we consider that Objective 4.2.3 correctly focuses on the efficient provision and operation of infrastructure and services. We do not see any meaningful difference between that and the relief sought in Submission 635 (development, operation and use).

933. Lastly, given the recommended terms of Objective 4.2.2 (now renumbered 4.2.1) and the related policies, urban development will necessarily occur within UGBs. Accordingly, we consider that the focus might more appropriately be on a compact and integrated urban form, as per Objective 4.2.3.

934. Combining these various considerations in objectives that are framed as environmental outcomes, we recommend that the replacement objectives for 4.2.1 and 4.2.3 be worded as follows:

*“A compact and integrated urban form within the Urban Growth Boundaries that is coordinated with the efficient provision and operation of infrastructure and services.”*

*Urban development within the Urban Growth Boundaries that maintains and enhances the environment and rural amenity, and protects Outstanding Natural Landscapes, Outstanding Natural Features and areas supporting significant indigenous flora and fauna.”*

935. We consider that collectively, these two objectives are the most appropriate way to achieve the purpose of the Act.

936. Because the policies that follow seek to achieve both of these objectives, we have numbered them 4.2.2A and 4.2.2B, to make that clear.

937. Policy 4.2.1.2 as notified read:

*“Urban development is integrated with existing public infrastructure, and is designed and located in a manner consistent with the capacity of existing networks.”*

938. Submissions on it included:

a. Seeking its deletion<sup>530</sup>;

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<sup>528</sup> As Mr MacColl suggested to us, giving evidence for NZTA

<sup>529</sup> As Ms Taylor, giving evidence for Peninsula Bay JV, suggested

<sup>530</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

- b. Amending it to include reference to reverse sensitivity effects on significant infrastructure<sup>531</sup>;
  - c. Adding reference to planned expansion of infrastructure networks<sup>532</sup>;
  - d. Deleting the requirement that infrastructure must necessarily be public in nature<sup>533</sup>;
  - e. Support for it as currently proposed<sup>534</sup>.
939. Mr Paetz did not recommend any change to this policy.
940. We recommend that this policy be reframed so it commences with a verb and therefore identifies a clear course of action, rather, than as at present, being stated as an environmental outcome/objective.
941. We accept the point made in Submission 635. Not all relevant infrastructure is public infrastructure. The evidence we heard was that some existing urban areas were serviced by private infrastructure (Jacks Point). Similarly, the local electricity line network is not “*public*” infrastructure. Nor is it obvious why it should matter who owns any relevant infrastructure. In our view, the policy should not constrain development by reference to the capacity of ‘*public*’ infrastructure.
942. Similarly, Submission 608 makes a valid point suggesting that urban development might take account of planned infrastructure enhancements.
943. Given our recommendation as to the wording of the objective sought to be implemented by this policy, we also agree that some reference to reverse sensitivity effects on infrastructure, particularly regionally significant infrastructure, is appropriate. We do not, however, accept that all adverse effects on regionally significant infrastructure should be avoided given the interpretation of a policy focus on ‘*avoiding*’ adverse effects in *King Salmon*. While the High Court has described Policy 10 of the NPSET as “*relatively prescriptive*”<sup>535</sup>, it does not purport to require avoidance in all cases. (Policy 10 refers to managing activities to avoid reverse sensitivity effects “*to the extent reasonably possible*”). As the High Court noted, where development already exists, it will not generally be possible to avoid reverse sensitivity effects. It may, however, be reasonably possible to avoid further compromising the position.
944. The Proposed RPS likewise does not provide for avoidance of all reverse sensitivity effects on regionally significant infrastructure. Policy 4.3.4 has a tiered approach, providing for avoidance of significant adverse effects and avoiding, remedying or mitigating other effects. To the extent there is a difference between the two higher order documents, we consider that we should take our lead from the NPSET 2008, that being the document we are required to give effect to.
945. We therefore consider that adverse effects on infrastructure should be minimised – this being the extent of restriction we consider to be “*reasonably possible*”.
946. Consideration of Policy 4.2.1.2 also needs to take account of Policy 4.2.3.4 which as notified, read:

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<sup>531</sup> Submission 271 and 805: Supported in FS1121, FS1211 and FS1340: Opposed in FS1097 and FS1117

<sup>532</sup> Submission 608: Opposed in FS1034

<sup>533</sup> Submission 635

<sup>534</sup> Submission 719

<sup>535</sup> Transpower New Zealand Ltd v Auckland Council NZHC 281 at [85]

*“Urban development occurs in locations that are adequately serviced by existing public infrastructure, or where infrastructure can be efficiently upgraded.”*

947. Submissions on this Policy varied from those seeking its deletion<sup>536</sup>, amendment to delete the requirement for infrastructure to be ‘public’<sup>537</sup> and amendment to make reference to potential adverse effects on regionally significant infrastructure<sup>538</sup>. Mr Paetz did not recommend any change to this policy.

948. Policy 4.2.3.4 almost entirely overlaps and duplicates Policy 4.2.1.2. We do not consider that two policies are required to say the same thing.

949. Notified Policy 4.2.3.5 also relates to the inter-relationship between urban development and infrastructure. It read:

*“For urban centres where Urban Growth Boundaries apply, new public infrastructure networks are limited exclusively to land within defined Urban Growth Boundaries.”*

950. Submissions on this policy ranged from support<sup>539</sup> to seeking its deletion<sup>540</sup>. On this occasion, there was no middle ground.

951. Mr Paetz did not recommend any change to the Policy.

952. This Policy seems to us to be misconceived. While it might work as intended in Wanaka, where the UGB defines a single urban area, working out from the existing township, the urban areas defined by UGBs in the Wakatipu Basin are in fact a series of geographically separated areas and infrastructure (both public and private) must necessarily connect those separate geographical areas and therefore be located outside the UGBs. We would not wish to preclude expansion of existing infrastructure merely because it is not located within a UGB. We see that as being counterproductive, potentially defeating expansion of urban development into appropriate new areas.

953. We should note at this point the emphasis in Policy 4.5.2 of the Proposed RPS on staging development or releasing land sequentially where UGBs have been defined. While staging of development would promote greater efficiency of land use and infrastructure, we do not have the evidence, nor, we think, the jurisdiction to recommend how it might be provided for in any systematic way within the defined UGBs<sup>541</sup>. Accordingly, we can take it no further.

954. In summary, we recommend Policies 4.2.3.4 and 4.2.3.5 be deleted and Policy 4.2.1.2 be renumbered 4.2.2.1 and amended to read:

*“Integrate urban development with existing or planned infrastructure so that the capacity of that infrastructure is not exceeded and reverse sensitivity effects on regionally significant infrastructure are minimised.”*

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<sup>536</sup> Submission 807

<sup>537</sup> Submission 635

<sup>538</sup> Submission 805: Supported in FS1211

<sup>539</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, S1248 and FS1249

<sup>540</sup> Submissions 805 and 807

<sup>541</sup> This is a different concept to the suggestion discussed elsewhere that the outer urban boundary identified in the Wanaka Structure Plan might be recognised in the PDP

955. Policy 4.2.2.3 as notified, read:

*“Within Urban Growth Boundaries, land is allocated into various zones which are reflective of the appropriate land use.”*

956. The only submissions on this policy supported its current form and Mr Paetz did not recommend any further amendments.

957. Aside from the need to reformulate the policy so it commences with a verb and more clearly states a proposed course of action, we have no particular issue with this policy, so far as it goes. The problem with it is that it leaves at large the identification of considerations that would determine what land uses are appropriate. We have already referred to a number of policies that have a dual role, guiding the location of UGBs and the nature of the urban development that might occur within them.

958. Policy 4.2.3.1 is relevant in this context. As notified, it read:

*“Provide for a compact urban form that utilises land and infrastructure in an efficient and sustainable manner, ensuring:*

- a. Connectivity and integration;*
- b. The sustainable use of public infrastructure;*
- c. Convenient linkages to the public and active transport network; and*
- d. Housing development does not compromise opportunities for commercial or community facilities in close proximity to centres.”*

959. Submissions on it included:

- a. Support while querying the meaning of the fourth bullet point<sup>542</sup>;
- b. Seeking addition of provision to ensure reverse sensitivity effects on significant infrastructure is avoided<sup>543</sup>;
- c. Broadening of the reference to infrastructure so it is not limited to public infrastructure<sup>544</sup>;
- d. Amendment to refer to connectivity and integration *“of land use and transport”*<sup>545</sup>;
- e. Amendment to the reference to public infrastructure, substituting regionally significant infrastructure, and making specific provision for the national grid<sup>546</sup>.

960. Mr Paetz did not recommend any change to this policy.

961. We view many aspects of Policy 4.2.3.1 as already subsumed within other policies. The query in Submission 238 as to the meaning of the fourth bullet point raises a fair point given the emphasis in Policy 4.2.3.2 on enabling an increased density of residential development close to town centres, community and education facilities. They do not appear to be consistent.

962. However, it is desirable to retain specific reference to connectivity and integration, and to linkages with public transport. NZTA’s submission suggests though that reference to the first needs to be refined so it is clearer that connectivity and integration relates to the links between existing developed areas and new areas of urban development generally, not just to

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<sup>542</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FAS1239, FS1241, FS1242, FS1248 and FS1249

<sup>543</sup> Submission 271

<sup>544</sup> Submission 635: Supported in FS1121; Opposed in FS1097 and FS1117

<sup>545</sup> Submission 719: Supported in FS1097

<sup>546</sup> Submission 805: Supported in FS1211

transport (the latter being addressed by what was the third bullet of Policy 4.2.3.1). We recommend deletion of reference in this context to linkages to active transport networks, since that is addressed separately by notified policy 4.2.1.4., discussed further below. The other aspect of Policy 4.2.3.1 that we consider deserves specific reference is the interrelationship between land zoning and infrastructure. As some of the submitters on the policy note, the policy is not focussed on reverse sensitivity effects and we consider that some reference is required to such effects.

963. Some commentary is also required on the role of zoning for open spaces. Open spaces (and community facilities) are addressed in two closely related policies in Section 3.2.6.3 that we have recommended be deleted from Chapter 3. As notified they read:

*“3.2.6.3.1 Ensure that open spaces and community facilities are accessible for all people;*

*3.2.6.3.2 That open spaces and community facilities are located and designed to be desirable, safe, accessible places.”*

964. The submissions specifically on these policies variously supported their retention<sup>547</sup>, sought that reference be inserted to multiple use<sup>548</sup>, or sought (in the alternative) that ‘community activities’ be substituted for ‘community facilities’<sup>549</sup>. The purpose of the latter change was to ensure that the policy is read to include educational facilities. To the extent there is any ambiguity, we think (as the submitter sought as their primary relief) that this is better dealt with in the definition of community facility given that the policies are about places rather than activities. We therefore refer that point for the consideration of the Stream 10 Hearing Panel.
965. In the context of defining what land uses are appropriate, clearly desirable, safe, and accessible open spaces and community facilities ought to be on that list. We therefore recommend that the substance of these policies be retained, amended to fit that altered context. The altered context also means, in our view, that it is not necessary to refer to multiple use of open space areas generally, or use for the purposes of infrastructure, which was the point of submission 805.
966. Policy 4.2.2.4 also needs to be considered in this context. While the matters it covers are important, in our view, we agree with the evidence we heard from Ms Louise Taylor that health and safety is not the only consideration for determining the appropriate form and location of urban development; those matters need to be factored into the consideration of a broader range of matters determining the appropriateness of the form urban development takes. As discussed above, while implicit, it is worth making specific reference to the topography, which is both an obvious constraint on urban development and a defining feature of the local environment. As discussed earlier, in the context of our consideration of Objective 3.2.4.8 and Policy 3.2.4.8.1, the inter-relationship between natural hazards and climate change also needs to be noted<sup>550</sup>.
967. We also bear in mind the strategic objectives and policies related to the function and role of the town centres and other commercial and industrial areas. We consider that those objectives and policies likewise need to be brought to bear in identifying appropriate land uses.

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<sup>547</sup> Submissions 378 and 806: Opposed in FS1049 and FS1095

<sup>548</sup> Submission 805

<sup>549</sup> Submission 524

<sup>550</sup> Accepting the substance of the relief sought in Submission 117.



968. Aside from the submission for Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Te Runanga o Moeraki and Hokonui Runanga<sup>551</sup> that we have already commented on, we also reflect on the evidence we heard from the New Zealand Fire Service Commission<sup>552</sup> regarding provision for emergency services. In our report on Chapter 3 issues, we recommended rejection of a submission by the Fire Service that a new objective be inserted into Section 3.2.1 providing for emergency services on the basis that this was more appropriately dealt with in the more detailed provisions<sup>553</sup>. In our view, this is the appropriate location for that recognition.

969. In summary, we recommend that Policy 4.2.2.3 be renumbered 4.2.2.2 and expanded to amalgamate material from other policies (in particular 3.2.3.6.1, 3.2.6.3.2, 4.2.1.6, 4.2.2.4 and 4.2.3.1) to read as follows:

*“Allocate land within Urban Growth Boundaries into zones that are reflective of the appropriate land use having regard to:*

- a. its topography;*
- b. its ecological, heritage, cultural or landscape significance, if any;*
- c. any risk of natural hazards, taking into account the effects of climate change;*
- d. connectivity and integration with existing urban development;*
- e. convenient linkages to public transport;*
- f. the need to provide a mix of housing densities and form within a compact and integrated urban environment;*
- g. the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible;*
- h. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 strategic objectives 3.2.1.2 – 3.2.1.5 and associated policies;*
- i. the need to make provision for the location and efficient operation of regionally significant infrastructure;*
- j. the need to locate emergency services at strategic locations.”*

970. We regard this reformulated policy as appropriately addressing the request in the Council’s corporate submission<sup>554</sup> for a new policy targeting optimisation of ecosystem services.

971. Policy 4.2.3.2 as notified read:

*“Enable an increased density of residential development in close proximity to town centres, public transport routes, community and education facilities.”*

972. This policy needs also to be considered against the background of Policy 4.2.1.3, which read:

*“Encourage a higher density of residential development in locations that have convenient access to public transport routes, cycle ways or are in close proximity to community and education facilities.”*

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<sup>551</sup> Submission 810

<sup>552</sup> Submission 438: Supported in FS1160

<sup>553</sup> Refer paragraph 213 above

<sup>554</sup> Submission 383

973. Submissions on Policy 4.2.3.2 sought either its deletion<sup>555</sup> or recognition of the need to avoid, remedy or mitigate the adverse effects of increased density<sup>556</sup>.
974. Submitter 208 made the same submission in relation to Policy 4.2.1.3. The only other submissions on that policy supported its current form.
975. Mr Paetz did not recommend any amendment to either of these policies.
976. When the representatives of Submitter 208 appeared before us, they elaborated on this submission, clarifying their concern that increased density of residential development might be out of step with the existing character of residential areas, leading to a loss of residential amenity. The submitter's concern in this regard overlaps with its submission on Policy 3.2.3.1.1., which usefully might be considered in this context. As notified it read:
- “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 the character in certain locations.”*
977. Submissions on it sought variously that reference to good design be included<sup>557</sup>, that acceptance of change be qualified to limit situations where it is appropriate and where adverse effects can be avoided, remedied or mitigated<sup>558</sup>, and that it be deleted (along with the Objective 3.2.3.1 and the other policies supporting it)<sup>559</sup>.
978. As we have already noted, Mr Walsh who provided a brief of planning evidence for this submitter, was unable to appear before us but provided answers in writing to a series of questions that we posed to tease out aspects of his evidence. Mr Walsh agreed with Mr Clinton Bird, who provided evidence for the Council, that Queenstown's surrounds are the dominant feature of the character of the area, but also considered that the buildings of Queenstown urban area have an influence on the appreciation of those surroundings. Mr Walsh also emphasised the value of good urban design<sup>560</sup>.
979. We think that these are valid points, but where Mr Walsh's evidence suffered was in being somewhat elusive as to what exactly the character of Queenstown's residential areas was, and how it might be adversely affected by more intensive development, other than in a very general way. Expert opinion on these issues was mixed<sup>561</sup>, but we accept both that good design will assist in minimising adverse effects from increased densities and that urban character needs to be given some policy recognition to ensure that to the extent there is an identifiable local character, it is taken into account.

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<sup>555</sup> Submission 807

<sup>556</sup> Submission 208

<sup>557</sup> Submission 238: Opposed in FS1107, FS1157, FS1226, FS1234, FS1239, FS1241, FS1244, FS1248 and FS1249

<sup>558</sup> Submission 208

<sup>559</sup> Submissions 806 and 807

<sup>560</sup> A point also made by the representatives of NZIA who appeared at the Stream 1B hearing

<sup>561</sup> Mr Bird was rather dismissive of the architectural merit of existing development in Queenstown and Frankton, and regarded that of Wanaka as having even less to recommend it. The representatives of NZIA by contrast emphasised the intensity of urban development in Queenstown and Wanaka as creating a character of its own, particularly in the town centres. We also note the submissions made on behalf of DJ and EJ Cassells, The Bulling Family, the Bennett family, M Lynch and Friends of Wakatipu Gardens and Reserves that the urban area adjacent to the Gardens has a special character and that it and other areas with special character or heritage values deserve policy recognition.

980. We therefore recommend that elements of Policy 3.2.3.1.1 (which we have recommended be deleted from Chapter 3) be incorporated into this policy.

981. We also note the evidence we heard from Mr Nicholas Geddes addressing a related point on behalf of Clark Fortune McDonald. Mr Geddes drew attention to the apparent inconsistency between a policy focus on increased density of residential development and the basis on which the Jacks Point development had proceeded. We think that Mr Geddes likewise made a valid point and that these policies need to acknowledge that in areas governed by existing structure plans, increased density of residential development may not be appropriate.

982. That said, clearly Policies 4.2.1.3 and 4.2.3.2 need to be collapsed together. There is significant overlap between the two and the matters they cover can be captured in one policy.

983. In summary, therefore, we recommend one combined policy numbered 4.2.2.3 to replace what was formerly Policies 4.2.1.3, 4.2.3.2 and 3.2.3.1.1, reading as follows:

*“Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.”*

984. Policy 4.2.1.4 as notified, read:

*“Development enhances connections to public recreation facilities, reserves, open space and active transport networks.”*

985. The only submissions specifically on this policy supported its continued inclusion. Mr Paetz did not recommend any amendment to it.

986. For our part we have no difficulty with the substance of the policy. At present, however, it is stated as an outcome/objective. It needs to commence with a verb. Further, in the context of a policy to achieve an urban development objective, it ought to be clear that what it is talking about is indeed urban development. Lastly, the scope for urban development to achieve this policy will depend on the scale and location. Small scale development may have no opportunity to enhance connectivity in the urban environment. The policy needs to recognise that practical reality.

987. For these reasons, we recommend that this policy be renumbered 4.2.2.4 and amended to read:

*“Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.”*

988. Picking up on the point made above, while small scale urban development may have little scope to achieve the PDP’s strategic aspirations, large scale development has much greater opportunity to make a positive contribution to achievement of those strategic objectives. Policy 3.2.3.1.2 sought to recognise that, providing:

*“That larger scale development is comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.”*

989. Submissions on it sought variously its deletion<sup>562</sup>, and that reference be inserted to comprehensive design *“according to best practice design principles”*<sup>563</sup>.
990. We do not regard a generalised reference to best practice design principles as being particularly helpful without some indication as to what those principles are, or where they may be found enunciated, but do think this policy is valuable in this context for its emphasis on comprehensive planning of larger-scale development. The Proposed RPS goes further, suggesting that specified principles of good urban design be given effect<sup>564</sup>. However, this is one of many aspects of the Proposed RPS that is the subject of appeal and thus it is unclear at present whether we can rely on the currently specified principles of good urban design or even that there will continue to be a schedule specifying such principles (in order that they might then be cross referenced in the PDP - which would be the obvious way to give substance and clarity to the relief NZIA sought). Accordingly, we recommend that Policy 3.2.3.1.2 be shifted into Chapter 4 and renumbered 4.2.2.5, only amended to commence it with a verb, so that it indicates more clearly the proposed course of action, as follows:

*“Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.”*

991. The NZIA submission did, however, highlight the need for the District Plan to provide additional guidance in terms of identifying best practice design guidelines that should be employed. NZIA also reminded us that the Council is a signatory to the NZ Urban Design Protocols. We note also Council’s own submission<sup>565</sup> promoting development of a Residential Design Guide to help reinforce design expectations. As the Council submission noted, incorporation of a design guide may require a variation to the PDP and we note that a variation to include design guidelines for Arrowtown now forms part of the PDP. For our part, we think that there is value in such design guides and recommend that the Council progress development of design guides for the other urban areas of the District in order that they might be incorporated into the PDP by future variations/plan changes. If the Proposed RPS, when finalised, still has a schedule of good urban design principles, then obviously that schedule should be drawn on as the basis for such guidelines.
992. In the interim, Policy 3.2.3.1.3 has the potential to provide some guidance in this area. As notified, it read:
- “Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.”*
993. Aside from Submissions 806 and 807, seeking that all the policies under Objective 3.2.3.1 be deleted, there were no submissions seeking its amendment. Submission 806 queried, in the alternative, the effectiveness of all three policies and whether they might be better addressed within specific zones.

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<sup>562</sup> Submissions 806 and 807

<sup>563</sup> Submission 238: Opposed in FS1107, FS1157, FS1226, FS1234, FS1239, FS1241, FS1244, FS1248 and FS1249

<sup>564</sup> Proposed RPS, Policy 4.5.1(g), cross referencing Schedule 5 to the Proposed RPS. See also Policy 4.5.3 encouraging the use of the specified good urban design principles more directly.

<sup>565</sup> Submission 383

994. We take the view that while generally expressed, this particular policy does add value to implementation of the Chapter 4 objectives we have recommended. It is also consistent with Policies 4.5.4 and 4.5.5 of the Proposed RPS, encouraging use of low impact design principles and that subdivision and development be designed to reduce the effect of the region’s colder climate. Given that no alternative wording has been suggested for its consideration, we recommend Policy 3.2.3.1.3 be shifted to Chapter 4 and renumbered 4.2.2.6, but otherwise not be amended.
995. We have already discussed a number of policies formerly located in Chapter 3 that, in our view, are more appropriately located in Chapter 4. At this point, we should discuss three further such policies. The first is Policy 3.2.6.2.3, which, as notified, read:
- “Explore and encourage innovative approaches to design to provide access to affordable housing.”*
996. The only submissions specifically on this policy supported its continued inclusion. Once again though, this policy along with the balance of Section 3.2.6, is the subject of a more general submission seeking the deletion of the entire section, or a significant reduction in the number of objectives and policies<sup>566</sup>.
997. Mr Paetz recommended that the word *“provide”* be substituted by *“help enable”*. The point of Mr Paetz’s recommendation is to make the obvious point that design can only make a contribution to provision of affordable housing. We also note a theme of the NZIA submissions, reinforced when its representatives appeared before us, that affordable housing did not need to be, and should not be, of substandard quality. We accept that point also. With those qualifications, however, and with a little grammatical tweaking to make it read more easily, we consider that this is a policy that adds some value to the package of urban development policies we are considering.
998. In summary, we recommend that Policy 3.2.6.2.3 be shifted from Chapter 3 into this part of Chapter 4, renumbered 4.2.2.7, and be amended to read:
- “Explore and encourage innovative approaches to design to assist provision of quality affordable housing.”*
999. The second policy notified in Chapter 3 that we consider is more appropriately located at this point of Chapter 4 is Policy 3.2.6.1.2. As notified, that policy read:
- “In applying plan provisions, have regard to the extent to which minimum size, density, height, building coverage and other controls influence Residential Activity affordability.”*
1000. The only submission specifically on this policy<sup>567</sup> sought addition of reference to utilisation of community land by the Council for housing development to deliver quality affordable housing.
1001. Mr Paetz did not recommend any amendment to this policy.
1002. We recognise that the NZIA submission makes some valid points. Reducing the cost of housing construction does not ensure the availability of affordable housing, and a focus solely on affordability may risk a series of low quality developments creating slum-like conditions. The

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<sup>566</sup> Submission 807

<sup>567</sup> Submission 238: Opposed in FS1107, FS1157, FS1226, FS1234, FS1241, FS1242, FS1248 and FS1249

potential for affordability issues to be addressed by use of community land is, however, a matter for Council to consider under the Local Government Act. As regards the broader issues raised by NZIA, in terms of the functions of the territorial authority under this Act, and the role of the District Plan, we regard it as being important to have regard to the impact regulation has on affordability, while not losing sight of desirability of not allowing concerns about affordability to be used as an excuse to promote poor quality developments. Both considerations have to be balanced against one another. We recommend that this tension be captured in this context with appropriate policy wording.

1003. The NZIA submission referred to ‘housing’ rather than ‘residential activity’. We view the former as identifying the subject matter more clearly and simply than the notified policy.

1004. Accordingly, we recommend that Policy 3.2.6.1.2 be shifted and relocated to this part of Chapter 4, renumbered 4.2.2.8 and amended to read:

*“In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability.”*

1005. The third policy in Chapter 3 that we consider would add value if relocated into this context is Policy 3.2.6.4.1 which as notified, read:

*“Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting “Crime Prevention Through Environmental Design.”*

1006. This policy was not the subject of any submission seeking its amendment and Mr Paetz did not recommend any amendment to it.

1007. Accordingly, we recommend that Policy 3.2.6.4.1 be relocated to this part of Chapter 4 and renumbered 4.2.2.9 but not otherwise amended.

1008. We have reviewed the other policies related to urban development that we have recommended be deleted from Chapter 3. The level of overlap if not duplication between the existing and amended policies we have recommended for Chapter 4 and the balance of deleted Chapter 3 policies means that we do not consider that they would add value in implementing our recommended Objectives 4.2.2A and 4.2.2B.

1009. We should, however, note submissions seeking recognition of the maintenance of the ability to view and appreciate the naturalness of the night sky and to avoid unnecessary light pollution in Chapter 3<sup>568</sup>. While we do not consider that this matter passes the rigorous requirement for inclusion in the overarching strategic chapter, we think this is matter that might appropriately be considered in the context of new urban development, as an aspect of maintaining and enhancing the environment. Clearly, protection of the night sky cannot be pressed too far - the evidence for QAC emphasised the importance of navigation lights for its operations - but the submission focussed on avoiding unnecessary light pollution, which we consider, strikes the right balance. In section 32 terms, it is the most appropriate way to achieve the relevant objective.

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<sup>568</sup> Submissions 340 and 568.

1010. Accordingly, we recommend a new policy be inserted into Chapter 4, renumbered 4.2.2.10, and worded as follows:

*“Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.”*

1011. The same point arises also in the rural environment, and so we address it also in our Chapter 6 report.

1012. Proposed Policy 4.2.3.3 as notified read:

*“Low density development does not compromise opportunities for future urban development.”*

1013. The only submission specifically on this policy<sup>569</sup> sought clarification as to how it would operate.

1014. Mr Paetz recommended that this policy be deleted in his Section 42A Report. Although Mr Paetz’s report did not explain his reasoning, when we discussed it with him, he explained that where land has been zoned for a certain intensity he thought it problematic to allow subsequent reconsideration of that position, notwithstanding the apparent inefficiency in land use. Mr Paetz emphasised that it was important to recognise that within the defined UGBs, there is a variable demand for residential development. In his words, it is not all about high density.

1015. While Mr Paetz’s recommendation could not be considered out of scope given more general submissions seeking deletion of the whole of Chapter 4, we consider that the policy does have a valid role in ensuring efficient use of the limited amount of land identified as appropriate for urban development. We agree with Mr Paetz that once low density development has occurred, it is problematic to impose intensification requirements. That is why, in fact, this policy is required, to ensure that where low density development occurs within UGBs, it is designed with an eye to subsequent potential infill development. The key aspects of design that determine the ability to accommodate infill development are the location of building platforms and the capacity of infrastructure (including roading), and we consider that these aspects should be referred to, to provide the clarification that NZIA seeks. Having said that, there is a practical limit to the extent future options can be preserved that needs to be acknowledged.

1016. In addition, as originally framed, the policy is expressed too broadly. It should apply only within UGBs, otherwise it might be read as constraining development of rural areas by reference to the demands of urban development that the PDP (as we recommend it be amended) seeks to avoid and that may well never occur.

1017. Lastly, the policy as notified was framed as an outcome/objective. It needs to start with a verb to state a course of action that will be followed.

1018. In summary, we recommend that Policy 4.2.3.3 be retained, renumbered 4.2.2.11, and clarified as sought by Submission 238 as follows:

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<sup>569</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

*“Ensure that the location of building platforms in areas of low density development within Urban Growth Boundaries and the capacity of infrastructure servicing such development do not unnecessarily compromise opportunities for future urban development.”*

1019. Following that theme, Policy 4.2.3.7 as notified read:

*“The edges of Urban Growth Boundaries are managed to provide a sensitive transition to rural areas.”*

1020. This Policy attracted a number of submissions ranging from seeking its deletion<sup>570</sup>, support for the Policy as proposed<sup>571</sup>, detailed amendments to more clearly identify what adverse effects are being managed at the interface of urban/rural areas<sup>572</sup>, and lastly, seeking recognition that a sensitive transition may not be appropriate<sup>573</sup>. The last submission drew attention to experience of rural residential zoning being based around the edge of urban areas in this district, and then failing to withstand development pressure. This submission suggests that in many cases, a hard urban edge is a better and more defensible approach.

1021. Mr Paetz recommended that this policy be retained but qualified to make it clear that the desired transition be addressed within UGBs. That suggested amendment reflected the discussion we had with both Mr Paetz and with Mr Bird as to where the transition needed to occur. Both agreed that if one accepted the principle of UGBs, the desired transition should occur within those boundaries.

1022. We agree in principle with Mr Paetz’s recommendation, largely for the practical reasons that Submission 836 draws attention to.

1023. We consider, however, that Submission 836 is correct in another respect. There are existing situations where it is impractical to contemplate a sensitive transition from urban to rural activities. Much of the existing urban area of inner Queenstown township is already built hard up to the UGB as it is, with the land (or water - Lake Wakatipu is the boundary for much of the town) on the rural side of the boundary being classified as an ONL. That position is not going to change and nor should it in our view. The policy therefore has to accommodate the fact that there will not be a sensitive transition in all cases. On the other hand, further development of Wanaka township towards the Cardrona Valley invites an appropriate transition from urban to rural activities.

1024. Lastly, while we think that the changes sought in Submission 608 would put too much detail around this policy, we regard the word ‘sensitive’ as somewhat problematic because of the lack of clarity as to what exactly it might mean in any given case.

1025. In summary, we recommend that Policy 4.2.3.7 be renumbered 4.2.2.12 and amended to read:

*“Ensure that any transition to rural areas is contained within the relevant Urban Growth Boundary”.*

1026. Policy 4.2.3.8 as notified read:

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<sup>570</sup> Submission 238 and 807: Supported in FS1097; Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>571</sup> Submission 600: Supported in FS1209; Opposed in FS1034

<sup>572</sup> Submission 608: Opposed in FS1034

<sup>573</sup> Submission 836



*“Land Use within the Air Noise Boundary or Outer Control Boundary of the Queenstown Airport is managed to prohibit or limit the establishment of Activities Sensitive to Aircraft Noise.”*

1027. Submissions on this policy ranged from supporting the policy in whole or in part<sup>574</sup>, seeking its deletion<sup>575</sup> and seeking amendment to soften its effect<sup>576</sup>.
1028. We heard extensive evidence on the significance of Queenstown Airport, and on the terms of Plan Change 35 (to the ODP and that, as at the date of our hearing, it was nearing finalisation) that address management of reverse sensitivity effects on the airport. Mr Winchester submitted for the Council that while we are not bound by the outcome of the Plan Change 35 process, we should give it careful consideration given the amount of work that went into it and the very recent nature of the Environment Court’s consideration of these issues. We agree with that submission.
1029. Mr Paetz recommended that this particular policy be deleted and replaced by more specific policies under the heading of Objective 4.2.4, which relates to urban growth within the Queenstown UGB. We agree that this is the more logical place to provide for reverse sensitivity issues associated with Queenstown Airport.
1030. Accordingly, we recommend that Policy 4.2.3.8 be deleted. We will return to Queenstown Airport Issues as part of our consideration of Objective 4.2.4 and the policies related to it.
1031. In summary, we consider that the policies we have recommended are the most appropriate way to implement Objectives 4.2.2A and 4.2.2B, given they will be supplemented by the area specific policies discussed below.

#### **6.5. Area Specific Objectives and Policies – Sections 4.2.4 – 4.2.6**

1032. As notified, Chapter 4 provided three objectives outlining the outcomes sought in Queenstown, Arrowtown and Wanaka respectively:

*“4.2.4 Manage the scale and location of urban growth in the Queenstown urban growth boundary;*

*4.2.5 Manage the scale and location of urban growth in the Arrowtown urban growth boundary;*

*4.2.6 Manage the scale and location of urban growth in the Wanaka urban growth boundary.”*

1033. Many of the submissions on these objectives related to the location of the UGB in each case and have been considered in the appropriate mapping hearings. Submissions made on Objective 4.2.4 specifically sought that the first word be ‘confine’ rather than ‘manage’<sup>577</sup>, its

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<sup>574</sup> Submissions 238, 271 and 433: Supported in FS1077, Opposed in FS1097, FS1107, FS1117, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>575</sup> Submission 807

<sup>576</sup> Submission 751: Supported in FS1061; Opposed in FS1061 and FS1340

<sup>577</sup> Submission 238: Supported in FS1097 and FS1117; Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

amendment to refer to the Queenstown urban area rather than the Queenstown UGB<sup>578</sup> and the deletion of the objective (and the associated policies)<sup>579</sup>.

1034. A number of submissions on Objective 4.2.5 likewise focused on the location of the UGB and will need to be considered in the mapping hearings. We note specifically Submission 285 seeking that the UGB for Arrowtown (4.2.5.1), be deleted. Most other submissions supported retention of the objective in its current form.
1035. Submissions on Objective 4.2.6 followed a similar pattern. Submission 608 sought reference to the Wanaka urban area rather than the Wanaka UGB<sup>580</sup>.
1036. We note also the submission by that submitter that the diagrams identifying the UGBs for Wanaka and Queenstown should be deleted.
1037. Mr Paetz did not recommend any change to these three objectives.
1038. For our part, we regard these three objectives as adding no value to the PDP. Currently they are all framed as policies (courses of action) rather than objectives, but more importantly, they provide no clear outcome against which policies can be managed other than that there will be a UGB at each location; something which is not necessary given the terms of Objective 4.2.2 (renumbered 4.2.1).
1039. We recommend that these three objectives might appropriately be deleted.
1040. We also recommend acceptance of Submission 608, that the diagrams showing the UGBs should likewise be deleted. The diagrams are at too large a scale to be useful and merely duplicate the much more detailed and useful information provided by the planning maps. Although Submission 608 was limited to the Wanaka and Queenstown UGB diagrams, we recommend deletion of the Arrowtown diagram as well for consistency. As above, the diagram duplicates information on the planning maps and therefore falls within the category of duplication that the Real Journeys' submission sought to be removed.
1041. Policy 4.2.4.1 as notified read:
- “Limit the spatial growth of Queenstown so that:*
- a. The natural environment is protected from encroachment by urban development;*
  - b. Sprawling of residential suburbs into rural areas is avoided;*
  - c. Residential settlements become better connected through the coordinated delivery of infrastructure and community facilities;*
  - d. Transport networks are integrated and the viability of public and active transport is improved;*
  - e. The provision of infrastructure occurs in a logical and sequenced manner;*
  - f. The role of Queenstown Town Centre as a key tourism and employment hub is strengthened;*
  - g. The role of Frankton in providing local, commercial and industrial services is strengthened.”*

1042. That might be compared with the comparable policy for Arrowtown (4.2.5.1), which read:

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<sup>578</sup> Submission 608: Opposed in FS1034

<sup>579</sup> Submission 807

<sup>580</sup> Opposed in FS1034

*“Limit the spatial growth of Arrowtown, so that:*

- a. *Adverse effects of development outside the Arrowtown urban growth boundary are avoided;*
- b. *The character and identity of the settlement, and its setting within the landscape is preserved or enhanced.”*

1043. Lastly, one might also have regard to Policy 4.2.6.1 which read:

*“Limit the spatial growth of Wanaka so that:*

- a. *The rural character of key entrances to the town is retained and protected, as provided by the natural boundaries of the Clutha River and Cardrona River;*
- b. *A distinction between urban and rural areas is maintained to protect the quality and character of the environment and visual amenity;*
- c. *Ad hoc development of rural land is avoided;*
- d. *Outstanding Natural Landscapes and Outstanding Natural Features are protected from encroachment by urban development.”*

1044. The submissions specifically on Policy 4.2.4.1 included:

- a. Support for the policy, with suggested changes to expand on the description of Queenstown Town Centre and to make additional reference to Frankton as a separate township with its own identity<sup>581</sup>;
- b. Amendment to refer to the outward expansion of the Queenstown urban area into the surrounding rural environment (rather than spatial growth), and to narrow reference to the natural environment<sup>582</sup>;
- c. Amendment of the reference to infrastructure to focus on where the cost burden falls<sup>583</sup>;
- d. Amendment to refer to integration of both land use and transport networks<sup>584</sup>;
- e. Amendment to provide that development should enable the efficient use of public transport services<sup>585</sup>.

1045. Policy 4.2.5.1 is not the subject of any submission specifically seeking amendment to it.

1046. Policy 4.2.6.1 is the subject of submissions seeking that the reference to protection of ONLs and ONFs from encroachment by urban development is replaced by a focus on avoiding, remedying or mitigating the effects of urban development within those areas<sup>586</sup>, focusing the policy on outward expansion of the Wanaka urban area into the surrounding rural environment (rather than on spatial growth) and removal of reference to ad hoc development of rural land<sup>587</sup>.

1047. These specific submissions also need to be read against the background of more general submissions seeking that Chapter 4 be deleted in whole or in large part<sup>588</sup>.

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<sup>581</sup> Submission 238: Supported in FS1097 and FS1117; Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>582</sup> Submission 608: Opposed in FS1034

<sup>583</sup> Submission 608: Opposed in FS1034

<sup>584</sup> Submission 719: Supported in FS1079

<sup>585</sup> Submission 798

<sup>586</sup> Submission 378: Supported in FS1097; Opposed in FS1049 and FS1095

<sup>587</sup> Submission 608; Opposed in FS1034

<sup>588</sup> Submissions 414, 653, 807 842: Supported in FS1255; Opposed in FS1071

1048. The only amendment to these three policies Mr Paetz recommended was the addition of reference to integration of land use and transport networks in Policy 4.2.4.1, as sought in Submission 719.
1049. When he appeared before us, Mr Goldsmith<sup>589</sup> critiqued these policies focussing on their largely generic nature and what he asserted to be a lack of evidence to support key points. He argued that the urban settlement patterns of Wanaka and the Wakatipu Basin were quite different and that the policies governing urban growth needed to reflect those differences.
1050. In relation to Wanaka, Mr Goldsmith argued that a more robust site specific policy regime would acknowledge and reference the extent of Wanaka Community Planning processes that has been undertaken identifying the actual threat of urban growth that Wanaka faces, identify any structural constraints relevant to a Wanaka UGB, reference any specific adjoining ONL that requires additional protection, identify the time period being planned for and identify intended or desirable limitations on extension of the Wanaka UGB during the identified planning period.
1051. His critique of Policy 4.2.4.1 argued there was a lack of evidence to support the different elements of policy, particularly those related to provision of infrastructure. He also drew attention to the apparent lack of connection between the last two bullet points (focussing on the role of Queenstown and Frankton respectively) on the location of a UGB.
1052. In relation to Policy 4.2.5.1, Mr Goldsmith queried what the first bullet point quoted above actually meant, but accepted that the second bullet point correctly identifies the real (and in his submission, probably the only) reason for the Arrowtown UGB.
1053. We note in passing that none of Mr Goldsmith's clients lodged submissions or further submissions on these policies. His argument in relation to them was presumably premised on the 'collective scope' argument provided, in particular, by general submissions seeking deletion of all of Chapter 4. For this reason, we have considered his submissions on their merits.
1054. We consider there is merit in some (but not all) of Mr Goldsmith's criticisms of Policies 4.2.4.1, 4.2.5.1 and 4.2.6.1. They do suffer from being excessively generic, and therefore provide little guidance as to the basis on which the existing UGBs have been determined or on which future plan changes considering amendment to the UGBs (or identification of new UGBs) might be undertaken.
1055. We also take the view that the area specific policies might be better compartmentalised into Wakatipu Basin specific policies and Upper Clutha Basin specific policies. This would have two benefits. The first is that while Arrowtown has discrete issues and a clear rationale for its UGB, that policy needs to be put in the context of the urban growth policies applied to the balance of the Wakatipu Basin. As Mr Goldsmith drew to our attention, the Arrowtown UGB does not purport to provide for the level of anticipated population growth that might occur in the absence of a UGB. Rather, the intention is that the UGBs provided in the balance of the Wakatipu Basin will meet the anticipated demand for housing across the Basin. Similarly, broadening the focus of what is currently Policy 4.2.6.1 is a necessary consequence of the

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<sup>589</sup> Initially in his capacity as counsel for Allenby Farms Limited (Submission 502) Crosshill Farm Limited (Submission 531) and Mt Cardrona Station Limited (Submission 407) and then as counsel for Ayrburn Farm Estate Limited (Submission 430), Bridesdale Farm Developments Limited (655), Shotover Country Limited (528) and Mt Cardrona Station Limited (Submission 407)

recommendation we have made that Lake Hawea Township should be defined by a UGB, given the interrelationship of the economy of that township and the Wanaka Township.

1056. To make that division clear, we recommend that appropriate headings be placed in this part of Chapter 4 to differentiate Wakatipu Basin specific policies from the Upper Clutha Basin specific policies.
1057. Turning to the content of the Wakatipu Basin-specific policies, we start with Arrowtown. Policy 4.2.5.1 seeks to avoid adverse effects of development outside the Arrowtown UGB. As Mr Goldsmith observed, this leaves it open to speculation as to what sort of adverse effects the policy is focussed on.
1058. In the context of defining a UGB, the adverse effects in question are those of uncontrolled urban sprawl. We think the policy should say that. The second limb of the policy, emphasising the desire to retain the character and identity of the Arrowtown settlement is clearly well accepted. We consider it might be stated more simply and clearly, but this is an issue of drafting rather than substance.
1059. Lastly, while we have recommended that the UGB diagrams be deleted, in favour of just relying on the planning maps to identify the location of UGBs, it would be helpful to the readers of Chapter 4 if they were directed to the District Plan maps to find the relevant UGB.
1060. We therefore recommend a cross reference be inserted in the policy.
1061. In summary, we recommend a new policy intended to state more clearly the course of action Policy 4.2.5.1 seeks to implement, worded as follows:
- “Define the urban growth boundary for Arrowtown, as shown on the District Plan Maps, that preserves the existing character of Arrowtown and avoids urban sprawl into the adjacent rural areas.”*
1062. Turning to the balance of the Wakatipu Basin, it is apparent that the areas defined by UGBs are based on existing or consented areas of urban development. Policy 4.2.4.1’s focus on avoidance of sprawling developments into rural areas is likewise an obvious issue.
1063. The existing focus on protecting the natural environment from encroachment by urban development needs clarification. In the context of the Wakatipu Basin, it is not all of the natural environment, but rather ONLs and ONFs that are the focus.
1064. Also, a key, but currently unacknowledged, rationale for the UGBs that have been defined, is making sufficient provision both within existing developed areas and future greenfield areas to accommodate predicted population increases over the planning period. As above, this is a key differentiating feature as between Arrowtown and the balance of the Wakatipu Basin. This is broader than just providing for sufficient areas of new housing to accommodate residential needs. The NPSUDC 2016 emphasises the need for a broader focus, including in particular, on working environments. Community well-being also requires provision of community (including recreation) facilities.
1065. We agree, however, with Mr Goldsmith’s submission that policies seeking to recognise and protect the role of Queenstown and Frankton town centres are not relevant to the fixing of UGBs.

1066. Mr Goldsmith also argued that there was no evidence that infrastructure constraints were relevant to the fixing of UGBs. We have already noted<sup>590</sup> that the answers Mr Glasner provided to our written questions tended to support that contention, but that his evidence also identified that the ability to identify where urban growth would occur (and when) is a key determinant in the efficient rollout of Council infrastructure. That evidence supports recognition of the desirability of a logical and sequenced provision of infrastructure as currently provided for in Policy 4.2.3.1<sup>591</sup>. We agree with that position in principle, but we consider that the way it is framed needs to be reframed to recognise that while planning for urban growth can make the efficient provision of the infrastructure easier to accomplish, it cannot ensure that it occurs.
1067. The reference in the existing policy to coordination of infrastructure and community facilities (so as to promote better connected residential areas) raises the same issue.
1068. We recommend that these considerations be combined in a single policy linking the definition of UGBs in the Wakatipu Basin with enabling logical and sequenced provision both of infrastructure and community facilities.
1069. Lastly, although the emphasis given to integration of transport networks was supported by a number of submissions, the current pattern of urban development (and UGBs) in the balance of the Wakatipu Basin, with a series of geographically separated residential areas, does not lend itself to integrated transport planning. Nor is it obvious how UGBs would be relevant to achieving such integration, or to improving public and active transport viability, other than by precluding further sporadic development – which in our view is better addressed more directly via other policies we have recommended (see Policies 4.2.1.2, 4.2.2.14 and 4.2.2.22).
1070. Similarly, while it is desirable that these separated residential settlements become better connected, the relevance of the UGBs to that outcome was not apparent to us.
1071. In summary, we recommend that the appropriate policy to implement the objectives in Chapter 3 and 4 related to urban development in the Wakatipu Basin other than Arrowtown is numbered 4.2.2.14 and reads as follows:

*“Define the urban growth boundaries for the balance of the Wakatipu Basin, as shown on the District Plan Maps, that:*

- a. *are based on existing urbanised areas;*
- b. *provide sufficient areas of urban development and the potential intensification of existing urban areas to accommodate predicted visitor and resident population increases over the planning period;*
- c. *enable the logical and sequenced provision of infrastructure to and community facilities in new areas of urban development.*
- d. *avoid Outstanding Natural Features and Outstanding Natural Landscapes;*
- e. *avoid sprawling and sporadic urban development across rural areas of the Wakatipu Basin.”*

1072. Policy 4.2.4.2 as notified read:

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<sup>590</sup> See the Chapter 3 (Part B) section of our report at [555]

<sup>591</sup> We note that although Darby Planning LP (Submission 608) sought to amend that aspect of the Policy, Mr Ferguson giving evidence for the submitter noted his acceptance of Mr Glasner’s evidence on this point.

*“Ensure the development within the Queenstown Urban Growth Boundary:*

- a. Provides a diverse supply of residential development to cater for the needs of residents and visitors;*
- b. Provides increased density and locations close to key public transport routes and with convenient access to the Queenstown town centre;*
- c. Provides an urban form that is sympathetic to the natural setting and enhances the quality of the built environment;*
- d. Provides infill development as a means to address future housing demand;*
- e. Provides a range of urban land uses that cater for the foreseeable needs of the community;*
- f. Maximises the efficiency of the existing infrastructure networks and avoids expansion of networks before it is needed for urban development;*
- g. Supports the co-ordinated planning for transport, public open space, walkways and cycleways and community facilities;*
- h. Does not diminish the qualities of significant landscape features.”*

1073. Submissions on this policy were largely supportive, but seeking specific amendments:
- a. To provide more emphasis on existing urban character and require that adverse effects of intensification be avoided, remedied or mitigated<sup>592</sup>;
  - b. To achieve a high quality urban environment responsive to the context of its surroundings, is respectful of view shafts, enhances and promotes Horne Creek and does not diminish the quality of other significant landscape features<sup>593</sup>;
  - c. To avoid reverse sensitivity effects on significant infrastructure<sup>594</sup>;
  - d. That refer to coordinated planning of education facilities<sup>595</sup>;
  - e. To delete reference to the UGB<sup>596</sup>;
  - f. To provide a more enabling approach to expansion of infrastructure networks<sup>597</sup>;
  - g. To add reference to wāhi tupuna<sup>598</sup>.
1074. The problem we have with Policy 4.2.4.2 is the extent of overlap and duplication with the policies in what is now Section 4.2.2. It also appears to us that Policy 4.2.4.2 over reaches in seeking to ensure a series of positive outcomes that at most, the District Plan can only encourage through an enabling zone and rule framework. From our perspective, the more general policies of what is now Section 4.2.2 better recognise the functions of the Council and the extent to which the District Plan can facilitate positive outcomes.
1075. We note also that the evidence of Mr Glasner did not support policies focussed on avoiding expansion of infrastructure networks within existing areas earmarked for urban development.
1076. In summary, we recommend that Policy 4.2.4.2 be deleted as not adding value to implementation of the relevant objectives (renumbered 4.2.2A and 4.2.2B).
1077. Policy 4.2.4.3 and 4.2.4.4 relate to Queenstown Airport issues. As notified, those policies read:

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<sup>592</sup> Submission 208

<sup>593</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>594</sup> Submissions 271 and 805: Supported in FS1097 and FS1117; Opposed in FS1079 and FS1211

<sup>595</sup> Submission 524

<sup>596</sup> Submission 608: Opposed in FS1034

<sup>597</sup> Submission 635

<sup>598</sup> Submission 810

*“4.2.4.3. Protect the Queenstown Airport from reverse sensitivity effects, and maintain residential amenity, through managing the effects of aircraft noise within critical listening environments or new or altered buildings within the Air, Noise, Boundary or Outer Control Boundary.*

*4.2.4.4 Manage the adverse effects of noise from Queenstown Airport by conditions in Designation 2 including the requirement for a Noise Management Plan and a Queenstown Airport Liaison Committee.”*

1078. We also recall that notified Policy 4.2.3.8 addressed Queenstown Airport related to noise issues and we have recommended that be addressed at this juncture.

1079. Submissions on these policies ranged from querying whether they were expressed too strongly in favour of the airport<sup>599</sup>, seeking that the effect of the policies be strengthened<sup>600</sup>, to seeking to differentiate existing residential areas from rural and industrial areas and to add a new objective and policies on the subject<sup>601</sup>.

1080. These provisions were the subject of extensive evidence and submission. Representatives of QAC emphasised to us that the Environment Court has only just resolved the final form of Plan Change 35 addressing these issues (as at the conclusion of the Stream 1 hearing, there was one issue only outstanding<sup>602</sup>) and counsel argued that the PDP ought not to deviate substantively from the result of Plan Change 35. The planning evidence from both Mr Kyle and Ms O’Sullivan for QAC suggested that there were substantive differences in meaning and outcome between Plan Change 35 and the PDP, both as notified, and as recommended by Council staff in the Section 42A Report.

1081. While, as counsel for the Council noted in his submissions, we are not legally bound by the outcome of the Plan Change 35 process, there is obvious sense in our being guided by the Environment Court as to how best to deal with reverse sensitivity effects on the airport’s operations in the absence of cogent evidence justifying an alternative approach. By contrast, Council staff appearing before us indicated that while they recommended changes from the wording of Plan Change 35, there was no intention for the end result to be substantively different. As already noted, we sought to reduce the issues in contention by directing expert caucusing.

1082. By the end of the hearing, Mr Paetz recommended a suite of objectives and policies addressing the issue and reflecting his discussions with the representatives of QAC and other stakeholders. The objectives recommended by Mr Paetz were in fact policies, not specifying an environmental outcome. We do not think objectives are necessary in this context given our recommendation that the objective governing urban development within UGBs is that it be integrated with provision and operation of infrastructure and services, of which Queenstown Airport is obviously one example.

1083. We accept, however, the policies that Mr Paetz recommended, renumbered 4.2.3.15-18 inclusive, with minor wording changes as follows:

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<sup>599</sup> Submission 238: Opposed in FS1077, FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>600</sup> Submission 271: Opposed in FS1097, FS1117 and FS1270

<sup>601</sup> Submission 433: Supported in FS1077; Opposed in FS1097 and FS1117

<sup>602</sup> As at the date of our finalising this report, the Council’s website noted that it was still under appeal.



*“Ensure appropriate noise boundaries are established and maintained to enable operations at Queenstown Airport to continue and to expand over time.*

*Manage the adverse effects of noise from aircraft on any Activity Sensitive to Aircraft Noise within the airport noise boundaries while at the same time providing for the efficient operation of Queenstown Airport.*

*Protect the airport from reverse sensitivity effects of any Activity Sensitive to Aircraft Noise via a range of zoning methods.*

*Ensure that Critical Listening Environments of all new buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary or Outer Control Boundary are designed and built to achieve appropriate Indoor Design Sound Levels.”*

1084. Mr Paetz did not recommend retention of existing Policy 4.2.4.4. Although the policy does no more than record the terms of the QAC designation, we consider that it provides a useful role for stakeholders reading the provisions related to Queenstown Airport to highlight the relevance of those designation provisions. Accordingly, we recommend that it be renumbered 4.2.2.19, but otherwise be retained unamended.
1085. Policy 4.2.5.2 provides guidance as to the nature of development within the Arrowtown UGB. Unlike Policy 4.2.4.2, the policy is quite detailed as to what it is seeking to achieve and Arrowtown-specific.
1086. The only submission specifically on this policy sought reference to coordinated planning for transport, public open space, walkways and cycleways, and community and education facilities<sup>603</sup>.
1087. Mr Paetz did not recommend any amendment to this policy. Subsequent to the hearing, the Council resolved to amend this policy<sup>604</sup> to update the reference to the Arrowtown Design Guidelines to reflect notification of revised Design Guidelines in 2016 (Variation 1 to the PDP) and the recommendations on that variation are set out in Report 9B<sup>605</sup>. We consider that as amended, this is an appropriate policy to assist implementation of recommended Objectives 4.2.2A and 4.2.2B, subject only to correction of a cross reference to the Rural General zone, renumbering it 4.2.2.20 and some minor drafting changes. We do not recommend the amendments sought in submission 524 which are generic in nature and would largely duplicate recommended Policy 4.2.2.2. As a result, the wording recommended is:

*“Ensure that development within the Arrowtown Urban Growth Boundary provides:*

- a. an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility, guided by the Arrowtown Design Guidelines 2016;*
- b. opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown’s Urban Growth Boundary;*

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<sup>603</sup> Submission 524: Supported in FS1061

<sup>604</sup> Pursuant to Clause 16(2)

<sup>605</sup> Section 6.1 in that Report

- c. *a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown;*
- d. *for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource; and*
- e. *recognition of the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural Zone land."*

1088. We note in passing that if the changes proposed in the Stage 2 Variations remain substantively as at present, Policy 4.2.2.2(e) will require consequential amendment.

1089. Lastly, in relation to policies governing urban development in the Wakatipu Basin, we recommend a new policy be inserted to clarify the role of UGBs and the process for providing for additional urban development land.

1090. As will be seen shortly, notified Policy 4.2.6.2 provides such guidance for development of rural land outside of the Wanaka UGB. We consider that exactly the same considerations would apply to development of rural land outside the UGBs of the Wakatipu Basin.

1091. The need for such a policy is consequential on our recommendation that urban development outside of UGBs be avoided.

1092. We recommend that this issue be addressed by Policy 4.2.2.21, reading:

*"Rural land outside of the Urban Growth Boundaries is not used for urban development until further investigations indicate that more land is needed to meet demand for urban development in the Wakatipu Basin and a change to the Plan amends the Urban Growth Boundary and zones additional land for urban development purposes."*

1093. We regard this as largely implicit in the objectives and policies we have recommended as above, but for similar reasons to other policies, we feel that providing this guidance would assist stakeholders reading Chapter 4 as a standalone guide to urban-development.

1094. Turning to the Upper Clutha area, we accept Mr Goldsmith's submission that Policy 4.2.6.1 needs to be more closely directed towards the specific situation in Wanaka (and now Lake Hawea Township, given our recommendation that a UGB be defined for that township). We also accept that a key feature of the Upper Clutha Basin is that long standing strategic community planning processes, identifying the boundaries to both Wanaka and Lake Hawea Township, have occurred and have widespread community support. We note in passing that we do not accept the criticism of Mr Dan Wells giving planning evidence for Bridesdale Farm Developments Ltd and Winton Partners Funds Management (No 2) Ltd, regarding the efficacy of community based structure plans as an expression of local opinion.

1095. In the case of Wanaka, we also consider that specific reference should be made to the natural boundaries provided by the Clutha and Cardrona Rivers, and Mount Alpha. Policy 4.2.6.1 refers to the rural character of the key entrances provided by the two rivers. We think that Mr Goldsmith's critique of that particular provision is well founded but we also agree with him that these key natural features (along with Mount Alpha) do have an important role – just not the role currently identified in the policy.

1096. As with Wakatipu Basin UGBs, it is clear that the existing UGB for Wanaka and that proposed by submitters for Lake Hawea are based on the existing urbanised area and are drawn with the intention of meeting anticipated population growth over the planning period. The policy should say that, and that the UGB has a role in avoiding sprawling and sporadic urban development across rural areas.

1097. In summary, we recommend the following policy, numbered 4.2.2.22, to replace existing Policy 4.2.6.1:

*“Define the urban growth boundaries for Wanaka and Lake Hawea Township, as shown on the District Plan Maps, that:*

- a. are based on existing urbanised areas;*
- b. provide sufficient areas of urban development and the potential intensification of existing urban areas to accommodate the predicted visitor and resident population increases in the Upper Clutha Basin over the planning period;*
- c. have community support as expressed through strategic community planning processes;*
- d. utilise the Clutha and Cardrona Rivers and the lower slopes of Mount Alpha as natural boundaries to the growth of Wanaka; and*
- e. avoid sprawling and sporadic urban development across the rural areas of the Upper Clutha Basin.”*

1098. Policy 4.2.6.2 contains provisions seeking to guide development within the Wanaka UGB. As with the comparable policy for Queenstown (4.2.4.2) the suggested policy largely duplicates the more general policies we have recommended in 4.2.2.1 – 4.2.2.12. Hence, while submissions specifically on this policy are largely supportive, we do not view it as adding any great value to implementation of recommended Objective 4.2.2. and recommend that it be deleted.

1099. Lastly, existing Policy 4.2.6.2 reads:

*“Rural land outside of the urban growth boundaries is not developed until further investigations indicate that more land is needed to meet demand.”*

1100. Submissions vary from seeking that this aspect of the policy be expressed with greater finality (that rural land should not be developed irrespective of demand<sup>606</sup>) to submissions seeking that it be deleted<sup>607</sup>.

1101. We also bear in mind submissions seeking that the UGB should not be regarded as being set in stone<sup>608</sup> and in the case of Wanaka should specifically identify the Outer Growth Boundary identified in the Wanaka 2020 structure plan process as the longer-term limit on urban sprawl<sup>609</sup>.

1102. We do not regard it as necessary to explicitly incorporate the Outer Growth Boundary at this time given the proposed recognition of the relevance of strategic community planning processes to fixing of the Wanaka UGB. We also consider that it is unrealistic to close the door on urban growth irrespective of demand in Wanaka. The situation is different to that in

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<sup>606</sup> Submission 69 and 795: Opposed in FS1012

<sup>607</sup> Submission 608: Opposed in FS1034

<sup>608</sup> Submission 335

<sup>609</sup> Submission 773

Arrowtown, where a confined urban settlement pattern is sought to be preserved for reasons of urban character and the amenity that results from that character.

1103. Having said that, we regard it as important that the process by which the UGBs now being fixed might be changed should be clear. Accordingly, we recommend the same wording as for the comparable Wakatipu Basin Policy, numbered 4.2.2.23 and reading as follows:

*“Rural land outside of the Urban Growth Boundaries is not used for urban development until further investigations indicate that more land is needed to meet demand for urban development in the Upper Clutha Basin and a change to the Plan amends the Urban Growth Boundary and zones additional land for urban development purposes.”*

1104. We consider that the area-specific policies we have recommended individually, and collectively with the policies in the balance of Section 4.2.2, are the most appropriate way to achieve Objectives 4.2.2A and 4.2.2B.

## 7. PART C - RECOMMENDATIONS

1105. We have set out in Appendix 1 the objectives and policies we are recommending for Chapter 4.
1106. We also draw the Council’s attention to our recommendation<sup>610</sup> that it develop urban design guidelines for the balance of the Wakatipu Basin, Wanaka and Lake Hawea Township, drawing on any guidance in the Proposed RPS following resolution of the appeals on that document, and introduce those guidelines into the PDP by variation/plan change.

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<sup>610</sup> At paragraph [985] above

## PART D - CHAPTER 6

### 8. OVERVIEW

1107. The purpose of this chapter is to recognise the landscape as a significant resource to the District which requires protection from inappropriate activities that could degrade its qualities, character and values. General submissions on Chapter 6 included requests that the entire chapter, or alternatively the objectives and policies in the chapter, be deleted and either replaced with the provisions already in section 4.2 of the ODP or unspecified elements thereof<sup>611</sup>.
1108. Some of these submissions made quite specific suggestions as to desired amendments to the existing section 4.2 of the ODP. Others were more generalised. A variation was in submissions such as submissions 693<sup>612</sup> and 702 asking that Chapter 6 be deleted, and parts amalgamated with the Rural Chapter Section.
1109. Collectively, these submissions provide a broad jurisdiction to amend Chapter 6.
1110. We have addressed at some length in the context of our discussion of submissions on Chapter 3 whether it is appropriate to revert to the approach taken in the ODP to landscape management and have concluded that while a number of aspects of the ODP remain both relevant and of considerable assistance, the changed circumstances some 17 years after the initial key decision of the Environment Court on the form of the ODP<sup>613</sup> mean that a more strategic, directive approach is required. The commentary provided by Mr Barr in his Section 42A Report on Chapter 6 provides additional support for this view.
1111. Accordingly, we do not recommend wholesale changes to Chapter 6 to bring it into line with the ODP. Nor do we recommend it be amalgamated into the rural chapters. We consider it provides valuable strategic direction, consistent with the general structure of the PDP, with separate 'strategic' chapters. At an overview level, though, we recommend that the title of the chapter be amended to "*Landscapes and Rural Character*" to more correctly describe its subject matter. We regard this as a minor non-substantive change.
1112. Another theme of submissions on landscape issues was that the PDP's provisions were too protective of landscape values and existing activities that contribute to those values<sup>614</sup>. In his evidence, Mr Jeff Brown put to us the proposition that growth will inevitably affect landscape values, that this needed to be accepted and that the focus of PDP needed to be on appropriate management of those effects<sup>615</sup>. Counsel for Skyline Enterprises Ltd and others, Ms Robb, put a similar proposition to us, submitting<sup>616</sup>:

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<sup>611</sup> Submissions 145, 632, 636, 643, 669, 688, 693, 702: Opposed in FS1097, FS1162, FS1254 and FS1313

<sup>612</sup> Supported in FS1097

<sup>613</sup> C180/99

<sup>614</sup> See e.g. Submission 806

<sup>615</sup> J Brown, EIC at [2.2]

<sup>616</sup> Summary of legal submissions for Skyline Enterprises Ltd, Totally Tourism Ltd, Barnhill Corporate Trustee Ltd, DE, ME Burn and LA Green, AK and RB Robins and Robins Farm Ltd and Slopehill JV at 6.1.-6.3

*“The regime does not recognise the fundamental need for development to accommodate inevitable growth (both in the tourism and living sectors) or that certain development will contribute to people and communities’ appreciation of the District.*

*The assumption to be gained from the PDP is that Council is trying to protect rural areas from any development (other than productive rural activity) when in fact that is not what the PDP should be striving to achieve, at all.*

*Overall the PDP does not strike an appropriate balance between the protection, use and development of all resources. Accordingly, it is not the most appropriate regime to achieve the purpose of the Act.”*

1113. Such submissions raise questions of the extent to which the PDP can and should provide for growth.
1114. We posed the question to Ms Black, who gave evidence on behalf of Real Journeys Ltd, whether it might be time to put out the “full up” sign at the entrance to Queenstown, rather than seek to cater for an ever-expanding influx of visitors to the District. Her initial reaction was one of surprise that one could contemplate such a position. Having reflected on the point, she suggested that it was very difficult to stop development. She drew our attention to the economic benefits to other districts from the number of visitors drawn to Queenstown and Wanaka, and also to the national objectives of the tourism industry.
1115. All of these matters are worthy of note, but Ms Black accepted also that there is a risk of too much development in the District ‘killing the golden goose’. Ms Black’s opinion might also be contrasted with the view expressed by Mr Goldsmith<sup>617</sup> that Queenstown can’t just keep growing.
1116. Overlaid on these considerations is now the NPSUDC 2016 which aims “to ensure that planning decisions enable the supply of housing needed to meet demand” while not anticipating “development occurring with disregard to its effect”<sup>618</sup>.
1117. Ultimately, it is about arriving at the best balance we can between the use, development and protection of the District’s natural and physical resources<sup>619</sup>, while complying with the legal obligations the Act imposes.
1118. We have not considered submissions<sup>620</sup> that although nominally on Chapter 6, in fact raise issues outside the Council’s jurisdiction.
1119. Lastly, we note that our consideration of submissions on Chapter 6 needs to take into account the variation of some of its provisions notified on 23 November 2017. At a purely practical level, to the extent that the Stage 2 Variations delete or amend parts of Chapter 6, we do not need to make recommendations on those parts and existing submissions on them have been automatically transferred to the variation hearing process, by virtue of Clause 16B(1) of the First Schedule to the Act.

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<sup>617</sup> When giving submissions for Ayrburn Farms Ltd, Bridesdale Farm Ltd, Shotover Country Ltd and Mt Cardrona Station Ltd

<sup>618</sup> NPSUDC 2016 Forward at pages 3 and 4

<sup>619</sup> Noting that that was how Ms Robb concluded her submissions – putting her position in terms of how the PDP had struck that balance.

<sup>620</sup> See Submission 380

1120. Our recommended version of Chapter 6 in Appendix 1 therefore shows the provisions of the notified Chapter the subject of the Stage 2 Variation greyed out, to differentiate them from the provisions we recommend.

### 8.1. Section 6.1 - Purpose

1121. This section provides a general outline of the Purpose of the chapter as whole.

1122. The only submission seeking specific amendments to it was that of NZIA<sup>621</sup> seeking that it also refer to urban landscapes.

1123. Mr Barr recommended only drafting changes in his Section 42A Report.

1124. The primary focus of Chapter 6 is on rural landscapes, and the visual amenity issues in urban areas are dealt with in Chapter 4, and the more detailed provisions of Part Three of the PDP. However, Chapter 6 is not solely on rural landscapes and we accept that some amendment to the Statement of Purpose in Section 6.1 is appropriate to recognise that.

1125. In addition, submissions on Chapter 3 discussed above<sup>622</sup> sought greater guidance on the relationship between Chapter 3 and the balance of the PDP. We have recommended an amendment to Section 3.1 to provide such guidance. As a consequential measure, we recommend that parallel changes should be made to Section 6.1.

1126. Lastly, the second paragraph of Section 6.1 requires amendment in various respects:

- a. It is something of an overstatement to say categorisation of landscapes will provide certainty of their importance to the District. We recommend inserting the word “*greater*” to make it clear that this is an issue of degree;
- b. The reference to regional legislation needs to be corrected. The relevant instruments are Regional Policy Statements;
- c. Saying that categorisation of landscapes has been undertaken “*to align with*” regional [policy] and national legislation is somewhat misleading. Certainly, categorisation of landscapes aligns with the Proposed RPS, but it would be more correct to say that categorisation of landscapes “*responds to*” regional policy and national legislation;
- d. The reference to the RMA at the end of the second paragraph appears an unnecessary duplication, as well as lacking clarity. Given the specific reference to ONLs and ONFs, this is shorthand for consideration of adverse effects.

1127. In summary, we recommend that the Statement of Purpose be amended to read as:

*“The purpose of this chapter is to provide greater detail as to how the landscape, particularly outside urban settlements, will be managed in order to implement the strategic objectives and policies in Chapter 3. It needs to be read with particular reference to the objectives in Chapter 3, which identify the outcomes the policies in this chapter are seeking to achieve.*

*Landscapes have been categorised to provide greater certainty of their importance to the District, and to respond to regional policy and national legislation. Categorisations of landscapes will provide decision makers with a basis to consider the appropriateness of activities that have adverse effects on those landscapes.”*

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<sup>621</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>622</sup> Submissions 179, 191, 781: Supported in FS1121; Opposed in FS1132

## 8.2. Section 6.2 - Values

1128. Section 6.2 contains a general discussion of landscape values that provide the background to the objectives and policies that follow in the balance of the chapter.
1129. Submissions on Section 6.2 include:
- a. Requesting that it be more descriptive and acknowledge the inherent values of the District's rural landscapes, especially ONLs and ONFs<sup>623</sup>;
  - b. Requesting it acknowledge urban landscapes and their values, and that references to farmland, farms and farming activities be amended<sup>624</sup>;
  - c. Requesting it acknowledge the role of infrastructure and the locational constraints that activity has<sup>625</sup>;
  - d. Requesting that it note the form of landscape Council wishes to retain and plan for a variety of future housing in both urban and rural areas<sup>626</sup>;
  - e. Requesting it acknowledge the appropriateness of rural living, subject to specified preconditions<sup>627</sup>;
  - f. Requesting insertion of a broader acknowledgement of activities that might be enabled in rural locations<sup>628</sup>;
  - g. Support for its current text<sup>629</sup> or its intent<sup>630</sup>.
1130. Mr Barr recommended an amendment to the text to acknowledge that there is some, albeit limited, capacity for rural living in appropriate locations in rural areas, but otherwise recommends only minor drafting changes.
1131. We also record that the Stage 2 Variations delete the final (eighth) paragraph of the notified Section 6.2. Our recommended version of Chapter 6 accordingly shows that paragraph as greyed out, and we have not addressed submissions on it.
1132. We accept NZIA's request that reference in the fourth paragraph to productive farmland be amended to "*rural land*". While Dr Marion Read noted in her evidence the relationship of farming to rural character, its open character is not related to the productivity of the land. Otherwise, we do not recommend acceptance of the NZIA submissions, reflecting the fact that the primary focus of the chapter is on rural landscapes.
1133. We agree with Mr Barr that some acknowledgement of rural living is required. We take the view, however, that the amendments to the sixth paragraph of Section 6.2 need to be a little more extensive than Mr Barr suggests. If the discussion is going to acknowledge that rural living is appropriate in some locations, it needs to provide greater guidance as to where those locations might be (and equally where the locations are where such development would not be appropriate). We do not consider that the broader acknowledgement requested in submission 608 is required in an introductory discussion.

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<sup>623</sup> Submission 110: Opposed in FS1097

<sup>624</sup> Submission 238: Opposed in FS1107, FS1226, FS1234, FS1238, FS1241, FS1242, FS1248, FS1249 and FS1255

<sup>625</sup> Submissions 251, 433, 805: Supported in FS1077, FS1092, FS1097, FS1115 and FS1117

<sup>626</sup> Submission 442

<sup>627</sup> Submissions 375, 430, 437, 456: Supported in FS1097; Opposed in FS1084, FS1087, FS1160 and FS1282

<sup>628</sup> Submission 608: Supported in FS1097, FS1154 and FS1158; Opposed in FS1034

<sup>629</sup> Submission 600: Opposed in FS1034

<sup>630</sup> Submission 755



1134. Similarly, we do not recommend that specific reference be made to infrastructure requirements in this context. While these issues are important and need to be addressed in the policies of Chapter 6, this introductory discussion does not purport to discuss every matter addressed in the substantive provisions that follow, nor need it to do so.
1135. We acknowledge that landscapes have inherent values, and agree that such values might be acknowledged.
1136. Other submissions are expressed too generally for us to base substantive amendments on.
1137. The first paragraph of Section 6.2 uses the term ‘*environmental image*’. The same term was used in Section 4.1 and we have recommended that “*the natural and built environment*” be substituted in that context. For consistency, the same amendment should be made in this context.
1138. The fifth paragraph refers to rural areas closer to Queenstown and Wanaka town centres as having particular characteristics. It would be more accurate to refer to rural areas closer to Queenstown and Wanaka urban areas.
1139. In summary, we recommend the following changes to Section 6.2:
- a. Substitute “*the natural and built environment*” for “*environmental image*” at the end of the first paragraph and add a further sentence:

*“Those landscapes also have inherent values, particularly to tangata whenua.”*

- b. Substitute “*rural land*” for “*productive farmland*” in the first line of the fourth paragraph;
- c. Substitute reference to “*urban areas*” for “*town centres*” in the fifth paragraph;
- d. Amend the sixth paragraph to read as follows:

*“While acknowledging these areas have established rural living and development, and a substantial amount of further subdivision and development has already been approved in these areas, the landscape values of these areas are vulnerable to degradation from further subdivision and development. Areas where rural living development is at or approaching the finite capacity of the landscape need to be identified if the District’s distinctive rural landscape values are to be sustained. Areas where the landscape can accommodate sensitive and sympathetic rural living developments similarly need to be identified.”*

### **8.3. Section 6 Objectives**

1140. A number of submissions have been made on the objectives of Chapter 6. Mr Barr recommended one objective be deleted and that amendments be made to the balance. We have taken a broader view of the matter.
1141. The objectives all overlap with the objectives of Chapter 3, insofar as the latter address landscape values and rural character. The submissions on the objectives, if accepted, would not materially alter this position<sup>631</sup>. The Chapter 3 objectives already specify the desired end result and our view is that Chapter 6 need only specify additional policies to assist achievement of those broad objectives.

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<sup>631</sup> Many submissions, if accepted, would make the objectives inconsistent with the direction provided in Chapter 3, or alternatively would make them generalised to the point where they provide no meaningful assistance in achieving the purpose of the Act.

1142. In summary, therefore, to avoid duplication<sup>632</sup> we recommend deletion of all of the objectives in Chapter 6 as being the most appropriate way to achieve the purpose of the Act, as it relates to landscape and rural character.

1143. We have generally classified the many submissions seeking to soften the effects of the objectives as notified in a multitude of different ways as 'Accepted in Part'.

1144. Some submitters have sought additional objectives be inserted into Chapter 6. In particular, NZIA<sup>633</sup> requests addition of a new objective framed:

*"Recognise the importance of high quality town centre landscapes within the District's natural landscape."*

1145. We do not recommend that this objective be inserted for the following reasons:

- a. It is not framed as an objective (an environmental end point) and it is difficult to discern how it could be redrafted in order to do so.
- b. The urban areas of the District are too small to constitute a landscape in their own right<sup>634</sup>.
- c. As above, the principal focus of Chapter 6 is on rural landscapes.

1146. None of the other objectives suggested appeared to us to add value against the background of the provisions recommended in Chapter 3.

#### **8.4. Policies – Categorising Rural Landscapes**

1147. As notified, Policies 6.3.1.1 and 6.3.1.2 provided for identification of ONLs and ONFs on the planning maps and classification of Rural Zoned landscapes as ONL, ONF and Rural Landscape Classification.

1148. The only submissions specifically seeking changes to them, sought their deletion<sup>635</sup>, identification of the balance of rural landscapes on the planning maps<sup>636</sup> and a change in the label for those rural landscapes<sup>637</sup>.

1149. Policy 6.3.1.1 duplicated recommended Policy 3.3.29 and accordingly, we recommend that it be deleted.

1150. As regards Policy 6.3.1.2, the notified version of Chapter 6 has a number of other provisions relating to the landscape classifications: Policy 6.3.8.3 and 6.3.8.4 together with Rules 6.4.1.2-4. It is appropriate that those provisions be considered here, subject to the effect of the Stage 2 Variations.

1151. As notified, Policy 6.3.8.3 read:

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<sup>632</sup> Consistent with Real Journeys Limited's submission (Submission 621)

<sup>633</sup> Submission 238: Supported in FS1097; Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>634</sup> See the discussion for example in *Lakes District Rural Landowners Society Inc and Ors v Queenstown Lakes District Council C75/2001* at paragraph 7 on the need for a 'landscape' to meet a minimum areal requirement.

<sup>635</sup> Submission 806

<sup>636</sup> Submission 761

<sup>637</sup> Submissions 375 and 456: Opposed in FS1282

*“Exclude identified Ski Area Sub-Zones from the landscape categories and full assessment of the landscape provisions while controlling the impact of the ski field structures and activities on the wider environment.”*

1152. Policy 6.3.8.4 read:

*“Provide a separate regulatory regime for the Gibbston Valley, identified as the Gibbston Character Zone, in recognition of its contribution to tourism and viticulture while controlling the impact of buildings, earthworks and non-viticulture related activities on the wider environment.”*

1153. Lastly, Rules 6.4.1.2-4 read:

*“6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Directions Chapter’s objectives and policies are relevant and applicable in all zones where landscape values are in issue.*

*6.4.1.3 The landscape categories do not apply to the following within the Rural Zones:*

- a. Ski Area Activities within the Ski Area Sub-Zones;*
- b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape Line as shown on the District Plan maps;*
- c. The Gibbston Character Zone;*
- d. The Rural Lifestyle Zone;*
- e. The Rural Residential Zone.*

*6.4.1.4 The landscape categories apply to lakes and rivers. Except where otherwise stated or shown on the Planning Maps, lakes and rivers are categorised as Outstanding Natural Landscapes.”*

1154. The Stage 2 Variations have made amendments to both Rules 6.4.1.2 and 6.4.1.3, which will need to be considered as part of the hearing process for these variations. Specifically:

- a. The first sentence of Rule 6.4.1.2 has been deleted;
- b. The first line of Rule 6.4.1.3 has been amended to refer to landscape “assessment matters” rather than landscape “categories”;
- c. Rules 6.4.1.3 c., d. and e. have been deleted.

1155. The submissions on the provisions quoted included:

- a. Support for exclusion of the ski areas from landscape categories<sup>638</sup>;
- b. A request to extend the ski area exclusion to include access corridors, delete reference to environmental controls and add recognition of the importance of these areas<sup>639</sup>;
- c. A request to extend the ambit of Rule 6.4.1.2 to exclude Chapter 6 from having any application outside the Rural Zone<sup>640</sup>;
- d. A request for clarification as to whether landscape classification objectives and policies apply to special zones like Millbrook<sup>641</sup>;
- e. A request for clarification that landscape classification objectives and policies do not apply to the Rural Lifestyle Zone and the Rural Residential Zone<sup>642</sup>;

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<sup>638</sup> Submissions 608, 610, 613: Opposed in FS1034

<sup>639</sup> Submission 806: Supported in FS1229

<sup>640</sup> Submissions 443 and 452

<sup>641</sup> Submission 696

<sup>642</sup> Submissions 669 and 694

- f. A request to revise the drafting of Rule 6.4.1.2 and 6.4.1.3 to more clearly express what is included or excluded<sup>643</sup>;
  - g. A request to add the Hydro Generation Zone as a further zone excluded from the landscape classifications<sup>644</sup>;
  - h. A request to add reference to trails undertaken by the Queenstown Trail or Upper Clutha Tracks Trusts<sup>645</sup>;
  - i. A request to delete Rule 6.4.1.4 or clarify the reference to ONLs<sup>646</sup>.
1156. Mr Barr recommended deletion of Rules 6.4.1.2 and 6.4.1.4 and amendment of Rule 6.4.1.3 to refer to landscape assessment matters (rather than landscape categories) and to delete reference in the Rule to the Gibbston Character Zone, the Rural Lifestyle Zone and the Rural Residential Zone. Some of those recommendations have been overtaken by the Stage 2 Variations and do not need to be considered further. Mr Barr did not recommend amendment to the two policies noted above (which are not the subject of the Stage 2 Variations).
1157. We found these provisions collectively exceedingly confusing, overlapping, and, in part, contradictory. It is not surprising there were so many submissions seeking clarification of them.
1158. Mr Barr’s recommendations did not materially assist and, in one view, confused the matter still further by implying that while the landscape assessment criteria apply only in the Rural Zone, the landscape categorisations as ONL, ONF and Rural Character Landscape (as relabelled) apply as shown on the planning maps, with the sole exceptions of the Ski Area Sub-Zones and the Gibbston Valley Character Zone (by virtue of Policies 6.3.8.3 and 6.3.8.4). That would mean all of the special zones, the Rural Lifestyle Zone and the Rural Residential zone are subject to the landscape categorisations. Inclusion of the special zones would in turn be inconsistent with Mr Barr’s recommended revised Policy 6.3.1.1. (that like notified Policy 6.3.1.2) indicates that the intention is to classify the “*Rural Zoned Landscapes*”. On the face of the matter, land in the Rural Lifestyle Zone and the Rural Residential Zone would not qualify as “*Rural Zoned landscapes*” either (given it refers to “*Rural Zoned*” rather than “*rural zoned*” landscapes).
1159. The effect of the Stage 2 Variations is to remove the explicit statements in Section 6.2 and Rule 6.4.1.2 that the landscape categories apply only in the Rural Zone, but does not change notified Policy 6.3.1.2.
1160. Last, but not least, as some submitters pointed out at the hearing, the planning maps identify ONFs within special zones in Arrowtown and at Jacks Point. The Stage 2 Variations do not change that position either.
1161. Stepping back from the explicit and implicit statements in the PDP regarding application of the landscape categories, we make the following observations:
- a. The Planning Maps do not clearly or consistently identify the boundaries of the areas denoted ONL, ONF and (particularly) RLC (now RCL) in all locations.
  - b. Land in the Rural Residential and Rural Lifestyle Zones has been identified as such either because it is already developed or because it has the capacity (in landscape terms) to absorb a greater density of development than the balance of rurally zoned areas. If more

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<sup>643</sup> Submission 836: Supported in FS1085

<sup>644</sup> Submission 580: Opposed in FS1040

<sup>645</sup> Submission 671

<sup>646</sup> Submission 836

land is identified as appropriately having one or other of these zones applied to it following the mapping hearings, it will be for the same reasons. While the objectives and policies of Chapter 22 refer to the potential for such zones to be located in sensitive landscapes, and have provisions to address that situation, those provisions are not framed with reference to the landscape categories.

- c. The Gibbston Character Zone has its own specific provisions to manage landscape character and there might similarly be considered to be a case for it to sit outside the categorisation process as a result;
- d. The special zones are just that, "*special*". They vary in nature, but a common feature is that landscape provisions have already been taken into account in identifying the land as subject to a special zone. In addition, to the extent that Mr Barr's recommended relief would or might have the effect that special zones are subject to the landscape classifications, we consider there is no scope to make that change. Submission 836 (that Mr Barr has relied upon), seeks only non- substantive drafting changes. As regards the specific request by Contact Energy Ltd to add specific reference to the Hydro Generation Zone, this is neither necessary nor appropriate. The Hydro Generation Zone is a '*special*' zone under the ODP. Assuming it retains that status in subsequent stages of the District Plan process, it will be excluded automatically. More to the point, if we were to list that particular zone, we would presumably have to list all the special zones, to avoid the implication that they were not excluded;
- e. The Frankton Arm is not readily considered under a classification that seeks to retain its rural character. It is obviously not "*rural*". As such, it might appropriately be excluded from the classification process entirely, having been identified as not outstanding. That raises questions in our minds as to the apparent classification of a large section of the Hawea River, and the lower section of the Cardrona River, above its confluence with the Clutha, as Rural Character Landscapes, but those rivers might be considered small enough that the policies related to that classification are still applicable;
- f. The fact that the District Plan maps show parts of ONFs in Arrowtown and Jacks Point respectively as being within special zones is an anomaly if the intention is that all ONFs and ONLs be managed in accordance with the objectives and policies governing ONLs and ONFs. The special zone at Arrowtown will be considered as part of a subsequent stage of the District Plan review and we recommend the area occupied by the ONF be zoned Rural as part of that process. The Jacks Point Structure Plan already recognises the landscape values of the areas currently identified as ONF and ONL within the boundary of the zone, with provisions precluding development in those areas, reinforced by the recommended provisions of Chapter 41, and so there is not the same imperative to address it.
- g. The fact that the PDP maps shows ONL and ONF lines as extending into residential zones appears to be an error, given the provisions of the PDP already noted. We discussed the incursion of the Mt Iron ONF line into the residential zoned land on the west side of the mountain with Mr Barr and he advised it was a mapping error. We will treat that (and the other examples we noted) as being something to be addressed in the mapping hearings, assuming there is jurisdiction and evidence to do so.
- h. Although perpetuating the ODP in this regard, the exclusion for the Ski Area Sub-Zones is anomalous because it is contrary to case law<sup>647</sup> holding that the inquiry as to whether a landscape is outstanding is a discrete issue that needs to be resolved on landscape grounds, and that the planning provisions are a consequence of its categorisation as outstanding, not the reverse. Counsel for Darby Planning LP argued that the ski areas were properly excluded from the ONL classification because they are not '*natural*'. That may be the case (Darby Planning did not adduce expert evidence to support that contention), but the ski areas appear too small to constitute a separate '*landscape*' based

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<sup>647</sup>

*Man O'War Station Limited v Auckland Council* [2015] NZHC 767: Affirmed [2017] NZCA 24

on the tests previously applied by the Environment Court. In any event, we have no submission that would give us jurisdiction to delete the exclusion for the ski area subzones in Policy 6.3.8.3<sup>648</sup> and thus we only note it as an anomaly. The Council should consider whether it is necessary to initiate a variation in this regard;

- i. Given the *Man O'War* decisions (referred to above) though, the submissions for Queenstown Park Limited<sup>649</sup> and Queenstown Trails Trusts seeking additional exclusions from the consequences of classification as ONL (or ONF) cannot be accepted.

1162. We also note that it was not at all clear to us whether the contents of Section 6.4.1 are correctly described as “rules”.

1163. While section 76(4) of the Act is silent as to what a rule in a District Plan may do, normally rules govern activities having an adverse effect on the environment. Rules 6.4.1.2-4 quoted above are (as the heading for Section 6.4.1 suggests) essentially explanations as to how policies should be interpreted and applied. Rule 6.4.1.1. is a clarification of the term “*subdivision and development*”. Rule 6.4.1.5 is similarly a clarification as to the applicability of the objectives and policies of the landscape chapter to utilities. Mr Barr recommended, in any event, that it be deleted as it is not necessary.

1164. Mr Barr recommended in his reply evidence that Section 6.4 might more appropriately be headed Implementation Methods. That recommendation has now been overtaken by the Stage 2 Variations, meaning that Rules 6.4.1.2-3 must remain in Chapter 6, as amended, for future consideration. We consider, however, that the content of Rule 6.4.1.4 would more appropriately be addressed in policies in common with notified Policies 6.3.8.3 and 6.3.8.4. Rule 6.4.1.1 might appropriately be shifted to the definition section (Chapter 2). Currently that rule reads:

*“The term ‘subdivision and development’ includes subdivision, identification of building platforms, any buildings and associated activities such as roading, earthworks, lighting, landscaping, planting and boundary fencing and access/gateway structures”.*

1165. A submission was made on this ‘rule’ by PowerNet Limited<sup>650</sup> seeking that “*subdivision and development*” should not include “*infrastructure structures and activities that are not associated with the subdivision and development*”.

1166. It is not clear whether the submitter seeks an exclusion from the policies in Chapter 6 for infrastructure that is associated with subdivision and development (read literally that would be the effect of the submission, if accepted). If that is the intention, we do not accept it. It is important that the effects of a subdivision be considered holistically. It would be unrealistic and undesirable if, for instance, the effects of a subdivision on landscape character were considered without taking into account the effects of the internal roading network necessitated by the subdivision. No amendment is necessary for infrastructure not associated with the subdivision and development because the existing rule only includes “*associated*” activities as it is.

1167. In summary, we recommend no change to the rule, but that it be shifted to Chapter 2. The end result will of course be the same.

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<sup>648</sup> The exclusion formerly in Rule 6.4.1.2(a) has been effectively removed by the Stage 2 Variations.

<sup>649</sup> Submission 806

<sup>650</sup> Submission 251: Supported in FS1092 and FS1097

1168. We agree with Mr Barr that Rule 6.4.1.5 is an unnecessary duplication and should be deleted.
1169. Turning then as to how Rule 6.4.1.4 might be amalgamated into the policies along with 6.3.8.3 and 6.3.8.4, we have no jurisdiction to expand notified Policy 6.3.1.2 to apply beyond the Rural Zone. Its deletion (as sought in Submission 806) would have the effect that the landscape categories would not have any policy support indicating where they apply. Given the deletions from the text of Chapter 6 accomplished by the Stage 2 Variations and the lack of consistency in the planning maps identifying their location, we do not regard that as a satisfactory outcome – the lack of clarity, legitimately the subject of a number of submissions, would be exacerbated.
1170. We do not regard retention of Policy 6.3.1.2 as inconsistent with the varied provisions notified in November 2017. While Rule 6.4.1.2, as revised by the Stage 2 Variations, states that the objectives and policies of Chapters 3 and 6 apply in all zones where landscape values are in issue, that application presumably must depend on the terms of the relevant objective or policy. Recommended Objective 3.2.5.1 for instance will not apply to landscapes that are not ONL's.
1171. In summary, therefore, we recommend that Policy 6.3.1.2 be renumbered 6.3.1, and refer to Rural Character Landscapes, but otherwise be retained unamended, and that two amended policies numbered 6.3.2 and 6.3.3 be inserted to follow it, building on existing policies as follows:
- “Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape landscape categories applied to the balance of the Rural Zone.*
- Provide a separate regulatory regime for the Gibbston Character Zone, Rural Residential Zone, Rural Lifestyle Zone and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape landscape categories, and the policies of this chapter related to those categories, do not apply unless otherwise stated.”*
1172. While the two policies have a similar end result and could potentially be collapsed together, we consider there is some value in differentiating the zones that have discrete chapters in the PDP outlining how they are to be managed, from the Ski Area Sub-Zones and the Frankton Arm that are part of the Rural Zone.
1173. We recommend that Rule 6.4.1.4 should be deleted, as a consequence.
1174. We consider that these policies, operating in conjunction with the policies of Chapter 3 related to categorisation of landscapes are the most appropriate way to achieve Objectives 3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.1 and 3.2.5.2 at a strategic level, having regard to the jurisdictional limitations on our consideration of these matters.
- 8.5. Policies – Managing Activities in the Rural Zones**
1175. Consequential on the suggested deletion of the objectives in this chapter, there is a need to organise the policies flowing from categorisation of rural landscapes into a logical order. We recommend that this be done first by grouping the policies managing activities throughout the

rural zones (that is, within the Rural, Rural Residential, Rural Lifestyle and Gibbston Character Zones); secondly by gathering the policies that are specific to managing activities in ONLs and ONFs; thirdly by grouping together policies related to managing activities in RCLs; and lastly by grouping together the policies related to managing activities related to lakes and rivers. We recommend that this division be made clear by including suitable headings as follows:

- a. *“Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone;*
- b. *Managing Activities in Outstanding Natural Landscapes and on Outstanding Natural Features;*
- c. *Managing Activities in Rural Character Landscapes;*
- d. *Managing Activities on Lakes and Rivers”.*

1176. Insertion of headings for the balance of the chapter requires a new heading for the three policies related to land categorisation that we have already recommended. We recommend the heading *“Rural Landscape Categorisation”* be inserted.

1177. Turning to the policies falling under the first bullet pointed heading above, the first that requires consideration is what was formerly numbered Policy 6.3.1.5, which read:

*“Avoid urban subdivision and development in the rural zones.”*

1178. Submissions on this policy sought a wide range of relief from its deletion to significant amendments. Mr Barr recommended its amendment to read:

*“Discourage urban subdivision and urban development in the rural zones.”*

1179. The substance of this policy has already been addressed in the context of our Chapter 3 report above and we have recommended that urban development outside the defined UGBs and existing settlements where UGBs have not been defined should be avoided. It follows that we recommend that all of the submissions on this policy (apart from the single submission seeking its retention) be rejected. The only amendment we recommend to the policy is to clarify what is meant by *“urban subdivision”*.

1180. Accordingly, we recommend that Policy 6.3.1.5 be renumbered 6.3.4 and amended to read:

*“Avoid urban development and subdivision to urban densities in the rural zones”.*

1181. The second policy common to all of the rural zones is Policy 6.3.1.8 which as notified, read:

*“Ensure that the location and direction of lights does not cause glare to other properties, roads, and public places or the night sky.”*

1182. Submissions on this policy sought variously its deletion<sup>651</sup>, shifting provision for lighting into the rural chapter<sup>652</sup>, carving out an exception for navigation and safety lighting<sup>653</sup>, and generally to give greater prominence to the significance of the night sky as a key aspect of the District’s natural environment<sup>654</sup>.

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651 Submission 761

652 Submission 806

653 Submission 621: Supported in FS1097; Opposed in FS1282

654 Submission 340



1183. We also note a separate submission seeking recognition of the maintenance of the ability to view and appreciate the naturalness of the night sky and to avoid unnecessary light pollution in Chapter 3<sup>655</sup>. As discussed in Part C of our report, while we do not consider that this passes the rigorous requirement for inclusion in Chapter 3, we have taken this submission into account in this context.

1184. Mr Barr recommended the policy be amended to read:

*“Ensure that the location and direction of lights avoids degradation of the night sky, landscape character and sense of remoteness where it is an important part of that character.”*

1185. As Submission 568 (G Bisset) pointed out, the issue under this policy is views of the night sky (rather than degradation of the night sky per se). The night sky itself cannot be impacted by any actions taken on the ground.

1186. Second, we think that Real Journeys is correct, and provision needs to be made for navigation and safety lighting. We suggest that the policy refer to “unnecessary” degradation of views of the night sky. We also take on board a point made by Mr Ben Farrell in his evidence, that Mr Barr’s recommendation omitted reference to glare, the minimisation of which is important to night-time navigation on Lake Wakatipu.

1187. Mr Barr’s reasoning<sup>656</sup> was that zone provisions control glare. However, in our view, some reference to glare is required at broader policy level. Again though, it is not all glare that needs to be avoided.

1188. We also think that Mr Barr’s suggested reformulation treats loss of remoteness as a discrete issue when (where applicable) it is an aspect of landscape character. It might also be seen to introduce some ambiguity as to what the qualifier (where it is an important part of that character) refers to. This can be avoided with a little redrafting.

1189. Accordingly, we recommend that Policy 6.3.1.8 be renumbered 6.3.5 and amended to read:

*“Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and landscape character, including of the sense of remoteness where it is an important part of that character.”*

1190. Policy 6.3.1.9 as notified read:

*“Ensure the District’s distinctive landscapes are not degraded by forestry and timber harvesting activities.”*

1191. One submission on this policy sought clarification of linkages with provisions related to indigenous vegetation and biodiversity and as to the extent of any limitations on timber harvesting<sup>657</sup>. Another submission sought that the policy be deleted in this context and shifted to the rural chapter<sup>658</sup>.

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<sup>655</sup> Submission 568

<sup>656</sup> In the Section 42A Report at page 22

<sup>657</sup> Submission 117

<sup>658</sup> Submission 806

1192. We do not recommend the latter as this is a landscape issue common to all rural zones. We do recommend minor changes responding to Submission 117, to make it clear that this policy has no connection to indigenous vegetation or biodiversity provisions and to limit the breadth of the reference to timber harvesting (which might otherwise be seen as inconsistent with the policy focus on controlling wilding species). Accordingly, we recommend that Policy 6.3.1.9 be renumbered 6.3.6 and amended to read:

*“Ensure the District’s distinctive landscapes are not degraded by production forestry planting and harvesting activities.”*

1193. Policy 6.3.1.10, as notified, read:

*“Recognise that low-intensity pastoral farming on large land holdings contributes to the District’s landscape character.”*

1194. Submissions on this policy sought variously deletion of specific reference to pastoral farming and to the size of land holdings<sup>659</sup>, deletion of the reference to the size of land holdings<sup>660</sup>, deletion of the policy entirely or its amendment to recognise that it is the maintenance of landscape values that contributes to landscape character<sup>661</sup>.

1195. Mr Barr did not recommend any change to his policy. Consequent with our recommendations in relation to notified Policy 3.2.5.5.1, we recommend that the focus of this policy should be enabling low intensity pastoral farming to continue its contribution to landscape character. While it is understandable that submitters take the view that many activities contribute to rural landscape character, large pastoral land holdings in the District have a particular role in this regard and we consider it is appropriate that they be recognised. We also consider no specific reference is required to more intensive farming<sup>662</sup>, since the policy does not purport to enable that.

1196. In summary, we recommend that Policy 6.3.1.10 be renumbered 6.3.7 and amended to read:

*“Enable continuation of the contribution low-intensity pastoral farming on large land holdings makes to the District’s landscape character.”*

1197. Policy 6.3.7.2, as notified, read:

*“Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District’s distinctive landscapes.”*

1198. Submissions on this policy sought variously its deletion<sup>663</sup>, its retention<sup>664</sup> or softening the policy to refer to avoiding, remedying or mitigating indigenous vegetation clearance<sup>665</sup> or

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<sup>659</sup> Submission 238: Supported in FS1097; Opposed in FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>660</sup> Submission 600: Supported in FS1209; Opposed in FS1034 and FS1282

<sup>661</sup> Submission 806

<sup>662</sup> See e.g. Submission 110

<sup>663</sup> Submission 806

<sup>664</sup> Submission 600: Supported in FS1209; Opposed in FS1034

<sup>665</sup> Submissions 519 and 598 (the latter in tandem with deletion of the word “significantly”): Supported in FS1015, FS1097 and FS1287; Opposed in FS1356

alternatively to significant ONFs and ONLs<sup>666</sup>. Mr Barr did not recommend any change to the policy as notified.

1199. Given that the focus of the policy is on significant degradation to visual character and landscape qualities, we take the view that an avoidance policy is appropriate. It could be amended to expand its focus (as Submission 598 suggests) but we see little value in an “*avoid, remedy or mitigate*” type policy in this context. We also consider that the policy has broader application than just indigenous vegetation in ONLs and on ONFs (that are significant by definition).

1200. Accordingly, we recommend no change to this policy, other than to renumber it 6.3.8.

1201. Policy 6.3.7.1, as notified, read:

*“Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.”*

1202. Two submissions<sup>667</sup> sought amendment to this policy – that it refers to ‘biodiversity’ rather than ‘nature conservation’ values, and recognise that values might change over time. Mr Barr recommended that it remain as notified and, other than renumbering it 6.3.9, we concur. Given the revised definition of ‘nature conservation values’ we consider it an appropriate focus in this context. Similarly, we consider the policy already contemplates change.

1203. We also consider that this policy provides adequate support at a high level for offsetting, fleshed out by the provisions of Chapters 21 and 33. We therefore concur with Mr Barr’s view that no new policy on the subject<sup>668</sup> is required.

1204. Policies 6.3.8.1 and 6.3.8.2 related to tourism infrastructure, commercial recreation and tourism related activities. Policy 6.3.8.1 provided for acknowledgement of tourism infrastructure. 6.3.8.2 involved recognition of the appropriateness of commercial recreation and tourism related activities. Most of the submissions on these policies were supportive, seeking amendments to extend their ambit.

1205. We have recommended that Policy 6.3.8.2 be shifted into the Strategic Chapter to better recognise the importance of these matters. We do not see Policy 6.3.8.1 as adding any value independently of 6.3.8.2 and accordingly both should be deleted from this chapter, as a consequential change.

1206. Policy 6.3.3.2 as notified read:

*“Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Landscapes adjacent to Outstanding Natural Features would not degrade the landscape quality, character and visual amenity of Outstanding Natural Features.”*

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<sup>666</sup> Submission 378: Opposed in FS1049 and FS1282

<sup>667</sup> Submissions 378 and 806: Opposed in FS1049 and FS1282

<sup>668</sup> As sought in Submission 608: Supported in FS1097 and FS1117; Opposed in FS1015 and FS1034

1207. Submissions on this policy sought variously minor drafting changes<sup>669</sup>, clarification that a significant degree of degradation is required<sup>670</sup> and its deletion<sup>671</sup>.
1208. Mr Barr did not recommend any change to this policy.
1209. We have considered whether this policy should properly extend to subdivision and development in the Rural Residential, Rural Lifestyle and Gibbston Character Zones. While Mr Carey Vivian suggested an amendment that would have this effect, given the limited scope of submissions on this policy, an extension of its ambit would in our view be outside scope and require a variation. Having considered that possibility on its merits, we do not recommend such a variation be advanced. Land is zoned Rural Lifestyle, or Rural Residential in the knowledge that that zoning involves acceptance of a greater density of development than the Rural Zone. If land is adjacent to an ONF, that proximity, and the potential for adverse effects on the ONF should be considered at the point the land is zoned. The Gibbston Character Zone is not adjacent to an ONF, and so the issue does not arise for land in the Gibbston Valley.
1210. Returning to the notified form of Policy 6.3.3.2, we regard degradation as importing a more than minor adverse effect, but for clarity, recommend that the policy be amended to say that. We have considered the evidence as to alternative ways in which a qualitative element might be introduced into this policy. Ms Louise Taylor<sup>672</sup> suggested adding “*as a whole*”, so as to give it a spatial dimension. Mr Carey Vivian suggested that the test be whether the landscape quality and visual amenity “*values*” of the ONF are adversely affected. Given the objective sought to be achieved (3.2.5.1), we consider a ‘*more than minor adverse effect*’ test is a more appropriate test. We also think that a more than minor adverse effect would, in all likelihood degrade an ONF ‘*as a whole*’ and adversely affect the values that make it significant<sup>673</sup>. The only other amendments we would recommend are consequential (to refer to Rural Character Landscapes and renumber it 6.3.10) and clarification (to make it clear that the focus is on the ONF to which subdivision and development is adjacent).
1211. Accordingly, we recommend that this Policy be amended to read:
- “Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s).”*
1212. Policy 6.3.5.4 as notified read:
- “Encourage any landscaping to be sustainable and consistent with the established character of the area.”*
1213. The only submissions specifically on this policy sought its retention. Mr Barr recommended one minor change, to clarify that the reference to sustainability in this context is not the broad concept in section 5 of the Act, but rather relates to whether landscaping is viable.

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<sup>669</sup> Submission 375: Opposed in FS1097 and FS1282

<sup>670</sup> Submissions 519 and 598: Supported in FS1015, FS1097 and FS1287; Opposed in FS1282 and FS1356

<sup>671</sup> Submissions 355 and 598: Supported in FS1287; Opposed in FS1282 and FS1320

<sup>672</sup> Giving evidence for Matukituki Trust

<sup>673</sup> The focus of Proposed RPS, Policy 3.2.4

1214. We agree with the thinking behind that suggested change, but consider it could be made clearer. Accordingly, we recommend that this Policy be renumbered 6.3.11 and amended to read:

*“Encourage any landscaping to be ecologically viable and consistent with the established character of the area.”*

1215. In summary, having reviewed the policies in this section, we consider that individually and collectively with the policies both in Chapter 3 and in the balance of this chapter, they are the most appropriate way to achieve the objectives in Chapter 3 relevant to use, development and protection of the rural areas of the District at a strategic level.

#### **8.6. Policies – Managing Activities in ONLs and on ONFs**

1216. As notified, Policy 6.3.1.3 read:

*“That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1. and 21.7.3 because subdivision and development is inappropriate in almost all locations meaning successful applications will be exceptional cases.”*

1217. Submissions on this policy included:

- a. Seeking that the Policy be restricted to a cross reference to the assessment matters<sup>674</sup>;
- b. Seeking to delete reference to the assessment matters, but retain the emphasis on subdivision and development being generally inappropriate<sup>675</sup>;
- c. Seeking to delete it entirely<sup>676</sup>;
- d. Seeking to amend the concluding words to soften the expectations as the number of locations where developments will be inappropriate<sup>677</sup>;
- e. Seeking to amend the policy to state the intention to protect ONLs or ONFs from inappropriate subdivision, use or development<sup>678</sup>;
- f. Seeking to qualify the policy to provide specifically for infrastructure with its own test, or alternatively add a new policy the same effect<sup>679</sup>.

1218. In his reply evidence, Mr Barr recommended this policy be amended to read:

*“That subdivision and development proposals located within the Outstanding Natural Landscape, or an Outstanding Natural Feature, be assessed against the assessment matters in provisions 21.7.1 and 21.7.3 because subdivision development is inappropriate in almost all locations within the Wakatipu Basin, and inappropriate in many locations throughout the districtwide Outstanding Natural Landscapes.”*

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<sup>674</sup> Submissions 249, 355, 502, 519, 621: Supported in FS1012, FS1015 and FS1097; Opposed in FS1282, FS1320 and FS1356

<sup>675</sup> Submissions 375, 437, 456: Opposed in FS1015, FS1097, FS1160 and FS1282

<sup>676</sup> Submissions 624, 806

<sup>677</sup> Submissions 598: Supported in FS1097, FS1117 and FS1287; Opposed in FS1282

<sup>678</sup> Submission 581: Supported in FS1097; Opposed in FS1282

<sup>679</sup> Submissions 251, 805: Supported in FS1092, FS1097 and FS1115; Opposed in FS1282

1219. The recommended amendment recognises a distinction drawn in the initial Environment Court decision on the ODP<sup>680</sup> between the reduced capacity of the Wakatipu Basin ONLs to absorb change, compared to the ONLs in the balance of the District<sup>681</sup>.
1220. A number of the planning witnesses who appeared at the hearing criticised this policy as notified as inappropriately prejudicing applications yet to be made. Ms Louise Taylor suggested to us for instance that such predetermination was inconsistent with the caselaw applying a *'broad judgment'* to resource consent applications.
1221. Mr Tim Williams noted also that there were a number of examples where developments in ONLs had been found to be appropriate. While Mr Williams did not say so explicitly, the implication was that it is not factually correct that appropriate development in an ONL is an exceptional case.
1222. As against those views, Mr John May gave evidence suggesting that the notified policy was both realistic and reflected the sensitivity and value of the District's landscapes.
1223. The Environment Court thought it was necessary to make comment about the likelihood of applications being successful in the ODP to make it clear that the discretionary activity status afforded activities in ONLs and ONFs under the ODP did not carry the usual connotation that such activities are potentially suitable in most if not all locations in a zone<sup>682</sup>. The Environment Court made it clear that, were this not able to be stated, a more restrictive, non-complying activity would be appropriate.
1224. Mr Goldsmith<sup>683</sup> submitted to us that the existing reference to appropriate development in ONLs being an exceptional case originated from the Environment Court's identification of the ONLs in the Wakatipu Basin as requiring a greater level of protection. He also submitted that elevation of the existing provision into a policy required justification and evidence<sup>684</sup>.
1225. We do not think Mr Goldsmith's first point is factually correct. While the initial consideration in the Environment Court's mind might have been the vulnerability of the Wakatipu Basin ONLs, the ODP text the Court approved reads:
- "... in or on outstanding natural landscapes and features, the relevant activities are inappropriate in almost all locations within the zone, particularly within the Wakatipu Basin or in the Inner Upper Clutha area..."* [Emphasis added]
1226. On the second point, we do not think elevation from a provision explaining the rule status ascribed to a policy requires justification in the sense Mr Goldsmith was arguing. Clearly the Environment Court thought that was the position as a fact. Whether it should now be expressed as a policy turns on whether that is the most appropriate way to achieve the relevant objective (3.2.5.1) which we have already found to be the most appropriate way to achieve the purpose of the Act. This is the basis on which we have approached the matter.

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<sup>680</sup> C180/99 at [136]

<sup>681</sup> See ODP Section 1.5.3iii(iii)

<sup>682</sup> Refer the discussion in *Lakes District Rural Landowners Society Inc v Queenstown Lakes District Council* C75/2001 at 41-46

<sup>683</sup> When appearing for Ayrburn Farm Estate Ltd, Bridesdale Farm Developments Ltd, Shotover Country Ltd and Mt Cardrona Station Ltd. Mr Brown gave planning evidence supporting that submission.

<sup>684</sup> Mr Carey Vivian also drew our attention to the way in which the language had been changed from the ODP, and expressed the view that it made little sense as a policy.

1227. As regards Ms Taylor’s ‘*broad judgment*’ point, we rely on the confirmation provided by the Supreme Court in *King Salmon* that plan policies may emphasise protection rather than use and development consistently with the purpose of the Act, depending on the circumstances. We also note more recent authority<sup>685</sup> holding that reference back to Part 2 of the Act<sup>686</sup> is only required where plan provisions are invalid, incomplete or unclear.
1228. For our part, we had a problem with Policy 6.3.1.3 (and Policy 6.3.1.4 that follows it) because of the way they refer to assessment matters. As Ms Taylor observed<sup>687</sup>, the role of assessment matters is to assist implementation of policies in a plan. We do not consider that it is appropriate that assessment matters act as quasi-policies. If they are effectively policies, they should be stated as policies in the Plan.
1229. We also consider it would be more helpful to explain not just that successful applications will be exceptional, but also to give some guidance as to what characteristics will determine whether they will be successful. As Mr Vivian observed, merely stating the general point makes little sense as a policy. The capacity to absorb change is clearly one important factor – refer notified Policy 6.3.4.1. The ODP identifies as another important touchstone (in the context of the policies governing ONLs in the Wakatipu Basin and ONFs) whether buildings and structures and associated roading and boundary developments are reasonably difficult to see. Mr Haworth (arguing in support of the more general UCES submission seeking that the ODP provisions governing development in rural areas should be retained in preference to the PDP provisions) was particularly critical of the loss of this criterion, and we consider it to be an aspect of the ODP that could usefully be carried over into the PDP.
1230. There is, however, one issue with the ODP wording. The ODP provides no indication of the viewpoint from which changes to the landscape must be reasonably difficult to see. This is surprising given that in the initial Environment Court decision on the ODP, the Environment Court observed:
- “Further, even if one considers landscapes in the loose sense of ‘views of scenery’ the first question that arises is as to where the view is from. One cannot separate the view from the viewer and their viewpoint.”*<sup>688</sup>
1231. The specific question of how this particular criterion should be framed was considered in a later decision in the sequence finalising the ODP<sup>689</sup>.
1232. From that decision, it appears that the Council proffered a test of visibility based on what could be seen *“outside the property they are located on”*. Mr Goldsmith, then acting for a number of parties on the ODP appeals, is recorded as having argued that that qualification was otiose<sup>690</sup>. Counsel for the Council, Mr Marquet, is recorded as having argued that they protected landowners’ rights.

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<sup>685</sup> *RJ Davidson Family Trust v Marlborough District Council* [2017] NZHC 52

<sup>686</sup> And therefore to a broad judgment on the application of section 5

<sup>687</sup> As part of her evidence on behalf of X-Ray Trust Ltd.

<sup>688</sup> C180/99 at [74]

<sup>689</sup> C74/2000

<sup>690</sup> That is, serving no useful purpose

1233. The Court took the position<sup>691</sup> that the views enjoyed by neighbours should not be determinative, and directed that the qualification be deleted.
1234. With respect to the reasoning of the Environment Court, the problem we see with the end result is that without definition of the viewpoint, reasonable visibility should presumably be determined from every relevant point. Moreover, virtually nothing will be “*reasonably difficult to see*” if one views it from sufficiently close range (unless a development takes place entirely underground). The point of having a visibility test depends on having a viewpoint that is far enough away to provide a developer with an opportunity to construct a development that meets the test. Clearly that will not be possible in all cases, nor, perhaps, in many cases.
1235. But the developer needs to have that opportunity, otherwise the policy becomes one which, as counsel and witnesses for a number of submitters contended was the case with the existing PDP policies in relation to development in ONLs, can never be met.
1236. In summary, we think that the test needs to be what is reasonably difficult to see “*from beyond the boundary of the site the subject of application*”. The location of the boundary of the site in relation to the development will of course vary according to the circumstances. The land beyond the boundary might be privately or publicly owned. We considered specifying visibility from a public viewpoint (i.e. a road). Given, however, that the purpose of this requirement is ultimately to provide better definition of more than minor adverse effects of subdivision, use and development on (among other things) visual amenity values of ONLs (refer recommended Objective 3.2.5.1), this would not be the most appropriate way to achieve the objective in section 32 terms.
1237. Any alternative viewpoint would necessarily be arbitrary (some specified minimum distance perhaps) and somewhat unsatisfactory for that reason.
1238. In summary, therefore, we recommend that Policy 6.3.1.3 be renumbered 6.3.12 and amended to read:
- “Recognise that subdivision and development is inappropriate in almost all locations in Outstanding Natural Landscapes and on Outstanding Natural Features, meaning successful applications will be exceptional cases where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes are reasonably difficult to see from beyond the boundary of the site the subject of application.”*
1239. Policy 6.3.1.12, as notified read:
- “Recognise and provide for the protection of Outstanding Natural Features and Landscapes with particular regard to values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua including Tōpuni.”*
1240. Submissions on this policy sought variously its deletion<sup>692</sup>, introduction of reference to inappropriate subdivision, use and development both with and without reference to the

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<sup>691</sup> C74/2000 at [15]

<sup>692</sup> Submissions 621 and 806: Opposed in FS1282



specific values currently identified<sup>693</sup>, reference to a method that would identify the values in question<sup>694</sup>, and expansion of the policy to include reference to Wāhi Tupuna<sup>695</sup>

1241. When Mr Barr appeared at the hearing, we asked why it was appropriate to refer to the specific values noted in this policy as a subset of all of the values that ONLs and ONFs might have. He explained that the intention was to capture the values that might not be obvious, and he recommended no change to the policy.
1242. Mr Barr makes a good point, that these particular values would not be obvious to the casual observer. As is discussed in the Hearing Panel’s Stream 1A report (Report 2), consultation with Tangata Whenua is an important mechanism by which one can identify cultural elements in a landscape that would not otherwise be obvious. On that basis, we think it appropriate in principle to identify the significance of these particular values.
1243. For the same reason, we do not think it necessary or appropriate to insert reference to a method whereby the Council will identify all the values in question. In the case of cultural values at least, while the mapping of Wāhi Tupuna planned as part of a later stage in the District Plan review process will assist, it is primarily the responsibility of applicants for resource consent to identify whether and what values are present in landscapes that might be affected by their proposals.
1244. Submitter 810 makes a valid point, seeking reference to wāhi tupuna. The representatives of the submitter who gave evidence as part of the Stream 1A hearing indicated that there was likely to be an overlap in practice between ONLs and wāhi tupuna. Chapter 5 addresses the protection of wāhi tupuna, but if this policy is going to make specific reference to tōpuni as a matter of cultural and spiritual value to tangata whenua, we think that reference should also be made to wāhi tupuna.
1245. We have already discussed at length the utility of a qualification of policies such as this by reference to inappropriate subdivision, use and development. In summary, given the interpretation of that term by Supreme Court in its *King Salmon* decision, we do not think that it would materially alter the effect of a policy such as this.
1246. Having said that, we do have a problem with the existing wording in that recommended Objective 3.2.5.1. and Policy 3.3.29 already “*recognise and provide for*” the protection of ONLs and ONFs. The role of this policy is to flesh out how Objective 3.2.5.1 is achieved beyond what Policy 3.3.29 already says. To avoid that duplication, we recommend that the policy be renumbered 6.3.13 and reframed slightly to read:

*“Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua, including tōpuni and wāhi tupuna.”*

1247. Policy 6.3.4.2 as notified read:

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<sup>693</sup> Submissions 355 and 806: Supported in FS1097; Opposed in FS1282 and FS1320

<sup>694</sup> Submission 355: Supported in FS1097; Opposed in FS1282 and FS1320

<sup>695</sup> Submission 810 (noting that the other aspect of the relief sought by this submitter – referring to Manawhenua rather than Tangata Whenua – was withdrawn by the submitter by submitters representatives when they appeared in the Stream 1A Hearing)

*“Recognise that large parts of the District’s Outstanding Natural Landscapes include working farms and accept that viable farming involves activities which may modify the landscape, providing the quality and character of the Outstanding Natural Landscapes is not adversely affected.”*

1248. Only one submitter sought amendments specifically to this policy, seeking that it be broadened to enable any uses that might modify the landscape<sup>696</sup>.
1249. Mr Barr did not recommend any change to this policy. We concur.
1250. In the part of our report addressing Chapter 3, we recommended that the viability of farming be identified as a specific issue to be addressed by the strategy objectives and policies of that chapter. The same reasoning supports this policy.
1251. We do not consider it is appropriate to provide an open-ended recognition for any changes to ONLs. We do not think such recognition would be consistent with recommended Objective 3.2.5.1. We note also that Mr Jeff Brown, giving evidence on behalf of submitter 806 among others, did not support the relief sought in this submission.
1252. Mr Tim Williams suggested that reference might be made to other land uses, while retaining reference to the quality and character of the ONLs. While that approach is not open to the obvious objection above, we regard the extent to which non-farming activities in ONLs are accommodated as something generally best left for determination under the more general policies of Chapter 3. We discuss possible exceptions to that position below.
1253. Accordingly, we recommend that policy 6.3.4.2 be renumbered 6.3.14 but otherwise adopted with only a minor grammatical change to read:

*“Recognise that large parts of the District’s Outstanding Natural Landscapes include working farms and accept that viable farming involves activities that may modify the landscape, providing the quality and character of the Outstanding Natural Landscapes is not adversely affected.”*

1254. Policy 6.3.3.1 of the PDP as notified read:

*“Avoid subdivision and development on Outstanding Natural Features that does not protect, maintain or enhance Outstanding Natural Features.”*

1255. Submitters on this policy sought that it be deleted or alternatively qualified to refer to qualities of the relevant ONFs, to refer to inappropriate subdivision and development, or to have less of an avoidance focus. Although Mr Barr did not recommend any change to this policy, we view it as duplicating recommended Policy 3.3.30 and therefore recommend that it be deleted as adding no additional value.
1256. Policy 6.3.4.4. as notified read:

*“The landscape character and amenity values of the Outstanding Natural Landscape are a significant intrinsic, economic and recreational resource, such that large scale renewable electricity generation or new large scale mineral extraction development proposals including*

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<sup>696</sup> Submission 806

*windfarm or hydro energy generation are not likely to be compatible with the Outstanding Natural Landscapes of the District”.*

1257. Submissions on this policy largely opposed it. The view was expressed that the policy inappropriately predetermines the outcome of resource consent applications yet to be made.
1258. Mr Barr recommended one minor change to make it clear that the policy refers to ‘new’ large scale renewable electricity generation proposals.
1259. Mr Vivian suggested to us that there was a need to balance the landscape values affected against the positive benefits of renewable electricity generation.
1260. At least in the case of ONLs and ONFs, we do not think there is scope for the balancing process Mr Vivian had in mind.
1261. Mr Napp, appearing for Straterra<sup>697</sup> sought to persuade us that the Waihi and Macraes mines provided examples of large scale proposals with well-developed restoration protocols. Mr Napp, however, accepted that the nature of the terrain any open cast mine would encounter in this District would make reinstatement a difficult proposition and that it was hard to imagine any large open cast mining proposal in an ONL would be consentable. While Mr Napp emphasised that modern mining techniques are much less destructive of the landscape than was formerly the case, we think that the existing policy wording still leaves room for an exceptional proposal. Mr Napp also did not seek to persuade us that there was any great likelihood of such a proposal being launched within the planning period.
1262. Mr Druce, appearing as the representative of Contact Energy<sup>698</sup>, likewise indicated that that company was not anticipating any new generation being installed in the Upper Clutha Catchment. Given the terms of the Water Conservation Order on the Kawarau River and its tributaries (as recently extended to include the Nevis River), there would thus appear to be no likelihood of any new large hydro generation facilities being constructed in the District within the planning period either.
1263. The policy refers specifically to wind farm or hydro energy developments. We do not think that specific reference is necessary given the definition of renewable electricity generation in the NPSREG 2011. We think that a new large scale solar electricity generation plant would be equally unlikely to be compatible with the values of ONLs and the resources to fuel any other renewable electricity generation project are not available within the District.
1264. We also find the duplicated reference to ONLs somewhat clumsy and consider it could be shortened without loss of meaning.
1265. Accordingly, we recommend that this policy be renumbered 6.3.15 and amended to read:

*“The landscape, character and amenity values of the Outstanding Natural Landscapes are a significant intrinsic, economic, and recreational resource, such that new large scale renewable electricity generation or new large-scale mineral extraction development proposals are not likely to be compatible with them.”*

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<sup>697</sup> Submission 598

<sup>698</sup> Submission 580

1266. In relation to activities in ONLs and ONFs, Trojan Helmet Limited<sup>699</sup> sought that the notified Policy 6.3.5.6 (which applied to non-outstanding landscapes and emphasised the relevance of open landscape character where it is open at present), be shifted so as to apply to ONLs. As the submitter noted, this is already a policy of the ODP. Mr Jeff Brown supported that position in his evidence.
1267. We will address the relevance of open landscape character in non-outstanding landscapes shortly, but in summary, we agree that open landscape character is an aspect both of ONLs and ONFs that should be emphasised.
1268. Accordingly, we recommend that this submission be accepted and that a new policy related to managing activities of ONLs and ONFs numbered 6.3.16 be inserted as follows:
- “Maintain the open landscape character of Outstanding Natural Landscapes and Outstanding Natural Features where it is open at present.”*
1269. Another area where submissions sought new policies was in relation to recognition of infrastructure. We heard extensive evidence and legal argument from both Transpower New Zealand Limited and QAC seeking greater recognition of the significance of infrastructure and the locational constraints it is under. Representatives for Transpower also emphasised the relevance of the NPSET 2008 to this issue.
1270. We have already discussed at some length the latter point, but in summary, we recognise that greater recognition for regionally significant infrastructure is desirable.
1271. Mr Barr recommended that a new Policy 6.3.1.12 be inserted reading:
- “Regionally significant infrastructure shall be located to avoid, remedy or mitigate degradation of the landscape, while acknowledging location constraints, technical or operational requirements.”*
1272. We agree that the correct focus, consistent with Policy 4.3.2 and 4.3.3 of the Proposed RPS, is on regionally significant infrastructure. We have already commented on the appropriate definition of that term<sup>700</sup>.
1273. When we discussed this policy wording with Mr Barr, he explained that reference to *“acknowledging”* locational constraints was intended to mean something between just noting them and enabling infrastructure to proceed as a result of such constraints. He was reluctant, however, to recommend qualifiers that, in his view, would require a significant amplification of the text.
1274. We also bear in mind the reply evidence of Mr Paetz who, after initially been supportive of an alternative policy wording (in the context of Chapter 3) providing for mitigation of the impacts of regionally significant infrastructure on ONLs and ONFs where practicable, came to the view that this would not be likely to allow the Council to fulfil its functions in terms of sections 6(a) and 6(b) of the Act.

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<sup>699</sup> Submission 437: Supported (in part) in FS1097

<sup>700</sup> Refer our discussion of this issue at Section 3.18 above.

1275. We note the comments of the Environment Court in its initial ODP decision<sup>701</sup> rejecting a “where practicable” exclusion for infrastructure effects on ONLs. The Court stated:

*“That is not a correct approach. The policy should be one that gives the Council the final say on location within Outstanding Natural Features.”*

1276. We record that counsel for Transpower Limited appeared reluctant to accept that even a “where practicable” type approach would be consistent with the NPSET 2008 formulation, “seek to avoid”. For the reasons stated in our Chapter 3 report, we do not agree with that interpretation of the NPSET 2008.

1277. Having regard to the fact that we are considering what policies would most appropriately give effect to our recommended Objectives 3.2.1.9 and 3.2.5.1, we think it follows that the policy cannot permit significant adverse effects on ONLs and ONFs.

1278. Similarly, and consistently with the NPSET 2008, we think the initial approach should be to seek to avoid all adverse effects. Where adverse effects cannot be avoided, we think that they should be reduced to the smallest extent practically possible; i.e. minimised.

1279. In summary, therefore, we recommend insertion of two new policies numbered 6.3.17 and 6.3.18, worded as follows:

*“Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases.*

*“In cases where it is demonstrated that regionally significant infrastructure cannot avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, avoid significant adverse effects and minimise other adverse effects on those landscapes and features.”*

1280. We recognise that this leaves a potential policy gap for infrastructure that does not fall within the definition of regionally significant infrastructure. We consider the issues posed by such infrastructure are appropriately addressed in the more detailed provisions of Chapters 21 and 30. This is also consistent with our recommendation above that the former Rule 6.4.1.1 be converted to a new definition. As a result, the provision of infrastructure associated with subdivision and development will be considered at the same time as the development to which it relates.

1281. Submission 608<sup>702</sup> also sought a new policy providing for offsetting for wilding tree control within ONLs and ONFs. The submitter did not provide evidence supporting the suggested policy, relying on the reasons in its submission which, while advocating for the policy, did not explain how it would work in practice. Mr Barr recommended against its acceptance. As he put it, it seemed “the submitter wishes to trade the removal of a pest for accepting degradation of the landscape resource”. We agree. In the context of ONLs and ONFs, whose protection we are required to recognise and provide for, we would require considerable convincing that this is an appropriate policy response, including but not limited to a cogent section 32AA analysis, which the submitter did not provide.

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<sup>701</sup> C180/99 at [72]

<sup>702</sup> Supported in FS1097 and FS1117; Opposed in FS1015 and FS1034

1282. Lastly under this heading, we note that Policy 6.3.1.7 as notified read:

*“When locating urban growth boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise disruption to the values derived from open rural landscapes.”*

1283. Mr Barr recommended a minor drafting change to this policy. For our part, and for the reasons discussed in our Chapter 4 report, we view this as a matter that is more appropriately dealt with in Chapter 4. We recommend that it be deleted from Chapter 6 and the submissions on it addressed in the context of Chapter 4.

1284. In summary, having reviewed the policies in this section, we consider that individually and collectively with the policies of Chapter 3 and those in the balance of this chapter, these policies are the most appropriate way, at a strategic level, to achieve the objectives in Chapter 3 relevant to use, development and protection of ONLs and ONFs – principally Objective 3.2.5.1, but also including Objectives 3.2.1.1, 3.2.1.7, 3.2.1.9, 3.2.3.1, 3.2.4.1 and 3.2.7.1.

## **8.7. Policies – Managing Activities in Rural Character Landscapes**

1285. Policy 6.3.1.4, as notified, read:

*“That subdivision and development proposals located within the Rural Landscape be assessed against the assessment matters in provisions 21.7.2 and 21.7.3 because subdivision and development is inappropriate in many locations in these landscapes, meaning successful applications will be, on balance, consistent with the assessment matters.”*

1286. This policy attracted a large number of submissions. Submissions included:

- a. Seeking deletion of the policy<sup>703</sup>;
- b. That it refer only to assessment against the assessment matters<sup>704</sup>;
- c. Deleting reference to the assessment matters and providing for adverse effects to be avoided, remedied or mitigated<sup>705</sup>;
- d. Qualifying the application of the policy by reference to the requirements of regionally significant infrastructure<sup>706</sup>.

1287. Mr Barr recommended that the word *“inappropriate”* be substituted by *“unsuitable”* but otherwise did not recommend any changes to this policy.

1288. For the reasons set out above in relation to Policy 6.3.1.3, we do not support a policy cross referencing the assessment criteria. The reference point should be the objectives and policies of the PDP. We also do not support a policy that refers simply to avoidance, remediation or mitigation of adverse effects. For the reasons set out at the outset of this report, such a policy would provide no guidance, and would not be satisfactory.

1289. We accept that regionally significant infrastructure raises particular issues. We recommend that those issues be dealt with in new and separate policies, which will be discussed shortly.

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<sup>703</sup> Submission 806

<sup>704</sup> Submissions 355, 761: Supported in FS1097; Opposed in FS1282 and FS1320

<sup>705</sup> Submissions 437, 456, 513, 515, 522, 531, 532, 534, 535, 537, 608: Supported in FS1097, FS1256, FS1286, FS1292 and FS1322; Opposed in FS1034, FS1120 and FS1160

<sup>706</sup> Submissions 635, 805: Opposed in FS1282

1290. We accept Mr Barr’s suggested minor drafting change.
1291. In summary, we recommend that Policy 6.3.1.4 be renumbered 6.3.19 and reworded as follows:
- “Recognise that subdivision and development is unsuitable in many locations in these landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan.”*
1292. Policy 6.3.1.6, as notified, read:
- “Enable rural lifestyle living through applying Rural Lifestyle Zone and Rural Residential Zone plan changes in areas where the landscape can accommodate change”.*
1293. A number of submissions on this policy sought amendments so it would refer to *“rural living”* rather than *“rural lifestyle living”*, deleting specific reference to the Rural Residential and Rural Lifestyle Zones, and adding reference to *“carefully considered applications for subdivision and development for rural living”*, or similar descriptions.
1294. Millbrook Country Club<sup>707</sup> sought to broaden the focus of the policy to include resort activities and development.
1295. Queenstown Park Ltd<sup>708</sup> sought that reference be added to the positive effects derived from rural living.
1296. Mr Barr initially recommended some recognition for resort zone plan changes in his Section 42A Report, but when we discussed the matter with him, accepted that given there is no *“Resort Zone”* as such, the matter needed further consideration<sup>709</sup>.
1297. In his reply evidence, Mr Barr discussed the issue more generally. He characterised some of the planning evidence for submitters seeking to rely on the extent to which the landscape character of the Wakatipu Basin has been and will continue to be affected by consented development as reading like *‘the horse has bolted’* and that this position should be accepted. Mr Barr did not agree. He relied on Dr Read’s evidence where she had stated that the ODP had not succeeded in appropriately managing adverse cumulative effects. We asked Dr Read that specific question: whether the horse had bolted? She did not think so, or that management of the cumulative effects of rural living in the Wakatipu Basin was a lost cause, and neither do we<sup>710</sup>. However, it is clearly an issue that requires careful management.
1298. Mr Barr recommended in his reply evidence that this policy be reframed as follows:
- “Encourage rural lifestyle and rural residential zone plan changes in preference to ad-hoc subdivision and development and ensure these occur in areas where the landscape can accommodate change.”*

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<sup>707</sup> Submission 696

<sup>708</sup> Submission 806

<sup>709</sup> Mr Chris Ferguson suggested in his evidence that the reference be to Special Zones for this reason

<sup>710</sup> That conclusion also accords with Mr Baxter’s evidence that while the Wakatipu Basin is not composed of working farms any more, lots of properties in the Basin still look like farms, from which we infer they still have an identifiably *‘rural’* character.

1299. We largely accept the thinking underpinning Mr Barr’s recommendation. It follows that we do not accept the many submissions insofar as they sought that reference be made to rural living being enabled through resource consent applications (the epitome of ad-hoc development). Indeed, this policy is focussing on plan changes as an appropriate planning mechanism, in preference to development by a resource consent application. If anything, we think that needs to be made clearer.
1300. We do not think that specific reference needs to be made to plan reviews as an alternative planning mechanism to plan changes (as suggested by Mr Ferguson). On any plan review including management of residential development in rural areas, all of these issues will be considered afresh.
1301. Ideally also, this policy would refer to the new zone (the Wakatipu Basin Lifestyle Precinct) proposed in the Stage 2 Variations, but we cannot presume that zoning will be confirmed after the hearing of submissions on the variations, and we lack jurisdiction to do so in any event.
1302. In summary, therefore, we recommend that Policy 6.3.1.6 be renumbered 6.3.20 and reworded as follows:
- “Encourage Rural Lifestyle and Rural Residential Zone Plan Changes as the planning mechanism to provide for any new rural lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape can accommodate the change.”*
1303. Policy 6.3.2.3 as notified read:
- “Recognise that proposals for residential subdivision or development in the Rural Zone that seek support from existing and consented subdivision or development have potential for adverse cumulative effects. Particularly where the subdivision and development would constitute sprawl along roads.”*
1304. Submissions on this policy included:
- Seeking deletion of the final sentence referring to sprawl along roads<sup>711</sup>;
  - Seeking to insert reference to inappropriate development in the Rural Zone<sup>712</sup>;
  - Seeking to delete this policy and the one following it, and substitute a policy that would ensure incremental subdivision and development does not degrade landscape character or visual amenity values including as a result of ‘mitigation’ of adverse effects<sup>713</sup>.
1305. When Mr Barr appeared, we asked him what the words “seeking support” were intended to refer to, and he explained that this was intended to be a reference to the “existing environment” principle recognised in the case law<sup>714</sup>. In his reply evidence, Mr Barr sought to make this clearer. He also recommended acceptance of a submission seeking deletion of the last sentence of the Policy, given that it duplicates matters covered in Policy 6.3.2.4.

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<sup>711</sup> Submission 456

<sup>712</sup> Submission 600: Supported in FS1209; Opposed in FS1034

<sup>713</sup> Submission 761: Opposed in FS1015

<sup>714</sup> Acknowledging the observations of the High Court in *Royal Forest and Bird Protection Society v Buller District Council* [2013] NZHC1324 at [13] and following regarding the inappropriateness of it as a description of the relevant legal principles.



1306. We largely accept Mr Barr’s recommendation. The exception is that we think that the reference to “*residential subdivision or development*” would benefit from clarification. The term ‘rural living’ was used extensively in the planning evidence we heard and we suggest that as an appropriate descriptor. We do not accept the suggestion in Submission 761 – for the reasons set out in our discussion of the appropriate strategic policy in Chapter 3 governing rural character landscapes, a general policy of ‘*no degradation*’ would in our view go too far.

1307. However, we think there is room for a more restrictive approach to ‘*mitigation*’ of proposed developments, which is also suggested in this submission, but which more properly relates to Policy 6.3.2.5. This is addressed shortly.

1308. In summary, we recommend Policy 6.3.2.3 be renumbered 6.3.21 and amended to read:

*“Require that proposals for subdivision or development for rural living in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects.”*

1309. Policy 6.3.2.4 as notified read:

*“Have particular regard to the potential adverse effects on landscape character and visual amenity values from infill within areas with existing rural lifestyle development or where further subdivision and development would constitute sprawl along roads.”*

1310. Apart from Submission 761 already noted, submissions included a suggestion that reference to infill be deleted<sup>715</sup>.

1311. Mr Barr recommended that that submission be accepted. We agree. To the extent the policy seeks to manage the adverse effects of infill development, this is caught by Policy 6.3.2.3 (now 6.3.21) and as Mr Jeff Brown noted in his evidence, the assessment should be the same for ‘*infill*’ as for ‘*outfill*’. Accordingly, we recommend that the policy be renumbered 6.3.22 and worded:

*“Have particular regard to the potential adverse effects on landscape, character and visual amenity values where further subdivision and development would constitute sprawl along roads.”*

1312. Policy 6.3.2.5 as notified read:

*“Ensure incremental changes from subdivision and development do not degrade landscape quality, character or openness as a result of activities associated with mitigation of the visual effects of a proposed development such as a screening planting, mounding and earthworks.”*

1313. Submissions included:

- a. Seeking deletion of the policy<sup>716</sup>;
- a. Seeking to delete or amend reference to “*openness*”<sup>717</sup>;
- b. Amending the policy to require a significant effect or to focus on significant values<sup>718</sup>;

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<sup>715</sup> Submission 456

<sup>716</sup> Submission 378: Opposed in FS1049 and FS1282

<sup>717</sup> Submissions 437, 456: Supported in FS1097; Opposed in FS1160

<sup>718</sup> Submissions 598 and 621: Supported in FS1287; Opposed in FS1282

- c. Seeking that specific reference to mitigation be deleted<sup>719</sup>
- d. Softening the policy to be less directive<sup>720</sup>.

1314. Mr Barr did not recommend any changes to the policy as notified.

1315. As noted above in the discussion of the relief sought in Submission 761, we take the view that ‘mitigation’ of adverse effects from subdivision and development should not be permitted itself to degrade important values. Clearly landscape quality and character qualify.

1316. The submissions challenging reference to openness in this context, however, make a reasonable point. The policy overlaps with others referring to openness and this duplication is undesirable. The submission of Hogans Gully Farming Ltd<sup>721</sup> suggested that “important views” be substituted. We regard this suggestion as having merit, since it captures an additional consideration.

1317. We also find the term “screening planting” difficult to understand. We think the intention is to refer to “screen planting”.

1318. In summary, therefore, we recommend that this policy be renumbered 6.3.23 and read:

*“Ensure incremental changes from subdivision and development do not degrade the landscape quality or character, or important views, as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks.”*

1319. As above, we recognise that provision also needs to be made for regionally significant infrastructure in the management of activities in RCLs. Many of the considerations discussed above in relation to recognising the role of infrastructure in relation to the ONL policies also apply although clearly, given the lesser statutory protection for RCLs, a more enabling policy is appropriate in this context.

1320. Having said that, we still regard it as appropriate that infrastructure providers should seek to avoid significant adverse effects on the character of RCLs.

1321. In summary, we recommend that two new policies be inserted in this part of the PDP numbered 6.3.24 and 25, reading:

*“Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases.*

*In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be minimised.”*

1322. Policy 6.3.5.2 as notified read:

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<sup>719</sup> Submission 621: Opposed in FS1282

<sup>720</sup> Submission 696

<sup>721</sup> Submission 456

*“Avoid adverse effects from subdivision and development that are:*

- *Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
- *Visible from public roads.”*

1323. Again, a large number of submissions were made on this policy. Most of those submissions sought that the policy provide for avoiding, remedying or mitigating adverse effects (paralleling the ODP in this regard). Some submissions<sup>722</sup> sought deletion of visibility from public roads as a test.

1324. One submitter<sup>723</sup> sought greater clarity that this policy relates to subdivision and development on RCLs. Another submitter<sup>724</sup> sought reference be inserted to *“inappropriate subdivision, use and development”*.

1325. Lastly, Transpower New Zealand Limited<sup>725</sup> sought an explicit exclusion for regionally significant infrastructure.

1326. Having initially (in his Section 42A Report) recommended against any change to the notified policy, Mr Barr recommended in his reply evidence that this policy be qualified in two ways – first to provide for avoiding, remedying or mitigating adverse effects, and secondly to limit the policy to focussing on visibility from public *‘formed’* roads.

1327. We accept the point underlying the many submissions on this policy that avoiding adverse effects (given the clarification the Supreme Court has provided as to the meaning of *“avoid”* in *King Salmon*) poses too high a test when the precondition is whether a subdivision and development is visible from any public road. On the other hand, if the precondition is that the subdivision and development is *“highly visible”* from public places, we take the view that an avoidance approach is appropriate, because of the greater level of effect.

1328. The first bullet in Policy 6.3.5.2 also needs to be read in the light of the definition of trails, given that trails are excluded from the list of relevant public places.

1329. The current definition of trail reads:

*“Means any public access route (excluding (a) roads and (b) public access easements created by the process of tenure review under The Crown Pastoral Land Act) legally created by way of grant of easement registered after 11 December 2007 for the purpose of providing public access in favour of the Queenstown Lakes District Council, the Crown or any of its entities.”*

1330. There are no submissions on this definition. However, we consider clarification is desirable as to the exclusions noted (which are places, the visibility from which will be relevant to the application of notified Policy 6.3.4.2). Among other things, we recommend that the status of public access routes over reserves be clarified. Such access routes will not be the subject of a grant of easement and so this is not a substantive change.

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<sup>722</sup> E.g. Submissions 513, 515, 531, 537, 608: Supported in FS1097, FS1256, FS1286 and FS1292; Opposed in FS1034

<sup>723</sup> Submission 761: Opposed in FS1015

<sup>724</sup> Submission 806

<sup>725</sup> Submission 805

1331. In summary, we recommend to the Stream 10 Hearing Panel that the definition of trail be amended to read:

*“Means any public access route legally created by way of a grant of easement registered after 11 December 2007 for the purpose of providing public access in favour of the Queenstown Lakes District Council, the Crown or any of its entities, and specifically excludes:*

- a. Roads, including road reserves;*
- b. Public access easements created by the process of a tenure review under the Crown Pastoral Land Act; and*
- c. Public access routes over any reserve administered by Queenstown Lakes District Council, the Crown or any of its entities.”*

1332. Returning to Policy 6.3.4.2, Mr Goldsmith<sup>726</sup> sought to justify constraining the policy to refer to public formed roads on the basis that the policy should not apply to roads that were not actually used. He accepted, however, that paper roads were used in the District as cycle routes and agreed that visibility from such routes was something the policy might focus on.

1333. For the same reason, we do not accept Mr Barr’s recommendation that the policy refer to public formed roads.

1334. Rather than insert an ‘avoid, remedy or mitigate’ type policy or some variation thereof (Mr Jeff Brown suggested “avoid or appropriately mitigate”), we prefer to provide greater direction by limiting the scope of the policy in other ways.

1335. Given that public roads are public places (and as such, would be used when testing whether a proposal would be highly visible), we recommend greater focus on narrowing the description of roads that are relevant for this aspect of the policy. To us, the key roads where visibility is important are those where the land adjoining the road forms the foreground for ONLs or ONFs. Effects on visual amenity from such roads are important because they diminish the visual amenity of the ONL or ONF.

1336. The second way in which we suggest the restrictiveness of the policy might be lessened is to make it clear that what is in issue are adverse effects on visual amenity, rather than any other adverse effects subdivision and development might have.

1337. Lastly, we recommend that the focus of the policy should be on subdivision, use and development as suggested in Submission 806. For the reasons set out above, we do not consider adding the word “inappropriate” would materially change the meaning of the policy.

1338. In summary, we recommend that Policy 6.3.5.2 be renumbered 6.3.26 and amended to read:

*“Avoid adverse effects on visual amenity from subdivision, use and development that:*

- a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
- b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads.”*

1339. Policies 6.3.5.3 and 6.3.5.6 both deal with the concept of openness. As notified, they read:

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<sup>726</sup> Then appearing for GW Stalker Family Trust (Submission 535) and others.

*“6.3.5.3 Avoiding planting and screening, particularly along roads and boundaries, which would degrade openness where such openness is an important part of the landscape, quality or character;*

*6.3.5.6 Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.”*

1340. Submissions on Policy 6.3.5.3 included:
- a. Seeking amendment to refer to significant adverse effects on existing open landscape character<sup>727</sup>;
  - b. Seeking to substitute reference to views rather than openness, combined with emphasising that it is the appreciation of landscape quality or character which is important<sup>728</sup>;
  - c. Seeking to reframe the policy to be enabling of planting and screening where it contributes to landscape quality or character<sup>729</sup>.
1341. Many submitters sought deletion of the policy in the alternative. One submitter<sup>730</sup> sought that reference be made to inappropriate subdivision use and development.
1342. A similar range of submissions were made on Policy 6.3.5.6.
1343. A number of parties appearing before us on these policies emphasised to us the finding of the Environment Court in its 1999 ODP decision that protection of the open character of landscape should be limited to ONLs and ONFs and that non-outstanding landscapes might be improved both aesthetically and ecologically by appropriate planting<sup>731</sup>.
1344. We note that the Court also mentioned views from scenic roads as an exception which might justify constraints on planting, so clearly in the Court’s mind, it was not a legal principle that admitted of no exceptions.
1345. More generally, we think that open landscape character is not just an issue of views as many submitters suggest, although clearly views are important to visual amenity, and that a differentiation needs to be made between the floor of the Wakatipu Basin, on the one hand, and the Upper Clutha Basin on the other. It appears to us that the Environment Court’s comments were made in the context of evidence (and argument) regarding the Wakatipu Basin. In that context, and on the evidence we heard, the focus should be on openness where it is important to landscape character (i.e. applying notified policy 6.3.5.3). We note that the Stage 2 Variations provide detailed guidance of the particular landscape values of different parts of the Wakatipu Basin.
1346. Dr Read identified the different landscape character of the Wakatipu Basin compared to the Upper Clutha Basin in her evidence, with the former being marked by much more intensive use and development, as well as being more enclosed, whereas the Upper Clutha Basin is marked by more extensive farming activities and is much bigger. She noted though that on

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<sup>727</sup> Submission 356: Supported in FS1097

<sup>728</sup> Submissions 437, 456, 513, 515, 522, 531, 537, 608: Supported in FS1097, FS1256, FS1286 and FS1292; Opposed in FS1034

<sup>729</sup> Submission 806

<sup>730</sup> Submission 513

<sup>731</sup> C180/99 at [154]

the Hawea Flat, existing shelter belts mean that while more open, the Upper Clutha Basin is not as open as one might think.

1347. In summary, we recommend that Policies 6.3.5.3 and 6.3.5.6 be renumbered 6.3.27 and 6.3.28 and amended to read as follows:

*“In the Wakatipu Basin, avoid planting and screening, particularly along roads and boundaries, that would degrade openness where such openness is an important part of its landscape quality or character.*

*In the Upper Clutha Basin, have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.”*

1348. Policy 6.3.5.5 as notified read:

*“Encourage development to utilise shared accesses and infrastructure, to locate within the parts of the site where they will be least visible, and have the least disruption of the landform and rural character.”*

1349. Submissions on this policy sought variously, qualification to reflect what is operationally and technical feasible<sup>732</sup> and to delete reference to visibility substituting reference to minimising or mitigating disruption to natural landforms and rural character<sup>733</sup>.

1350. Mr Barr recommended acceptance of the substance of the latter submission. We agree. Visibility is dealt with by other policies and should not be duplicated in this context. However, saying both minimise or mitigate would make the policy unclear. Consistent with the existing wording, minimisation is the correct focus.

1351. We do not consider that qualification is necessary to refer to operational and technical feasibility given that the policy only seeks to encourage the desired outcomes.

1352. We do accept, however, that the focus should be on ‘natural’ landforms, as opposed to any landforms that might have been created artificially.

1353. In summary, we recommend that Policy 6.3.5.5 be renumbered 6.3.29 and amended to read:

*“Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to the natural landform and to rural character.”*

1354. Policy 6.3.4.1 as notified read:

*“Avoid subdivision and development that would degrade the important qualities of the landscape, character and amenity, particularly where there is little or no capacity to absorb change. “*

1355. While Mr Barr recommended that this policy be retained as is, the amendments we have recommended to notified Policy 6.3.1.3 (in relation to ONLs and ONFs) means that Policy

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<sup>732</sup> Submission 635

<sup>733</sup> Submission 836: Supported in FS1097

- 6.3.4.1 no longer serves a useful purpose. Accordingly, it should be deleted as a consequential change.
1356. The same reasoning prompts us to recommend deletion of Policy 6.3.1.11 which as notified, read:
- “Recognise the importance of protecting the landscape character and visual amenity values particularly as viewed from public places.”*
1357. This policy has effectively been overtaken by the package of policies we have recommended and should be deleted as a consequential change.
1358. Policy 6.3.1.11 was almost identical to notified Policy 6.3.4.3 which read:
- “Have regard to adverse effects on landscape character and visual amenity values as viewed from public places, with emphasis on views from formed roads.”*
1359. It too should be deleted as a consequential change.
1360. Policy 6.3.5.1 as notified read:
- “Allow subdivision and development only where it will not degrade landscape quality or character, or diminish the visual amenity values identified for any Rural Landscape.”*
1361. While Mr Barr recommended that this policy remain as is, it overlaps (and conflicts) with Policy 3.3.32 that we have recommended.
1362. Accordingly, we recommend that this policy be deleted as a consequential change.
1363. Lastly, under this heading, we should discuss Policies 6.3.2.1 and 6.3.2.2, which relate to residential development in the rural zones. As notified, these policies read respectively:
- “Acknowledge that subdivision and development in the rural zones, specifically residential development, has a finite capacity if the District’s landscape quality, character and amenity values are to be sustained.*
- Allow residential subdivision only in locations where the District’s landscape character and visual amenity would not be degraded.”*
1364. While Mr Barr recommended that these policies be retained, we have a number of issues with them. As discussed in the context of Objective 3.2.5.2, a Plan provision referring to finite capacity for development is of little use without a statement as to where the line is drawn, and where existing development is in relation to the line. More materially, the two policies purport to govern development across the rural zones and therefore encompasses ONLs, ONFs and Rural Character Landscapes. We have endeavoured to emphasise the different tests that need to be applied, depending on whether a landscape is an ONL (or ONF) or not.
1365. Last but not least, these policies overlap (and in some respects conflict) with other policies we have recommended in Chapter 3 (specifically 3.3.21-23, 3.3.30 and 3.3.32) and in Chapter 6 (specifically 6.3.12). Therefore, we recommend they be deleted.

1366. In summary, having reviewed the policies in this section, we consider that individually and collectively with the policies of Chapter 3 and the balance of this chapter, these policies are the most appropriate way, at a strategic level, to achieve the objectives in Chapter 3 relevant to use, development and protection of landscapes that are not ONLs or ONFs – principally Objective 3.2.5.2 but also including Objectives 3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.1.9, 3.2.3.1, 3.2.4.1 and 3.2.7.1.

#### **8.8. Policies – Managing Activities on Lakes and Rivers**

1367. Policy 6.3.6.1 as notified read:

*“Control the location, intensity and scale of buildings, jetties, moorings and utility structures on the surface and margins of water bodies and ensure these structures maintain or enhance the landscape quality, character and amenity values.”*

1368. Submissions on this policy sought variously:

- a. Qualification of amenity values to refer to *“visual amenity values”*<sup>734</sup>;
- a. Deletion of the latter part of the policy identifying the nature of the controls intended<sup>735</sup>;
- b. Qualifying the reference to enhancement so that it occurs *“where appropriate”*<sup>736</sup>;
- c. Qualifying the policy so it refers to management rather than controlling, identifies the importance of lakes and rivers as a resource and refers to avoiding, remedying or mitigating effects<sup>737</sup>.

1369. Mr Barr recommended that the word *“infrastructure”* be substituted for utility structures as the only suggested change to this policy. This is more consistent with the terminology of the PDP and we do not regard it as a substantive change.

1370. Against the background of recommended Objective 3.2.4.3, which seeks that the natural character of the beds and margins of lakes, rivers and wetlands is preserved or enhanced, it is appropriate that buildings on the surface and margins of water bodies are controlled so as to assist achievement of the objective. For the same reason, a generalised *“avoid, remedy or mitigate”* policy is not adequate.

1371. We also do not consider that adding the words *“where appropriate”* will provide any additional guidance to the application of the policy.

1372. Further, we do not agree that reference to amenity values should be qualified and restricted to just visual amenity. To make that point clear requires a minor drafting change.

1373. We also recommend that the word *“the”* before landscape be deleted to avoid any ambiguity as to which values are in issue. Again, we consider that this is a minor non-substantive change.

1374. In summary, we recommend that these, together with the drafting change suggested by Mr Barr be the only substantive amendments, with the result that the policy, now renumbered 6.3.30, would read as follows:

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<sup>734</sup> Submission 110

<sup>735</sup> Submission 621

<sup>736</sup> Submission 635

<sup>737</sup> Submission 766 and 806: Supported in FS1341



*“Control the location, intensity and scale of buildings, jetties, moorings and infrastructure on the surface and margins of water bodies and ensure these structures maintain or enhance landscape quality and character, and amenity values.”*

1375. Policy 6.3.6.2 as notified read:

*“Recognise the character of the Frankton Arm including the established jetties and provide for these on the basis that the visual qualities of the District’s distinctive landscapes are maintained and enhanced.”*

1376. Submissions on this policy included:

- a. A request to refer to the “*modified*” character of the Arm and to delete reference to how the Arm should be managed<sup>738</sup>.
- b. A request to provide greater guidance as to how this policy will be applied to applications for new structures and activities and to support the importance of providing a water based public transport system<sup>739</sup>

1377. Mr Barr did not recommend any change to this policy.

1378. We consider that, as with Policy 6.3.6.1, the relief suggested in Submission 621 would not be consistent with Objective 3.2.4.5. Having said that, to the extent that the existing character of the Frankton Arm is modified, the policy already provides for that. To the extent that other submissions seek greater guidance on how this policy might be applied, it is supplemented by more detailed provisions in the Rural Zone Chapter.

1379. Accordingly, we do not recommend any changes to this policy other than to renumber it 6.3.31.

1380. Policy 6.3.6.3 as notified read:

*“Recognise the urban character of Queenstown Bay and provide for structures and facilities providing they protect, maintain or enhance the appreciation of the District’s distinct landscapes.”*

1381. Submissions on this policy sought to delete the proviso<sup>740</sup> and to seek additional guidance along the same lines as sought for the previous policy<sup>741</sup>

1382. Mr Barr did not recommend any change.

1383. With one minor exception, we agree. A policy that recognises and provides for something with no indication of the extent of that provision is not satisfactory, as it provides no guidance to the implementation of the PDP. However, as with the previous policy, more detailed guidance is provided in the relevant zone chapter<sup>742</sup>.

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<sup>738</sup> Submission 621

<sup>739</sup> Submissions 766 and 806: Supported in FS1341

<sup>740</sup> Submission 621

<sup>741</sup> Submissions 766, 608 and 806: Supported in FS1341

<sup>742</sup> Chapter 12: Queenstown Town Centre Zone

1384. The exception noted above relates to the reference to “*distinct*” landscapes in the policy. This appears to be a typographical error. The term should be “*distinctive*”. Correcting that error, the policy we recommend, renumbered 6.3.31, is:

*“Recognise the urban character of Queenstown Bay and provide for structures and facilities providing they protect, maintain or enhance the appreciation of the District’s distinctive landscapes.”*

1385. It is notable that the three policies we have just reviewed under the heading Lakes and Rivers all relate to structures and other facilities on the surface and margins of the District’s water bodies. There is no policy specifically relating to the use of the surface of the District’s water bodies. That omission was the subject of comment in the evidence. We have already discussed the submission of Kawarau Jet Services Limited<sup>743</sup> seeking a new policy worded:

*“Provide for a range of appropriate Recreational and Commercial Recreational activities in the rural areas and on the lakes and rivers of the District.”*

1386. In the part of this report discussing Chapter 3<sup>744</sup>, we said that we thought it appropriate that commercial recreation activities in rural areas be addressed there and that the specific issue of commercial recreation activities on the District’s waterways be addressed in Chapter 6. We also note the submission of Real Journeys Limited<sup>745</sup> seeking, as part of greater recognition for tourism activities at a policy level, protection for “*existing transport routes and access to key visitor attractions from incompatible uses and development of land and water*”.

1387. Mr Ben Farrell provided evidence on this submission. Mr Farrell supported the concept proposed in the Real Journeys’ submission that there be a separate chapter for water, as he described it, “*to more appropriately recognise and provide for the significance of fresh water*”.

1388. When Mr Farrell appeared at the hearing in person, he clarified that what he was suggesting was greater emphasis on water issues and that this might be achieved either by a separate chapter, or at least a separate suite of provisions. He summarised his position as being one where he was not seeking substantive change in the provisions, but rather to focus attention on it as an issue. He noted specifically that the landscape provisions seemed silent on water.

1389. We concur that there appears insufficient emphasis on water issues in Chapter 6. We have endeavoured to address that by appropriate headings, but we think that the Kawarau Jet submission points the way to a need to address both recreational and commercial use of the District’s waterways in policy terms.

1390. Having said that, we think that there are flaws with the relief Kawarau Jet has sought. As the Real Journeys’ submission indicates, one of the issues that has to be confronted in the implementation of the PDP is competition for access to the District’s waterways. A policy providing for a range of activities on lakes and rivers could be read as implying that every waterway needs to accommodate a range of activities, whereas the reality is that in many situations, access is constrained because the waterways in question are not of sufficient breadth or depth to accommodate all potential users.

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<sup>743</sup> Submission 307

<sup>744</sup> Refer Section 3.14 above

<sup>745</sup> Submission 621

1391. The Kawarau Jet submission does not provide a sufficient jurisdictional basis for us to recommend direction on how these issues should be resolved. The Real Journeys' submission gets closer to the point, but only addresses some of the issues. One point that can be made is that any general policy is not intended to cut across the more detailed policies already governing structures. Other than that however, while we would prefer a more directive policy, we have concluded that the best that can be done in the context of Chapter 6 is a policy that provides a framework for more detailed provisions in Chapters 12 and 21.
1392. We also do not consider that commercial use should be limited to commercial recreation – that would exclude water taxis and ferry services, and we do not consider there is a case for doing that.
1393. Accordingly, we recommend a new policy numbered 6.3.33, worded as follows:
- “Provide for appropriate commercial, and recreational activities on the surface of water bodies that do not involve construction of new structures.”*
1394. Contact Energy<sup>746</sup> sought a new policy, seeking to recognise changes to landscape values on a seasonal basis resulting from electricity generation facilities. The submitter's focus is obviously on changes to levels and flows in Lake Hawea and the Hawea River resulting from operation of the Hawea Control Structure. Those activities are regional council matters and we do not consider the proposed policy is required in this context.
1395. In summary, within the jurisdictional limits we are working within, we consider that the policies we have recommended in relation to lakes and rivers are the most appropriate way, at a strategic level, to achieve the objectives of Chapter 3 applying to waterways – specifically Objectives 3.2.1.1, 3.2.1.7, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.1 and 3.2.5.2.
1396. We have also stood back and reflected on the policies and other provisions of Chapter 6 as a whole. For the reasons set out above, we consider that individually and collectively the policies are the provisions recommended represent the most appropriate way to achieve the objectives of Chapter 3 relevant to landscape and rural character.

## 9. PART D RECOMMENDATIONS

1397. As with Chapters 3 and 4, Appendix 1 contains our recommended Chapter 6.
1398. In addition, we recommend<sup>747</sup> that the Stream 10 Hearing Panel consider addition of a new definition of 'subdivision and development' be inserted in Chapter 2, worded as follows:
- “Subdivision and Development - includes subdivision, identification of building platforms, any buildings and associated activities such as roading, earthworks, lighting, landscaping, planting and boundary fencing and access/gateway structures”.*
1399. We also recommend<sup>748</sup> the Stream 10 Hearing Panel consider amendment of the existing definition of 'trail' as follows:

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<sup>746</sup> Submission 580: Opposed in FS1040

<sup>747</sup> Refer the discussion of this point at Section 8.4 above.

<sup>748</sup> Refer in this instance to Section 8.7above.

**Trail** – means any public access route legally created by way of a grant of easement registered after 11 December 2007 for the purpose of providing public access in favour of the Queenstown Lakes District Council, the Crown or any of its entities, and specifically excludes:

- a. roads, including road reserves;
- d. public access easements created by the process of tenure review under the Crown Pastoral Land Act; and
- e. public access routes over any reserve administered by Queenstown Lakes District Council, the Crown or any of its entities

## PART E: OVERALL RECOMMENDATIONS

1400. For the reasons we have set out above, we recommend to the Council that:
- a. Chapter 3 be adopted in the form set out in Appendix 1;
  - b. Chapter 4 be adopted in the form set out in Appendix 2;
  - c. Chapter 6 be adopted in the form set out in Appendix 3; and
  - d. The relevant submissions and further submissions be accepted, accepted in part or rejected as set out in Appendix 4.
1401. We also recommend to the Stream 10 Hearing Panel that the definitions discussed above of the terms:
- a. nature conservation values;
  - b. regionally significant infrastructure;
  - c. urban development;
  - d. resort;
  - e. subdivision and development; and
  - f. trail

be included in Chapter 2 for the reasons set out in our report.

**For the Hearing Panel**

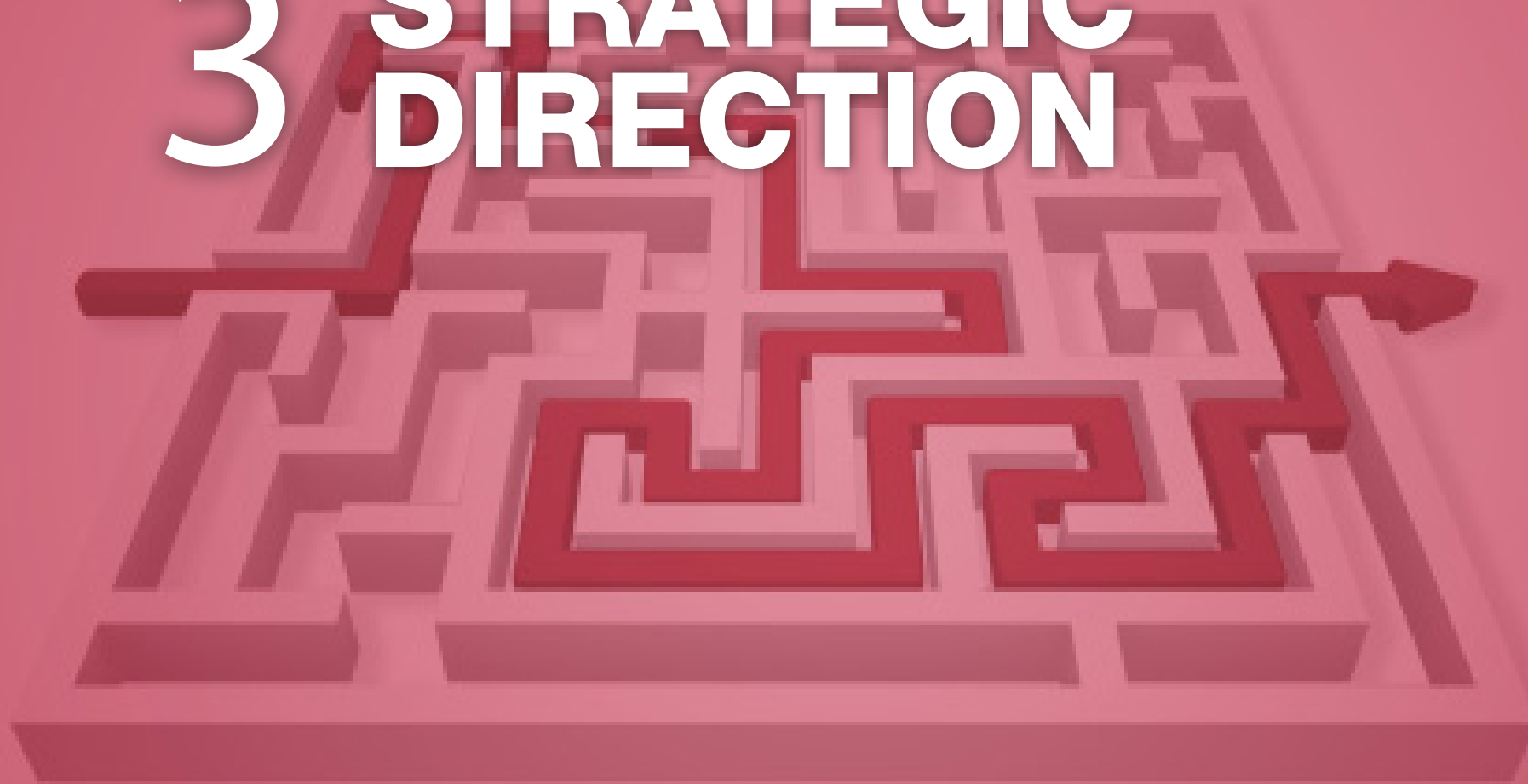


**Denis Nugent, Chair**  
**Date: 16 March 2018**

## **Appendix 1: Chapter 3 as Recommended**

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# 3 STRATEGIC DIRECTION



## 3.1

# Purpose

This chapter sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable management of the Queenstown Lakes District's special qualities:

- a. dramatic alpine landscapes free of inappropriate development;
- b. clean air and pristine water;
- c. vibrant and compact town centres;
- d. compact and connected settlements that encourage public transport, biking and walking;
- e. diverse, resilient, inclusive and connected communities;
- f. a district providing a variety of lifestyle choices;
- g. an innovative and diversifying economy based around a strong visitor industry;
- h. a unique and distinctive heritage;
- i. distinctive Ngāi Tahu values, rights and interests.

The following issues need to be addressed to enable the retention of these special qualities:

- a. Issue 1: Economic prosperity and equity, including strong and robust town centres, requires economic diversification to enable the social and economic wellbeing of people and communities.
- b. Issue 2: Growth pressure impacts on the functioning and sustainability of urban areas, and risks detracting from rural landscapes, particularly its outstanding landscapes.
- c. Issue 3: High growth rates can challenge the qualities that people value in their communities.
- d. Issue 4: The District's natural environment, particularly its outstanding landscapes, has intrinsic qualities and values worthy of protection in their own right, as well as offering significant economic value to the District.
- e. Issue 5: The design of developments and environments can either promote or weaken safety, health and social, economic and cultural wellbeing.
- f. Issue 6: Tangata Whenua status and values require recognition in the District Plan.

This chapter sets out the District Plan's strategic Objectives and Policies addressing these issues. High level objectives are elaborated on by more detailed objectives. Where these more detailed objectives relate to more than one higher level objective, this is noted in brackets after the objective. Because many of the policies in Chapter 3 implement more than one objective, they are grouped, and the relationship between individual policies and the relevant strategic objective(s) identified in brackets following each policy. The objectives and policies in this chapter are further elaborated on in Chapters 4 – 6. The principal role of Chapters 3 - 6 collectively is to provide direction for the more detailed provisions related to zones and specific topics contained elsewhere in the District Plan. In addition, they also provide guidance on what those more detailed provisions are seeking to achieve and are accordingly relevant to decisions made in the implementation of the Plan.



### 3.2.1 The development of a prosperous, resilient and equitable economy in the District. (addresses Issue 1)

- 3.2.1.1** The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District.
- 3.2.1.2** The Queenstown and Wanaka town centres<sup>1</sup> are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.
- 3.2.1.3** The Frankton urban area functions as a commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.
- 3.2.1.4** The key function of the commercial core of Three Parks is focused on large format retail development.
- 3.2.1.5** Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wanaka town centres<sup>2</sup>, Frankton and Three Parks, are sustained.
- 3.2.1.6** Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.
- 3.2.1.7** Agricultural land uses consistent with the maintenance of the character of rural landscapes and significant nature conservation values are enabled. (also elaborates on SO 3.2.4 and 3.2.5 following)
- 3.2.1.8** Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O.3.2.5 following)
- 3.2.1.9** Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment. (also elaborates on S.O. 3.2.2 following)

<sup>1</sup> Defined by the extent of the Town Centre Zone in each case

<sup>2</sup> Defined by the extent of the Town Centre Zone in each case

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### **3.2.2 Urban growth is managed in a strategic and integrated manner. (addresses Issue 2)**

**3.2.2.1** Urban development occurs in a logical manner so as to:

- a. promote a compact, well designed and integrated urban form;
- b. build on historical urban settlement patterns;
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;
- d. minimise the natural hazard risk, taking into account the predicted effects of climate change;
- e. protect the District's rural landscapes from sporadic and sprawling development;
- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;
- g. contain a high quality network of open spaces and community facilities; and.
- h. be integrated with existing, and planned future, infrastructure.

(also elaborates on S.O. 3.2.3, 3.2.5 and 3.2.6 following)

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### **3.2.3 A quality built environment taking into account the character of individual communities. (addresses Issues 3 and 5)**

**3.2.3.1** The District's important historic heritage values are protected by ensuring development is sympathetic to those values.

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### **3.2.4 The distinctive natural environments and ecosystems of the District are protected. (addresses Issue 4)**

**3.2.4.1** Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.

**3.2.4.2** The spread of wilding exotic vegetation is avoided.

**3.2.4.3** The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved or enhanced.

**3.2.4.4** The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.

**3.2.4.5** Public access to the natural environment is maintained or enhanced.

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### **3.2.5 The retention of the District's distinctive landscapes. (addresses Issues 2 and 4)**

- 3.2.5.1** The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.
- 3.2.5.2** The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.

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### **3.2.6 The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety. (addresses Issues 1 and 6)**

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### **3.2.7 The partnership between Council and Ngāi Tahu is nurtured. (addresses Issue 6).**

- 3.2.7.1** Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wahi tupuna, are protected.
- 3.2.7.2** The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.

## **3.3 Strategic Policies**

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### **Visitor Industry**

- 3.3.1** Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone. (relevant to S.O. 3.2.1.1 and 3.2.1.2)

### **Town Centres and other Commercial and Industrial Areas**

- 3.3.2** Provide a planning framework for the Queenstown and Wanaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths. (relevant to S.O. 3.2.1.2)

- 3.3.3** Avoid commercial zoning that could undermine the role of the Queenstown and Wanaka town centres as the primary focus for the District's economic activity. (relevant to S.O. 3.2.1.2)
- 3.3.4** Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes. (relevant to S.O. 3.2.1.3)
- 3.3.5** Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District. (relevant to S.O. 3.2.1.3)
- 3.3.6** Avoid additional commercial zoning that will undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which will undermine increasing integration between those areas and the industrial and residential areas of Frankton. (relevant to S.O. 3.2.1.3)
- 3.3.7** Provide a planning framework for the commercial core of Three Parks that enables large format retail development. (relevant to S.O. 3.2.1.4)
- 3.3.8** Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities. (relevant to S.O. 3.2.1.3 and 3.2.1.5)
- 3.3.9** Support the role township commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose. (relevant to S.O. 3.2.1.5)
- 3.3.10** Avoid commercial rezoning that would undermine the key local service and employment function role that the centres outside of the Queenstown and Wanaka town centres, Frankton and Three Parks fulfil. (relevant to S.O. 3.2.1.5)
- 3.3.11** Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification. (relevant to S.O. 3.2.1.1, 3.2.1.2, 3.2.1.5, 3.2.1.6 and 3.2.1.9)

### **Climate Change**

- 3.3.12** Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change.

### **Urban Development**

- 3.3.13** Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Jack's Point), Wanaka and Lake Hawea Township. (relevant to S.O. 3.2.2.1)
- 3.3.14** Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs. (relevant to S.O. 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2)
- 3.3.15** Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose. (relevant to S.O. 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2)

### **Heritage**

- 3.3.16** Identify heritage items and ensure they are protected from inappropriate development. (relevant to S.O. 3.2.2.1, and 3.2.3.1)

## Natural Environment

- 3.3.17** Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, as Significant Natural Areas on the District Plan maps (SNAs). (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.4.3 and 3.2.4.4)
- 3.3.18** Protect SNAs from significant adverse effects and ensure enhanced indigenous biodiversity outcomes to the extent that other adverse effects on SNAs cannot be avoided or remedied. (relevant to S.O. 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.1.2, 3.2.4.3 and 3.2.4.4)
- 3.3.19** Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity and natural character is maintained or enhanced. (relevant to S.O. 3.2.1.8, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.1 and 3.2.5.2)

## Rural Activities

- 3.3.20** Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)
- 3.3.21** Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)
- 3.3.22** Provide for rural living opportunities in areas identified on the District Plan maps as appropriate for rural living developments. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)
- 3.3.23** Identify areas on the District Plan maps that are not within Outstanding Natural Landscapes or Outstanding Natural Features and that cannot absorb further change, and avoid residential development in those areas. (relevant to S.O. 3.2.1.8 and 3.2.5.2)
- 3.3.24** Ensure that cumulative effects of new subdivision and development for the purposes of rural living does not result in the alteration of the character of the rural environment to the point where the area is no longer rural in character. (relevant to S.O. 3.2.1.8, 3.2.5.1 and 3.2.5.2)
- 3.3.25** Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9, 3.2.5.1 and 3.2.5.2)
- 3.3.26** That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. (relevant to S.O. 3.2.1.8, 3.2.4.1 and 3.2.4.3)
- 3.3.27** Prohibit the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting. (relevant to S.O.3.2.4.2)
- 3.3.28** Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development. (relevant to S.O.3.2.4.6)

### Landscapes

- 3.3.29** Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps. (relevant to S.O.3.2.5.1)
- 3.3.30** Avoid adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)
- 3.3.31** Identify the District's Rural Character Landscapes on the District Plan maps. (relevant to S.O.3.2.5.2)
- 3.3.32** Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. (relevant to S.O. 3.2.19 and 3.2.5.2)

### Cultural Environment

- 3.3.33** Avoid significant adverse effects on wāhi tūpuna within the District. (relevant to S.O.3.2.7.1)
- 3.3.34** Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District. (relevant to S.O.3.2.7.1)
- 3.3.35** Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū. (relevant to S.O.3.2.7.1 and 3.2.7.2)

## **Appendix 2: Chapter 4 as Recommended**

# 4 URBAN DEVELOPMENT



## 4.1

# Purpose

The purpose of this Chapter is to set out the objectives and policies for managing the spatial location and layout of urban development within the District. This chapter forms part of the strategic intentions of this District Plan and will guide planning and decision making for the District's major urban settlements and smaller urban townships. This chapter does not address site or location specific physical aspects of urban development (such as built form) - reference to zone and District wide chapters is required for these matters.

The District experiences considerable growth pressures. Urban growth within the District occurs within an environment that is revered for its natural amenity values, and the District relies, in large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. If not properly controlled, urban growth can result in adverse effects on the quality of the built environment, with flow on effects to the impression and enjoyment of the District by residents and visitors. Uncontrolled urban development can result in the fragmentation of rural land; and poses risks of urban sprawl, disconnected urban settlements and a poorly coordinated infrastructure network. The roading network of the District is under some pressure and more low density residential development located remote from employment and service centres has the potential to exacerbate such problems.

The objectives and policies for Urban Development provide a framework for a managed approach to urban development that utilises land and resources in an efficient manner, and preserves and enhances natural amenity values. The approach seeks to achieve integration between land use, transportation, services, open space networks, community facilities and education; and increases the viability and vibrancy of urban areas.

Urban Growth Boundaries are established for the key urban areas of Queenstown-Frankton, Wanaka, Arrowtown and Lake Hawea Township, providing a tool to manage anticipated growth while protecting the individual roles, heritage and character of these areas. Specific policy direction is provided for these areas, including provision for increased density to contribute to more compact and connected urban forms that achieve the benefits of integration and efficiency and offer a quality environment in which to live, work and play.

## 4.2

# Objectives and Policies

### 4.2.1 **Objective - Urban Growth Boundaries used as a tool to manage the growth of larger urban areas within distinct and defensible urban edges. (from Policies 3.3.12 and 3.3.13)**

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| Policies | <p><b>4.2.1.1</b> Define Urban Growth Boundaries to identify the areas that are available for the growth of the main urban settlements.</p> <p><b>4.2.1.2</b> Focus urban development on land within and at selected locations adjacent to the existing larger urban settlements and to a lesser extent, accommodate urban development within smaller rural settlements.</p> <p><b>4.2.1.3</b> Ensure that urban development is contained within the defined Urban Growth Boundaries, and that aside from urban development within existing rural settlements, urban development is avoided outside of those boundaries.</p> |
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- 4.2.1.4** Ensure Urban Growth Boundaries encompass a sufficient area consistent with:
- a. the anticipated demand for urban development within the Wakatipu and Upper Clutha Basins over the planning period assuming a mix of housing densities and form;
  - b. ensuring the ongoing availability of a competitive land supply for urban purposes;
  - c. the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth;
  - d. the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities;
  - e. a compact and efficient urban form;
  - f. avoiding sporadic urban development in rural areas;
  - g. minimising the loss of the productive potential and soil resource of rural land.
- 4.2.1.5** When locating Urban Growth Boundaries or extending urban settlements through plan changes, avoid impinging on Outstanding Natural Landscapes or Outstanding Natural Features and minimise degradation of the values derived from open rural landscapes
- 4.2.1.6** Review and amend Urban Growth Boundaries over time, as required to address changing community needs.
- 4.2.1.7** Contain urban development of existing rural settlements that have no defined Urban Growth Boundary within land zoned for that purpose.

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**4.2.2A Objective - A compact and integrated urban form within the Urban Growth Boundaries that is coordinated with the efficient provision and operation of infrastructure and services.**

**4.2.2B Objective - Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna. (From Policy 3.3.13, 3.3.17, 3.3.29)**

Policies **4.2.2.1** Integrate urban development with the capacity of existing or planned infrastructure so that the capacity of that infrastructure is not exceeded and reverse sensitivity effects on regionally significant infrastructure are minimised.

- 4.2.2.2** Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to:
- a. its topography;
  - b. its ecological, heritage, cultural or landscape significance if any;
  - c. any risk of natural hazards, taking into account the effects of climate change;
  - d. connectivity and integration with existing urban development;
  - e. convenient linkages with public transport;
  - f. the need to provide a mix of housing densities and forms within a compact and integrated urban environment;
  - g. the need to make provision for the location and efficient operation of regionally significant infrastructure;
  - h. the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible;
  - i. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives 3.2.1.2 - 3.2.1.5 and associated policies; and
  - j. the need to locate emergency services at strategic locations.
- 4.2.2.3** Enable an increased density of well-designed residential development in close proximity to town centres, public transport routes, community and education facilities, while ensuring development is consistent with any structure plan for the area and responds to the character of its site, the street, open space and surrounding area.
- 4.2.2.4** Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.
- 4.2.2.5** Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.
- 4.2.2.6** Promote energy and water efficiency opportunities, waste reduction and sustainable building and subdivision design.
- 4.2.2.7** Explore and encourage innovative approaches to design to assist provision of quality affordable housing.
- 4.2.2.8** In applying plan provisions, have regard to the extent to which the minimum site size, density, height, building coverage and other quality controls have a disproportionate adverse effect on housing affordability.
- 4.2.2.9** Ensure Council-led and private design and development of public spaces and built development maximises public safety by adopting "Crime Prevention Through Environmental Design".
- 4.2.2.10** Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.

- 4.2.2.11** Ensure that the location of building platforms in areas of low density development within Urban Growth Boundaries and the capacity of infrastructure servicing such development does not unnecessarily compromise opportunities for future urban development.
- 4.2.2.12** Ensure that any transition to rural areas is contained within the relevant Urban Growth Boundary.

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## Wakatipu Basin Specific Policies

- 4.2.2.13** Define the Urban Growth Boundary for Arrowtown, as shown on the District Plan Maps that preserves the existing urban character of Arrowtown and avoids urban sprawl into the adjacent rural areas.
- 4.2.2.14** Define the Urban Growth Boundaries for the balance of the Wakatipu Basin, as shown on the District Plan Maps that:
  - a. are based on existing urbanised areas;
  - b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases over the planning period;
  - c. enable the logical and sequenced provision of infrastructure to and community facilities in new areas of urban development;
  - d. avoid Outstanding Natural Features and Outstanding Natural Landscapes;
  - e. avoid sprawling and sporadic urban development across the rural areas of the Wakatipu Basin.
- 4.2.2.15** Ensure appropriate noise boundaries are established and maintained to enable operations at Queenstown Airport to continue and to expand over time.
- 4.2.2.16** Manage the adverse effects of noise from aircraft on any Activity Sensitive to Aircraft Noise within the airport noise boundaries while at the same time providing for the efficient operation of Queenstown Airport.
- 4.2.2.17** Protect the airport from reverse sensitivity effects of any Activity Sensitive to Aircraft Noise via a range of zoning methods.
- 4.2.2.18** Ensure that Critical Listening Environments of all new buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary or Outer Control Boundary are designed and built to achieve appropriate Indoor Design Sound Levels.
- 4.2.2.19** Manage the adverse effects of noise from Queenstown Airport by conditions in Designation 2 including a requirement for a Noise Management Plan and a Queenstown Airport Liaison Committee.
- 4.2.2.20** Ensure that development within the Arrowtown Urban Growth Boundary provides:
  - a. an urban form that is sympathetic to the character of Arrowtown, including its scale, density, layout and legibility, guided by the Arrowtown Design Guidelines 2016;

- b. opportunity for sensitively designed medium density infill development in a contained area closer to the town centre, so as to provide more housing diversity and choice and to help reduce future pressure for urban development adjacent or close to Arrowtown's Urban Growth Boundary;
- c. a designed urban edge with landscaped gateways that promote or enhance the containment of the town within the landscape, where the development abuts the urban boundary for Arrowtown;
- d. for Feehley's Hill and land along the margins of Bush Creek and the Arrow River to be retained as reserve areas as part of Arrowtown's recreation and amenity resource;
- e. recognition of the importance of the open space pattern that is created by the inter-connections between the golf courses and other Rural Zone land.

**4.2.2.21** Rural land outside of the Urban Growth Boundaries is not used for urban development until further investigations indicate that more land is needed to meet demand for urban development in the Wakatipu Basin and a change to the Plan amends the Urban Growth Boundary and zones additional land for urban development purposes.

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## Upper Clutha Basin Specific Policies

**4.2.2.22** Define the Urban Growth Boundaries for Wanaka and Lake Hawea Township, as shown on the District Plan Maps that:

- a. are based on existing urbanised areas;
- b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases in the Upper Clutha Basin over the planning period;
- c. have community support as expressed through strategic community planning processes;
- d. utilise the Clutha and Cardrona Rivers and the lower slopes of Mt. Alpha as natural boundaries to the growth of Wanaka; and
- e. avoid sprawling and sporadic urban development across the rural areas of the Upper Clutha Basin.

**4.2.2.23** Rural land outside of the Urban Growth Boundaries is not used for urban development until further investigations indicate that more land is needed to meet demand for urban development in the Upper Clutha Basin and a change to the Plan amends the Urban Growth Boundary and zones additional land for urban development purposes.

## **Appendix 3: Chapter 6 as Recommended**

# 6 LANDSCAPES AND RURAL CHARACTER

## 6.1

# Purpose

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The purpose of this chapter is to provide greater detail as to how the landscape, particularly outside urban settlements, will be managed in order to implement the strategic objectives and policies in Chapter 3. This chapter needs to be read with particular reference to the objectives in Chapter 3, which identify the outcomes the policies in this chapter are seeking to achieve. The relevant Chapter 3 objectives and policies are identified in brackets following each policy.

Landscapes have been categorised to provide greater certainty of their importance to the District, and to respond to regional policy and national legislation. Categorisations of landscapes will provide decision makers with a basis to consider the appropriateness of activities that have adverse effects on those landscapes.

## 6.2

# Values

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The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to tangata whenua.

The landscapes consist of a variety of landforms created by uplift and glaciations, which include mountains, ice-sculpted rock, scree slopes, moraine, fans, a variety of confined and braided river systems, valley floors and lake basins. These distinct landforms remain easily legible and strong features of the present landscape.

Indigenous vegetation also contributes to the quality of the District's landscapes. While much of the original vegetation has been modified, the colour and texture of indigenous vegetation within these landforms contribute to the distinctive identity of the District's landscapes.

The open character of rural land is a key element of the landscape character that can be vulnerable to degradation from subdivision, development and non-farming activities. The prevalence of large farms and landholdings contributes to the open space and rural working character of the landscape. The predominance of open space over housing and related domestic elements is a strong determinant of the character of the District's rural landscapes.

Some rural areas, particularly those closer to the Queenstown and Wanaka urban areas and within parts of the Wakatipu Basin, have an established pattern of housing on smaller landholdings. The landscape character of these areas has been modified by vehicle accesses, earthworks and vegetation planting for amenity, screening and shelter, which have reduced the open character exhibited by larger scale farming activities.

While acknowledging these rural areas have established rural living and development, and a substantial amount of further subdivision and development has already been approved in these areas, the landscape values of these areas are vulnerable to degradation from further subdivision and development. Areas where rural living development is at or is approaching the finite capacity of the landscape need to be identified if the District's distinctive rural landscape values are to be sustained. Areas where the landscape can accommodate sensitive and sympathetic rural living developments similarly need to be identified.

The lakes and rivers both on their own and, when viewed as part of the distinctive landscape, are a significant element of the national and international identity of the District and provide for a wide range of amenity and recreational opportunities. They are nationally and internationally recognised as part of the reason for the District's importance as a visitor destination, as well as one of the reasons for residents to belong to the area. Managing the landscape and recreational values on the surface of lakes and rivers is an important District Plan function.



Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations<sup>1</sup>.

## 6.3

## Policies

### Rural Landscape Categorisation

- 6.3.1** Classify the Rural Zoned landscapes in the District as:
- Outstanding Natural Feature (ONF);
  - Outstanding Natural Landscape (ONL);
  - Rural Character Landscape (RCL) (3.2.5.1, 3.2.5.2, 3.3.29, 3.3.31).
- 6.3.2** Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this chapter related to those categories. (3.2.1.1, 3.4.4.4, 3.3.21).
- 6.3.3** Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).

### Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone

- 6.3.4** Avoid urban development and subdivision to urban densities in the rural zones. (3.2.2.1, 3.2.5.1, 3.2.5.2, 3.3.13-15, 3.3.23, 3.3.30, 3.3.32).
- 6.3.5** Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character. (3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).
- 6.3.6** Ensure the District's distinctive landscapes are not degraded by production forestry planting and harvesting activities. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.29, 3.3.31).
- 6.3.7** Enable continuation of the contribution low-intensity pastoral farming on large landholdings makes to the District's landscape character. (3.2.1.7, 3.2.5.1, 3.2.5.2, 3.3.20).

<sup>1</sup>. Greyed out text indicated the provision is subject to variation and is therefore not part of the Hearing Panel's recommendation.

- 6.3.8** Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.30, 3.3.32).
- 6.3.9** Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land. (3.2.1.7, 3.2.4.1, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).
- 6.3.10** Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30).
- 6.3.11** Encourage any landscaping to be ecologically viable and consistent with the established character of the area. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.30, 3.3.32).

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## Managing Activities in Outstanding Natural Landscapes and on Outstanding Natural Features

- 6.3.12** Recognise that subdivision and development is inappropriate in almost all locations in Outstanding Natural Landscapes and on Outstanding Natural Features, meaning successful applications will be exceptional cases where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from beyond the boundary of the site the subject of application. (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).
- 6.3.13** Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua, including tōpuni and wahi tūpuna. (3.2.3.1, 3.2.5.1, 3.2.7.1, 3.3.16, 3.3.30, 3.3.33 - 35, Chapter 5).
- 6.3.14** Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities that may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20, 3.3.30).
- 6.3.15** The landscape character and amenity values of Outstanding Natural Landscapes are a significant intrinsic, economic and recreational resource, such that new large scale renewable electricity generation or new large scale mineral extraction development proposals are not likely to be compatible with them. (3.2.5.1, 3.3.25, 3.3.30).
- 6.3.16** Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20-21, 3.3.30).
- 6.3.17** Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases. (3.2.1.9, 3.2.5.1, 3.3.25, 3.3.30).
- 6.3.18** In cases where it is demonstrated that regionally significant infrastructure cannot avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, avoid significant adverse effects and minimise other adverse effects on those landscapes and features. (3.2.1.9, 3.2.5.1, 3.3.25, 3.3.30).

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## Managing Activities in Rural Character Landscapes

- 6.3.19** Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan. (3.2.1.1, 3.2.1.7, 3.2.5.2, 3.3.20-24, 3.3.32).
- 6.3.20** Encourage plan changes applying Rural Lifestyle and Rural Residential Zones to land as the appropriate planning mechanism to provide for any new rural lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape can accommodate the change. (3.2.1.8, 3.2.5.2, 3.3.22, 3.3.24, 3.3.32).
- 6.3.21** Require that proposals for subdivision or development for rural living in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects. (3.2.1.8, 3.2.5.2, 3.3.23, 3.3.32).
- 6.3.22** Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads. (3.2.1.1, 3.2.1.7, 3.2.5.2, 3.3.21, 3.3.24-25, 3.3.32).
- 6.3.23** Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.21, 3.3.24, 3.3.32).
- 6.3.24** Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases. (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32).
- 6.3.25** In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be minimised. (3.2.1.9, 3.2.5.2, 3.3.25, 3.3.32).
- 6.3.26** Avoid adverse effects on visual amenity from subdivision, use and development that:
- a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or
  - b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).
- 6.3.27** In the Wakatipu Basin, avoid planting and screening, particularly along roads and boundaries that would degrade openness where such openness is an important part of its landscape quality or character. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.32).
- 6.3.28** In the Upper Clutha Basin, have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-26, 3.3.32).
- 6.3.29** Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character. (3.2.1.1, 3.2.1.8, 3.3.21, 3.3.24, 3.3.32).

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## Managing Activities on Lakes and Rivers

- 6.3.30** Control the location, intensity and scale of buildings, jetties, moorings and infrastructure on the surface and margins of water bodies and ensure these structures maintain or enhance landscape quality and character, and amenity values. (3.2.1.1, 3.2.4.1, 3.2.4.3, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.21, 3.3.26, 3.3.30, 3.3.32).
- 6.3.31** Recognise the character of the Frankton Arm including the established jetties and provide for these on the basis that the visual qualities of the District's distinctive landscapes are maintained and enhanced. (3.2.4.3, 3.2.5.1, 3.3.30).
- 6.3.32** Recognise the urban character of Queenstown Bay and provide for structures and facilities providing they protect, maintain or enhance the appreciation of the District's distinctive landscapes. (3.2.1.1, 3.2.4.1, 3.2.4.4, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.21, 3.3.30, 3.3.32).
- 6.3.33** Provide for appropriate commercial and recreational activities on the surface of water bodies that do not involve construction of new structures. (3.2.1.1, 3.2.4.4, 3.2.5.1, 3.2.5.2, 3.3.21, 3.3.30, 3.3.32).

## 6.4

## Rules

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- 6.4.1** **The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.**
- 6.4.2** **The landscape assessment matters do not apply to the following within the Rural Zone:**
- ski Area Activities within the Ski Area Sub Zones;
  - the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps;
  - the Gibbston Character Zone;
  - the Rural Lifestyle Zone;
  - the Rural Residential Zone <sup>1</sup>.

<sup>1</sup> Greyed out text indicates the provision is subject to variation and is therefore is not part of the Hearing Panel's recommendations.

## **Appendix 4: Summary of Recommendations on Submission and Further Submissions**

## Part A: Submissions

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
10.1	Elizabeth Hanan	Accept in part	3.5
10.2	Elizabeth Hanan	Accept in part	2.6
10.3	Elizabeth Hanan	Accept in part	2.8
10.4	Elizabeth Hanan	Accept in part	2.10
10.5	Elizabeth Hanan	Accept in part	2.12
10.6	Elizabeth Hanan	Accept in Part	6.5
10.7	Elizabeth Hanan	Accept in part	2.3
18.1	John Murray Hanan	Accept in Part	6.3
18.2	John Murray Hanan	Accept in Part	6.5
19.2	Kain Fround	Accept in part	Part B
19.3	Kain Fround	Accept in Part	6.1-6.5
20.5	Aaron Cowie	Accept in Part	6.1-6.5
20.7	Aaron Cowie	Reject	2
21.10	Alison Walsh	Accept in Part	Part B
21.11	Alison Walsh	Accept in Part	2.1
21.12	Alison Walsh	Accept in Part	2.1
21.13	Alison Walsh	Accept in Part	2.1
21.14	Alison Walsh	Accept in part	Part B
21.15	Alison Walsh	Accept in part	Part B
21.16	Alison Walsh	Accept in part	Part B
21.17	Alison Walsh	Accept in part	Part B
21.18	Alison Walsh	Accept in part	2.2
21.19	Alison Walsh	Accept in part	2.4
21.20	Alison Walsh	Accept in part	2.6
21.21	Alison Walsh	Accept in part	2.8
21.22	Alison Walsh	Accept in part	2.10
21.23	Alison Walsh	Accept in part	2.12
21.25	Alison Walsh	Accept in Part	6.1-6.5
21.26	Alison Walsh	Accept in Part	6.1
21.27	Alison Walsh	Accept in Part	6.1
21.28	Alison Walsh	Accept in Part	6.1
21.29	Alison Walsh	Accept in Part	6.4
21.30	Alison Walsh	Accept in Part	6.3
21.31	Alison Walsh	Accept in Part	6.3
21.32	Alison Walsh	Accept in Part	6.4
21.33	Alison Walsh	Reject	6.5
21.34	Alison Walsh	Reject	6.5
21.35	Alison Walsh	Reject	6.5
21.36	Alison Walsh	Reject	6.5
21.38	Alison Walsh	Accept in part	8.1-8.8
21.39	Alison Walsh	Accept in part	8.1-8.8
21.9	Alison Walsh	Accept in Part	Part B
22.1	Raymond Walsh	Accept in part	8.1-8.8
28.1	John Hogue	Accept in part	2.3
46.1	Dave Attwell	Reject	2
69.2	Terence Hetherington	Reject	6.5
69.3	Terence Hetherington	Accept in Part	6.5
72.3	Kelvin Peninsula Community Association	Accept	6.3

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
86.2	Jeff Aldridge	Accept in Part	6.1-6.5
86.3	Jeff Aldridge	Accept in Part	6.1-6.5
86.4	Jeff Aldridge	Accept in Part	6.1-6.5
86.5	Jeff Aldridge	Accept in Part	6.1-6.5
91.1	Orchard Road Holdings Limited	Accept in part	3.5, 6.3, 6.4
110.15	Alan Cutler	Reject	8.8
110.16	Alan Cutler	Reject	8.4
110.2	Alan Cutler	Accept in part	8.2
110.3	Alan Cutler	Reject	8.4
115.2	Florence Micoud	Reject	2.2
115.3	Florence Micoud	Accept in Part	6.4
117.1	Maggie Lawton	Accept in Part	Part B
117.14	Maggie Lawton	Accept in part	8.5
117.37	Maggie Lawton	Accept in Part	6.3-6.5
117.38	Maggie Lawton	Reject	2.3
117.39	Maggie Lawton	Accept in part	2.9, 3.9
117.40	Maggie Lawton	Accept in part	2.9
117.41	Maggie Lawton	Accept in part	2.9
117.42	Maggie Lawton		2.9
117.43	Maggie Lawton	Accept in part	2.10
117.44	Maggie Lawton	Accept in part	2.12, 6.3, 6.4
117.45	Maggie Lawton	Accept in part	2.5, 2.12
120.2	Elizabeth Macdonald	Accept in part	Part B
145.12	Upper Clutha Environmental Society (Inc)	Accept in part	8.6, 8.7
145.14	Upper Clutha Environmental Society (Inc)	Reject	3.16
145.15	Upper Clutha Environmental Society (Inc)	Reject	3.16
145.18	Upper Clutha Environmental Society (Inc)	Accept in part	8.3-8.8
145.19	Upper Clutha Environmental Society (Inc)	Accept in Part	2, 2.11, 8.6
145.21	Upper Clutha Environmental Society (Inc)	Accept in part	8.6
145.27	Upper Clutha Environmental Society (Inc)	Accept in Part	2, 2.4, 2.9, 3.4, 3.14
145.29	Upper Clutha Environmental Society (Inc)	Accept in Part	6.3
145.30	Upper Clutha Environmental Society (Inc)	Accept in part	8.4
145.5	Upper Clutha Environmental Society (Inc)	Accept in Part	2, 2.9, 3.14
145.9	Upper Clutha Environmental Society (Inc)	Reject	8.3
172.1	Peter Roberts	Accept in Part	6.4
179.8	Vodafone NZ	Accept in Part	2,3.18
187.1	Nicholas Kiddle	Accept in Part	Part B
187.10	Nicholas Kiddle	Accept in Part	6.4
187.2	Nicholas Kiddle	Accept in Part	6.4

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
187.3	Nicholas Kiddle	Accept in part	8.1-8.8
189.2	Anne Gormack	Accept in Part	6.5
191.7	Spark Trading NZ Limited	Accept in Part	2, 3.18
197.10	Jeffrey Hylton	Accept in part	2.6
197.11	Jeffrey Hylton	Accept in part	2.6
197.12	Jeffrey Hylton	Accept in part	2.6
197.13	Jeffrey Hylton	Accept in part	2.6
197.14	Jeffrey Hylton	Accept in part	2.8
197.15	Jeffrey Hylton	Accept in part	2.10
197.16	Jeffrey Hylton	Accept in part	2.10
197.17	Jeffrey Hylton	Accept in part	2.10
197.18	Jeffrey Hylton	Accept in part	2.12
197.20	Jeffrey Hylton	Accept in Part	6.4
197.21	Jeffrey Hylton	Reject	8.3
197.7	Jeffrey Hylton	Accept in Part	2.1
197.8	Jeffrey Hylton	Accept in part	2.2
197.9	Jeffrey Hylton	Accept in part	2.4
199.1	Craig Douglas	Accept in part	2.2
199.2	Craig Douglas	Accept in part	2.2
199.21	Craig Douglas	Accept in Part	6.5
199.3	Craig Douglas	Reject	2.4
199.4	Craig Douglas	Accept in part	2.6
199.5	Craig Douglas	Accept in part	2.8
199.6	Craig Douglas	Accept in part	2.10
199.7	Craig Douglas	Accept in part	2.12
205.1	J E Boyer	Accept in Part	6.3, 6.4
208.29	Pounamu Body Corporate Committee	Accept in part	3.5, 6.3, 6.4
208.30	Pounamu Body Corporate Committee	Accept in part	3.5, 6.3, 6.4
208.31	Pounamu Body Corporate Committee	Accept in part	3.7, 6.3, 6.4
208.32	Pounamu Body Corporate Committee	Accept in Part	6.4
208.33	Pounamu Body Corporate Committee	Accept in Part	6.4
208.34	Pounamu Body Corporate Committee	Accept in Part	6.3, 6.5
217.1	Jay Berriman	Accept in part	2.3
217.2	Jay Berriman	Accept in part	2.6
217.3	Jay Berriman	Accept in part	2.8
217.4	Jay Berriman	Accept in part	2.10
217.5	Jay Berriman	Accept in part	2.10
221.1	Susan Cleaver	Accept in part	2.10
226.1	Guardians of Lake Hawea	Accept in part	2.8
238.1	NZIA Southern and Architecture + Women Southern	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
238.12	NZIA Southern and Architecture + Women Southern	Accept in Part	6.1
238.134	NZIA Southern and Architecture + Women Southern	Accept in Part	2.1
238.135	NZIA Southern and Architecture + Women Southern	Reject	2.15
238.136	NZIA Southern and Architecture + Women Southern	Accept in part	3.2



Submission Number	Submitter	Commissioners' Recommendation	Report Reference
238.137	NZIA Southern and Architecture + Women Southern	Accept in part	2.3
238.138	NZIA Southern and Architecture + Women Southern	Accept in part	2.3
238.139	NZIA Southern and Architecture + Women Southern	Accept in part	3.5, 6.3, 6.4
238.140	NZIA Southern and Architecture + Women Southern	Accept in part	3.5, 6.3, 6.4
238.141	NZIA Southern and Architecture + Women Southern	Accept in part	2.6
238.142	NZIA Southern and Architecture + Women Southern	Reject	2.9
238.143	NZIA Southern and Architecture + Women Southern	Accept in part	2.12
238.144	NZIA Southern and Architecture + Women Southern	Accept in part	2.5, 2.12
238.145	NZIA Southern and Architecture + Women Southern	Accept in part	3.20, 6.3, 6.4
238.146	NZIA Southern and Architecture + Women Southern	Accept in part	2.5, 2.12
238.147	NZIA Southern and Architecture + Women Southern	Accept in part	2.12, 6.3, 6.4
238.148	NZIA Southern and Architecture + Women Southern	Accept in part	2.5, 2.12
238.16	NZIA Southern and Architecture + Women Southern	Accept in Part	6.3
238.17	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.18	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.19	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.2	NZIA Southern and Architecture + Women Southern	Accept in Part	6.1
238.20	NZIA Southern and Architecture + Women Southern	Accept in Part	6.3
238.21	NZIA Southern and Architecture + Women Southern	Accept in Part	6.3
238.22	NZIA Southern and Architecture + Women Southern	Accept in Part	6.3
238.23	NZIA Southern and Architecture + Women Southern	Accept in Part	6.3
238.24	NZIA Southern and Architecture + Women Southern	Accept in Part	6.3
238.25	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.26	NZIA Southern and Architecture + Women Southern	Accept in Part	6.3
238.27	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
238.28	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.29	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.30	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.3	NZIA Southern and Architecture + Women Southern	Accept in part	8.1-8.7
238.31	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.32	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.33	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.34	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.35	NZIA Southern and Architecture + Women Southern	Accept in Part	6.4
238.36	NZIA Southern and Architecture + Women Southern	Accept in Part	6.5
238.37	NZIA Southern and Architecture + Women Southern	Accept in Part	6.3, 6.5
238.38	NZIA Southern and Architecture + Women Southern	Accept in Part	6.5
238.39	NZIA Southern and Architecture + Women Southern	Accept in Part	6.3, 6.5
238.64	NZIA Southern and Architecture + Women Southern	Accept in Part	2.1
238.83	NZIA Southern and Architecture + Women Southern	Accept in part	8.1
238.84	NZIA Southern and Architecture + Women Southern	Accept in part	8.2
238.85	NZIA Southern and Architecture + Women Southern	Reject	8.3, 8.5
238.86	NZIA Southern and Architecture + Women Southern	Reject	8.5
238.88	NZIA Southern and Architecture + Women Southern	Accept in Part	6.5
244.2	Tania Flight	Accept in Part	6.5
248.11	Shotover Trust	Accept in part	2.11
248.12	Shotover Trust	Accept in part	2.11
248.13	Shotover Trust	Reject	8.3
248.14	Shotover Trust	Accept in part	8.3, 8.6, 8.7
248.15	Shotover Trust	Accept in part	8.7
248.16	Shotover Trust	Reject	8.7
248.17	Shotover Trust	Accept in part	8.7
249.2	Willowridge Developments Limited	Accept in part	2.3
249.3	Willowridge Developments Limited	Accept in part	3.2
249.4	Willowridge Developments Limited	Accept in part	3.2
249.5	Willowridge Developments Limited	Accept in part	3.1
249.6	Willowridge Developments Limited	Accept in part	2.3

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
249.7	Willowridge Developments Limited	Accept in part	3.5, 6.3, 6.4
249.9	Willowridge Developments Limited	Accept in part	8.6
251.1	PowerNet Limited	Accept in part	2.3, 3.18
251.2	PowerNet Limited	Accept in part	2.10, 2.11, 3.16
251.3	PowerNet Limited	Accept in part	2.3
251.4	PowerNet Limited	Reject	8.2
251.5	PowerNet Limited	Accept in part	8.6, 8.7
251.6	PowerNet Limited	Reject	8.4
255.1	N.W. & C.E. BEGGS	Accept in part	2.4
255.2	N.W. & C.E. BEGGS	Accept in part	2.6
255.3	N.W. & C.E. BEGGS	Accept in part	2.11
255.4	N.W. & C.E. BEGGS	Reject	8.3
255.5	N.W. & C.E. BEGGS		8.3
257.2	Louise Shackleton	Accept	6.3
265.1	Phillip Bunn	Accept in part	2.10
265.7	Phillip Bunn	Accept in Part	6.5
269.1	David Barton	Accept in Part	6.1-6.5
271.10	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.3, 6.5
271.3	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	2.3
271.4	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	2.5
271.5	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	3.5, 6.3, 6.4
271.6	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.4
271.7	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.4
271.8	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.4
271.9	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.3, 6.5
276.3	Jane Hazlett	Accept in Part	6.5
285.1	Debbie MacColl	Accept in part	3.5
285.12	Debbie MacColl	Reject	8.7
285.13	Debbie MacColl	Reject	8.3
285.2	Debbie MacColl	Accept in part	2.10
285.20	Debbie MacColl	Reject	6.5
285.21	Debbie MacColl	Accept in part	3.8
285.3	Debbie MacColl	Accept in part	3.19
285.4	Debbie MacColl	Accept in part	2.12
285.5	Debbie MacColl	Accept in Part	6.4
285.6	Debbie MacColl	Reject	6.5
285.7	Debbie MacColl	Reject	6.5
285.8	Debbie MacColl	Reject	8.4
285.9	Debbie MacColl	Accept	8.3
288.1	Barn Hill Limited	Accept in part	2.10
289.1	A Brown	Accept in part	2.3
289.10	A Brown	Accept in part	2.9

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
289.11	A Brown	Accept in part	2.11
289.12	A Brown	Accept in part	2.11
289.13	A Brown	Accept in part	2.3
289.2	A Brown	Accept in part	2.5
289.3	A Brown	Accept	3.5
289.4	A Brown	Accept in part	3.5, 6.3, 6.4
289.5	A Brown	Accept in part	3.5, 6.3, 6.4
289.8	A Brown	Accept in part	2.9
289.9	A Brown	Accept	2.9
292.1	John Walker	Accept	2.1
292.2	John Walker	Accept in part	3.2, 3.3
292.3	John Walker	Accept in part	2.4
292.4	John Walker	Accept in part	2.6, 3.8
292.5	John Walker	Accept in part	3.20, 6.3, 6.4
294.1	Steven Bunn	Accept in part	2.4
297.1	Taco Medic	Accept	2.1
300.2	Rob Jewell	Reject	8.3
300.3	Rob Jewell	Accept in part	8.4
307.1	Kawarau Jet Services Holdings Ltd	Accept in part	3.14, 8.8
313.1	John Langley	Accept in part	8.5
315.2	The Alpine Group Limited	Accept in part	2.3
315.3	The Alpine Group Limited	Accept in part	2.3
315.4	The Alpine Group Limited	Accept in part	8.4
325.1	Solobio Ltd - owner of Matukituki Station	Accept in part	8.3-8.5
325.10	Solobio Ltd - owner of Matukituki Station	Accept in part	8.5
325.11	Solobio Ltd - owner of Matukituki Station	Reject	8.7
325.12	Solobio Ltd - owner of Matukituki Station	Reject	8.7
325.13	Solobio Ltd - owner of Matukituki Station	Accept	8.6
325.14	Solobio Ltd - owner of Matukituki Station	Reject	8.7
325.15	Solobio Ltd - owner of Matukituki Station	Accept in part	8.6
325.2	Solobio Ltd - owner of Matukituki Station	Accept in part	8.3, 8.6, 8.7
325.8	Solobio Ltd - owner of Matukituki Station	Reject	8.4
325.9	Solobio Ltd - owner of Matukituki Station	Accept in part	8.4
332.1	this is a personal submission	Accept in Part	2
333.1	Tim Medland	Accept in Part	2
333.2	Tim Medland	Accept	6.4
335.1	Nic Blennerhassett	Accept in Part	5, 6.5
335.3	Nic Blennerhassett	Accept in Part	6.1-6.5
339.14	Evan Alty	Accept in part	2.8
339.15	Evan Alty	Accept in part	2.9

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
339.16	Evan Alty	Reject	3.9
339.17	Evan Alty	Accept in part	3.9
339.18	Evan Alty	Reject	3.9
339.19	Evan Alty	Reject	2.9
339.2	Evan Alty	Accept in Part	2.8, 2.9
339.20	Evan Alty		2.9, 3.10
339.21	Evan Alty	Accept in part	3.11
339.22	Evan Alty	Reject	2.9
339.23	Evan Alty	Reject	3.12
339.24	Evan Alty	Accept in part	2.9
339.25	Evan Alty	Accept in part	2.9
339.26	Evan Alty	Accept in part	3.14
339.27	Evan Alty	Reject	2.9
339.28	Evan Alty	Reject	3.15
339.3	Evan Alty	Accept in part	2.8
339.4	Evan Alty	Accept	2.9
340.1	Ros & Dennis Hughes	Accept in part	8.5
340.3	Ros & Dennis Hughes	Accept in Part	6.4, 8.5
340.4	Ros & Dennis Hughes	Accept in part	8.5
343.1	ZJV (NZ) Limited	Accept in part	2.3
343.2	ZJV (NZ) Limited	Accept in part	2.3
343.3	ZJV (NZ) Limited	Accept in part	3.19
343.9	ZJV (NZ) Limited	Accept in part	3.19
345.1	(K)John McQuilkin	Accept in part	2.3
345.2	(K)John McQuilkin	Accept in part	2.3
345.3	(K)John McQuilkin	Accept in part	3.19
345.4	(K)John McQuilkin	Accept in part	3.19
355.1	Matukituki Trust	Accept in Part	Part B
355.10	Matukituki Trust	Reject	8.5
355.11	Matukituki Trust	Reject	8.3
355.12	Matukituki Trust	Accept	8.7
355.18	Matukituki Trust	Accept in part	8.1-8.8
355.2	Matukituki Trust	Accept in part	2.11
355.3	Matukituki Trust	Accept in part	3.16
355.4	Matukituki Trust	Reject	8.3
355.5	Matukituki Trust	Accept in part	8.6
355.6	Matukituki Trust	Accept in part	8.7
355.7	Matukituki Trust	Reject	8.6
355.8	Matukituki Trust	Accept	8.3
355.9	Matukituki Trust	Accept	8.6
356.10	X-Ray Trust Limited	Accept in part	8.5
356.34	X-Ray Trust Limited	Accept in Part	Part B
356.35	X-Ray Trust Limited	Accept in part	8.1-8.8
356.5	X-Ray Trust Limited	Reject	8.5
356.6	X-Ray Trust Limited	Reject	8.7
356.7	X-Ray Trust Limited	Accept in part	8.3
356.8	X-Ray Trust Limited	Accept in part	8.7
356.9	X-Ray Trust Limited	Accept in part	8.7
361.5	Grant Hylton Hensman, Sharyn Hensman & Bruce Herbert Robertson,	Accept in part	3.3

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
	Scope Resources Ltd, Granty Hylton Hensman & Noel Thomas van Wichen, Trojan Holdings Ltd		
373.10	Department of Conservation	Accept in part	3.11
373.11	Department of Conservation	Accept in part	8.4, 8.6
373.12	Department of Conservation	Reject	8.3
373.4	Department of Conservation	Accept in part	2.8
373.5	Department of Conservation	Reject	3.9
373.6	Department of Conservation	Accept in part	3.9
373.7	Department of Conservation	Reject	2.9
373.8	Department of Conservation	Reject	2.9, 3.10
373.9	Department of Conservation	Accept in part	2.9
375.1	Jeremy Carey-Smith	Accept in part	2.3
375.10	Jeremy Carey-Smith	Accept in part	8.6
375.11	Jeremy Carey-Smith	Reject	8.6
375.12	Jeremy Carey-Smith	Reject	8.6
375.13	Jeremy Carey-Smith	Reject	8.5
375.14	Jeremy Carey-Smith	Accept in part	8.6, 8.7
375.2	Jeremy Carey-Smith	Accept in part	2.11
375.3	Jeremy Carey-Smith	Accept in part	3.16
375.4	Jeremy Carey-Smith	Accept in part	2.3
375.5	Jeremy Carey-Smith	Accept in part	3.19
375.6	Jeremy Carey-Smith	Accept in part	3.19
375.7	Jeremy Carey-Smith	Accept in part	8.2
375.8	Jeremy Carey-Smith	Accept in part	8.3
375.9	Jeremy Carey-Smith	Accept in part	8.4
378.1	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	2.4
378.10	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in Part	6.4
378.11	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in Part	6.4
378.12	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in Part	6.4
378.13	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in Part	6.5
378.14	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	8.6
378.15	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	6.3
378.16	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Reject	8.7

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
378.17	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	8.3
378.18	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Reject	8.7
378.19	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	8.7
378.2	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	2.9, 3.9
378.20	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	8.7
378.21	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept	8.7
378.22	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Reject	8.5
378.3	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	2.9, 3.10
378.31	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in Part	Part B
378.32	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in Part	6.1-6.5
378.33	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	8.1-8.8
378.4	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	2.9
378.5	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	2.11
378.6	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	2.11
378.7	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in part	2.5, 2.12
380.1	Villa delLago	Accept in Part	6.4
380.14	Villa delLago	Reject	8.3
380.15	Villa delLago	Reject	8.3
380.16	Villa delLago	Reject	8.3
380.17	Villa delLago	Reject	8
380.18	Villa delLago	Reject	8.3

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
380.19	Villa dellago	Reject	8.3
380.2	Villa dellago	Accept in Part	6.3
380.20	Villa dellago	Reject	8.3
380.21	Villa dellago	Reject	8.3
380.22	Villa dellago	Reject	8.3
380.3	Villa dellago	Accept in Part	6.3
380.4	Villa dellago	Accept in Part	6.4
380.5	Villa dellago	Reject	6.5
380.59	Villa dellago	Accept in Part	6.4
380.6	Villa dellago	Reject	6.5
380.7	Villa dellago	Reject	6.5
380.8	Villa dellago	Reject	6.5
383.10	Queenstown Lakes District Council	Accept in part	2.8
383.11	Queenstown Lakes District Council	Accept in part	2.12
383.12	Queenstown Lakes District Council	Accept in Part	6.3
383.9	Queenstown Lakes District Council	Reject	2.5
407.2	Mount Cardrona Station Limited	Accept in part	2.3
407.3	Mount Cardrona Station Limited	Accept in part	2.3
414.2	Clark Fortune McDonald & Associates Ltd	Reject	6.3
421.7	Two Degrees Mobile Limited	Accept in Part	2, 3.18
423.1	Carol Bunn	Accept in part	2.10
430.3	Ayrburn Farm Estate Ltd	Accept in part	2.3, 2.11, 3.16
430.4	Ayrburn Farm Estate Ltd	Accept in part	8.2
430.5	Ayrburn Farm Estate Ltd	Accept in part	8.3-8.4, 8.6-8.7
430.6	Ayrburn Farm Estate Ltd	Accept in part	8.3, 8.7
430.7	Ayrburn Farm Estate Ltd	Accept in part	8.3, 8.7
433.37	Queenstown Airport Corporation	Accept in part	2.3
433.38	Queenstown Airport Corporation	Accept in part	2.10, 2.11, 3.16
433.39	Queenstown Airport Corporation	Accept in part	2.3
433.40	Queenstown Airport Corporation	Reject	6.1
433.41	Queenstown Airport Corporation	Accept in Part	6.4
433.42	Queenstown Airport Corporation	Accept in Part	6.4
433.43	Queenstown Airport Corporation	Accept in Part	6.5
433.44	Queenstown Airport Corporation	Accept in Part	6.3, 6.5
433.45	Queenstown Airport Corporation	Accept in Part	6.5
433.46	Queenstown Airport Corporation	Reject	8.2
433.47	Queenstown Airport Corporation	Accept in part	8.6-8.7
433.48	Queenstown Airport Corporation	Accept in part	8.6
433.49	Queenstown Airport Corporation	Accept in part	8.6
433.50	Queenstown Airport Corporation	Accept in part	8.7
435.1	Catherine Fallon	Accept in Part	6.1
437.10	Trojan Helmet Limited	Accept in part	3.19
437.11	Trojan Helmet Limited	Accept in part	3.19
437.13	Trojan Helmet Limited	Accept in part	8.2
437.14	Trojan Helmet Limited	Reject	8.3
437.15	Trojan Helmet Limited	Reject	8.4



Submission Number	Submitter	Commissioners' Recommendation	Report Reference
437.16	Trojan Helmet Limited	Accept in part	8.4
437.17	Trojan Helmet Limited	Accept in part	8.6
437.18	Trojan Helmet Limited	Accept in part	8.7
437.19	Trojan Helmet Limited	Accept in part	8.5
437.20	Trojan Helmet Limited	Accept in part	8.7
437.21	Trojan Helmet Limited	Accept in part	8.3
437.22	Trojan Helmet Limited	Reject	8.7
437.23	Trojan Helmet Limited	Reject	8.7
437.24	Trojan Helmet Limited	Accept in part	8.7
437.25	Trojan Helmet Limited	Accept in part	8.7
437.26	Trojan Helmet Limited	Accept in part	8.7
437.27	Trojan Helmet Limited	Accept in part	8.7
437.28	Trojan Helmet Limited	Accept in part	8.6
437.29	Trojan Helmet Limited	Accept in part	8.3
437.3	Trojan Helmet Limited	Accept in part	2.3
437.30	Trojan Helmet Limited	Reject	8.7
437.31	Trojan Helmet Limited	Accept in part	8.7
437.32	Trojan Helmet Limited	Reject	8.7
437.33	Trojan Helmet Limited	Accept in part	8.5
437.34	Trojan Helmet Limited	Accept in part	8.7
437.35	Trojan Helmet Limited	Reject	8.3
437.5	Trojan Helmet Limited	Accept in part	2.11
437.6	Trojan Helmet Limited	Accept in part	3.16
437.7	Trojan Helmet Limited	Accept in part	3.16
437.9	Trojan Helmet Limited	Accept in part	2.3
438.3	New Zealand Fire Service	Accept in part	2.3
442.1	David and Margaret Bunn	Accept in Part	2.1, 2.5
442.2	David and Margaret Bunn	Reject	2.4, 2.5
442.3	David and Margaret Bunn	Accept in part	2.10, 2.11, 3.16
442.4	David and Margaret Bunn	Accept in part	2.12
442.5	David and Margaret Bunn	Accept in Part	6.5
442.6	David and Margaret Bunn	Reject	8.2
456.1	Hogans Gully Farming Limited	Accept in part	2.3
456.10	Hogans Gully Farming Limited	Accept in part	8.4
456.11	Hogans Gully Farming Limited	Accept in part	8.6
456.12	Hogans Gully Farming Limited	Accept in part	8.7
456.13	Hogans Gully Farming Limited	Reject	8.7
456.14	Hogans Gully Farming Limited	Accept in part	8.3
456.15	Hogans Gully Farming Limited	Reject	8.3, 8.7
456.16	Hogans Gully Farming Limited	Accept in part	8.7
456.17	Hogans Gully Farming Limited	Accept in part	8.7
456.18	Hogans Gully Farming Limited	Accept in part	8.7
456.19	Hogans Gully Farming Limited	Accept in part	8.3
456.2	Hogans Gully Farming Limited	Accept in part	2.11
456.20	Hogans Gully Farming Limited	Accept in part	8.7
456.21	Hogans Gully Farming Limited	Accept in part	8.7
456.22	Hogans Gully Farming Limited	Reject	8.7
456.23	Hogans Gully Farming Limited	Accept in part	8.7
456.3	Hogans Gully Farming Limited	Accept in part	3.16

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
456.4	Hogans Gully Farming Limited	Accept in part	2.11
456.5	Hogans Gully Farming Limited	Accept in part	2.3
456.6	Hogans Gully Farming Limited	Accept in part	3.19
456.7	Hogans Gully Farming Limited	Accept in part	3.19
456.8	Hogans Gully Farming Limited	Accept in part	8.2
456.9	Hogans Gully Farming Limited	Accept in part	8.3, 8.6-8.7
463.1	Zuzana Millson	Accept in part	8.6, 8.7
469.1	Julie Newell	Accept in part	2.12
471.1	Reece Gibson	Accept in part	2.4
502.1	Allenby Farms Limited	Accept in part	2.11
502.2	Allenby Farms Limited	Accept in part	2.11
502.3	Allenby Farms Limited	Accept in part	8.6
502.4	Allenby Farms Limited	Reject	8.7
513.1	Jenny Barb	Accept in part	2.3
513.10	Jenny Barb	Accept in part	2.5, 2.12
513.11	Jenny Barb	Accept in part	8.7
513.12	Jenny Barb	Reject	8.7
513.13	Jenny Barb	Reject	8.7
513.14	Jenny Barb	Accept in part	8.3
513.15	Jenny Barb	Accept	8.7
513.16	Jenny Barb	Reject	8.7
513.17	Jenny Barb	Reject	8.3
513.18	Jenny Barb	Accept in part	8.7
513.19	Jenny Barb	Accept in part	8.7
513.2	Jenny Barb	Accept in part	2.11
513.20	Jenny Barb	Reject	8.7
513.21	Jenny Barb	Reject	8.7
513.22	Jenny Barb	Reject	8.7
513.23	Jenny Barb	Reject	8.7
513.3	Jenny Barb	Accept in part	3.16
513.4	Jenny Barb	Accept in part	3.16
513.5	Jenny Barb	Accept in part	2.11
513.6	Jenny Barb	Accept in part	2.11
513.7	Jenny Barb	Accept in part	2.11
513.8	Jenny Barb	Accept in part	2.3
513.9	Jenny Barb	Accept in part	3.19
515.1	Wakatipu Equities	Accept in part	2.11
515.10	Wakatipu Equities	Reject	8.7
515.11	Wakatipu Equities	Reject	8.7
515.12	Wakatipu Equities	Accept in part	8.3
515.13	Wakatipu Equities	Accept	8.7
515.14	Wakatipu Equities	Reject	8.7
515.15	Wakatipu Equities	Reject	8.3
515.16	Wakatipu Equities	Accept in part	8.7
515.17	Wakatipu Equities	Accept in part	8.7
515.18	Wakatipu Equities	Reject	8.7
515.19	Wakatipu Equities	Reject	8.7
515.2	Wakatipu Equities	Accept in part	3.16
515.3	Wakatipu Equities	Accept in part	2.11
515.4	Wakatipu Equities	Accept in part	2.11

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
515.5	Wakatipu Equities	Accept in part	2.3
515.6	Wakatipu Equities	Accept in part	3.19
515.7	Wakatipu Equities	Accept in part	3.19
515.8	Wakatipu Equities	Accept in part	2.5, 2.12
515.9	Wakatipu Equities	Accept in part	8.7
519.10	New Zealand Tungsten Mining Limited	Accept in part	2.3
519.11	New Zealand Tungsten Mining Limited	Accept in part	3.9
519.12	New Zealand Tungsten Mining Limited	Reject	2.9
519.13	New Zealand Tungsten Mining Limited	Reject	3.14
519.14	New Zealand Tungsten Mining Limited	Accept in part	3.15
519.15	New Zealand Tungsten Mining Limited	Accept in part	2.11
519.16	New Zealand Tungsten Mining Limited	Accept in part	3.16
519.17	New Zealand Tungsten Mining Limited	Accept in part	3.16
519.18	New Zealand Tungsten Mining Limited	Accept in part	2.11
519.19	New Zealand Tungsten Mining Limited	Accept in part	3.16
519.20	New Zealand Tungsten Mining Limited	Accept in part	2.11, 3.18
519.21	New Zealand Tungsten Mining Limited	Accept in part	3.18
519.23	New Zealand Tungsten Mining Limited	Accept in part	8.6
519.24	New Zealand Tungsten Mining Limited	Reject	8.7
519.25	New Zealand Tungsten Mining Limited	Accept in part	8.3
519.26	New Zealand Tungsten Mining Limited	Accept in part	8.5
519.27	New Zealand Tungsten Mining Limited	Reject	8.3
519.28	New Zealand Tungsten Mining Limited	Accept in part	8.7
519.29	New Zealand Tungsten Mining Limited	Reject	8.6
519.30	New Zealand Tungsten Mining Limited	Accept in part	8.3
519.31	New Zealand Tungsten Mining Limited	Accept	8.5
519.32	New Zealand Tungsten Mining Limited	Reject	8.5
519.8	New Zealand Tungsten Mining Limited	Accept in part	3.18
519.9	New Zealand Tungsten Mining Limited	Accept in part	2.3
522.1	Kristie Jean Brustad and Harry James Inch	Accept in part	2.3
522.10	Kristie Jean Brustad and Harry James Inch	Accept in part	3.19
522.11	Kristie Jean Brustad and Harry James Inch	Accept in part	2.5, 2.12
522.12	Kristie Jean Brustad and Harry James Inch	Accept in part	8.7
522.13	Kristie Jean Brustad and Harry James Inch	Reject	8.7
522.14	Kristie Jean Brustad and Harry James Inch	Reject	8.7
522.15	Kristie Jean Brustad and Harry James Inch	Accept in part	8.3
522.16	Kristie Jean Brustad and Harry James Inch	Accept	8.7
522.17	Kristie Jean Brustad and Harry James Inch	Reject	8.7
522.18	Kristie Jean Brustad and Harry James Inch	Reject	8.3
522.19	Kristie Jean Brustad and Harry James Inch	Accept in part	8.7

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
522.2	Kristie Jean Brustad and Harry James Inch	Accept in part	2.11
522.20	Kristie Jean Brustad and Harry James Inch	Accept in part	8.7
522.21	Kristie Jean Brustad and Harry James Inch	Reject	8.7
522.22	Kristie Jean Brustad and Harry James Inch	Reject	8.7
522.23	Kristie Jean Brustad and Harry James Inch	Reject	8.7
522.3	Kristie Jean Brustad and Harry James Inch	Accept in part	3.16
522.4	Kristie Jean Brustad and Harry James Inch	Accept in part	3.16
522.5	Kristie Jean Brustad and Harry James Inch	Accept in part	2.11
522.6	Kristie Jean Brustad and Harry James Inch	Accept in part	2.11
522.7	Kristie Jean Brustad and Harry James Inch	Accept in part	2.11
522.8	Kristie Jean Brustad and Harry James Inch	Accept in part	2.3
522.9	Kristie Jean Brustad and Harry James Inch	Accept in part	3.19
524.10	Ministry of Education	Accept in Part	6.3, 6.5
524.11	Ministry of Education	Reject	6.5
524.12	Ministry of Education	Reject	6.5
524.13	Ministry of Education	Reject	6.5
524.5	Ministry of Education	Accept in part	3.5, 6.3, 6.4
524.6	Ministry of Education	Accept in part	3.5, 6.3, 6.4
524.7	Ministry of Education	Accept in part	2.5, 2.12
524.8	Ministry of Education	Accept in Part	6.1
524.9	Ministry of Education	Accept	6.4
528.1	Shotover Country Limited	Accept in part	2.11
528.2	Shotover Country Limited	Accept in part	2.5, 2.12
528.3	Shotover Country Limited	Reject	8.4
528.4	Shotover Country Limited	Accept in part	8.3
528.5	Shotover Country Limited	Reject	8.3
528.6	Shotover Country Limited	Accept in part	8.7
531.1	Crosshill Farms Limited	Accept in part	2.11
531.10	Crosshill Farms Limited	Reject	8.7
531.11	Crosshill Farms Limited	Reject	8.7
531.12	Crosshill Farms Limited	Accept in part	8.3
531.13	Crosshill Farms Limited	Accept	8.7
531.14	Crosshill Farms Limited	Reject	8.7
531.15	Crosshill Farms Limited	Reject	8.3
531.16	Crosshill Farms Limited	Accept in part	8.7
531.17	Crosshill Farms Limited	Accept in part	8.7
531.18	Crosshill Farms Limited	Reject	8.7
531.19	Crosshill Farms Limited	Reject	8.7
531.2	Crosshill Farms Limited	Accept in part	3.16

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
531.3	Crosshill Farms Limited	Accept in part	2.11
531.4	Crosshill Farms Limited	Accept in part	2.11
531.5	Crosshill Farms Limited	Accept in part	2.3
531.6	Crosshill Farms Limited	Accept in part	3.19
531.7	Crosshill Farms Limited	Accept in part	3.19
531.8	Crosshill Farms Limited	Accept in part	2.5, 2.12
531.9	Crosshill Farms Limited	Accept in part	8.7
532.1	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	2.3
532.10	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	8.7
532.11	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Reject	8.7
532.12	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Reject	8.7
532.13	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	8.3
532.14	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Reject	8.7
532.15	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Reject	8.3
532.16	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	8.7
532.2	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	2.11
532.3	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	3.16
532.4	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	3.16
532.5	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	2.11
532.6	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	2.3
532.7	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	3.19

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
532.8	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	3.19
532.9	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in part	2.5, 2.12
534.1	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	2.3
534.10	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	8.7
534.11	Wayne Evans, G W Stalker Family Trust, Mike Henry	Reject	8.7
534.12	Wayne Evans, G W Stalker Family Trust, Mike Henry	Reject	8.7
534.13	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	8.3
534.14	Wayne Evans, G W Stalker Family Trust, Mike Henry	Reject	8.7
534.15	Wayne Evans, G W Stalker Family Trust, Mike Henry	Reject	8.3
534.16	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	8.7
534.2	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	2.11
534.3	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	3.16
534.4	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	3.16
534.5	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	2.11
534.6	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	2.3
534.7	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	3.19
534.8	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	3.19
534.9	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in part	2.5, 2.12
535.1	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	2.3
535.10	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	8.7
535.11	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Reject	8.7
535.12	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Reject	8.7

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
535.13	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	8.3
535.14	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Reject	8.7
535.15	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Reject	8.3
535.16	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	8.7
535.2	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	2.11
535.3	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	3.16
535.4	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	3.16
535.5	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	2.11
535.6	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	2.3
535.7	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	3.19
535.8	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	3.19
535.9	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in part	2.5, 2.12
537.1	Slopehill Joint Venture	Accept in part	2.3
537.10	Slopehill Joint Venture	Accept in part	2.5, 2.12
537.11	Slopehill Joint Venture	Accept in part	8.7
537.12	Slopehill Joint Venture	Reject	8.7
537.13	Slopehill Joint Venture	Reject	8.7
537.14	Slopehill Joint Venture	Accept in part	8.3
537.15	Slopehill Joint Venture	Accept	8.7
537.16	Slopehill Joint Venture	Reject	8.7
537.17	Slopehill Joint Venture	Reject	8.3
537.18	Slopehill Joint Venture	Accept in part	8.7
537.19	Slopehill Joint Venture	Accept in part	8.7
537.2	Slopehill Joint Venture	Accept in part	3.16
537.20	Slopehill Joint Venture	Reject	8.7
537.21	Slopehill Joint Venture	Reject	8.7
537.22	Slopehill Joint Venture	Reject	8.7

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
537.3	Slopehill Joint Venture	Accept in part	2.11
537.4	Slopehill Joint Venture	Accept in part	3.16
537.43	Slopehill Joint Venture	Accept in part	2.3
537.5	Slopehill Joint Venture	Accept in part	2.11
537.6	Slopehill Joint Venture	Accept in part	2.11
537.7	Slopehill Joint Venture	Accept in part	2.11
537.8	Slopehill Joint Venture	Accept in part	2.3
537.9	Slopehill Joint Venture	Accept in part	3.19
568.6	Grant Laurie Bissett	Accept in part	8.5
570.3	Shotover Hamlet Investments Limited	Accept in Part	Part B
570.5	Shotover Hamlet Investments Limited	Accept in part	8.1-8.8
571.6	Totally Tourism Limited	Accept in Part	2.3, 3.1
580.2	Contact Energy Limited	Accept in part	8.4
580.3	Contact Energy Limited	Reject	8.6
580.6	Contact Energy Limited	Reject	8.8
581.10	Lesley and Jerry Burdon	Accept	8.7
581.11	Lesley and Jerry Burdon	Reject	8.7
581.12	Lesley and Jerry Burdon	Reject	8.7
581.5	Lesley and Jerry Burdon	Accept in part	2.11
581.6	Lesley and Jerry Burdon	Accept in part	2.11
581.7	Lesley and Jerry Burdon	Accept in part	8.6
581.8	Lesley and Jerry Burdon	Reject	8.7
581.9	Lesley and Jerry Burdon	Accept in part	8.3
590.1	Sam Kane	Accept in part	2.9
590.3	Sam Kane	Accept in part	8.5
590.4	Sam Kane	Reject	8.7
590.5	Sam Kane	Accept	8.6
598.1	Straterra	Reject	2.1
598.10	Straterra	Accept in part	2.9
598.11	Straterra	Accept in part	3.13
598.12	Straterra	Accept in part	2.9
598.13	Straterra	Accept in part	3.15
598.14	Straterra	Accept in part	2.10
598.15	Straterra	Accept in part	2.11
598.16	Straterra	Accept in part	3.16
598.17	Straterra	Accept in part	2.11
598.18	Straterra	Accept in part	3.16
598.19	Straterra	Accept in part	2.11, 3.18
598.2	Straterra	Accept in part	2.2
598.20	Straterra	Accept in part	2.3
598.21	Straterra	Accept in part	3.19
598.22	Straterra	Accept in part	3.19
598.23	Straterra	Accept in part	8.1
598.24	Straterra	Reject	8.3
598.25	Straterra	Accept in part	8.6
598.27	Straterra	Accept in part	8.7
598.28	Straterra	Accept in part	8.3
598.29	Straterra	Reject	8.7
598.3	Straterra	Accept in part	2.3
598.30	Straterra	Accept in part	8.5



Submission Number	Submitter	Commissioners' Recommendation	Report Reference
598.31	Straterra	Reject	8.3
598.32	Straterra	Accept in part	8.7
598.33	Straterra	Reject	8.6
598.34	Straterra	Accept in part	8.3
598.35	Straterra	Accept in part	8.7
598.36	Straterra	Reject	8.3
598.37	Straterra	Accept	8.5
598.38	Straterra	Reject	8.5
598.4	Straterra	Accept in part	3.4
598.5	Straterra	Accept in part	2.3
598.6	Straterra	Reject	2.9
598.7	Straterra	Accept in part	3.9
598.8	Straterra	Reject	2.9
598.9	Straterra	Accept in part	3.12
600.11	Federated Farmers of New Zealand	Accept in Part	2.1
600.12	Federated Farmers of New Zealand	Accept in part	2.2
600.13	Federated Farmers of New Zealand	Accept in part	2.3
600.14	Federated Farmers of New Zealand	Accept in part	2.4, 2.5
600.15	Federated Farmers of New Zealand	Accept in part	2.9
600.16	Federated Farmers of New Zealand	Accept in part	2.9
600.17	Federated Farmers of New Zealand	Accept in part	3.9
600.18	Federated Farmers of New Zealand	Accept in part	3.9
600.19	Federated Farmers of New Zealand	Reject	2.9
600.20	Federated Farmers of New Zealand	Accept in part	2.9, 3.10
600.21	Federated Farmers of New Zealand	Accept in part	2.9
600.22	Federated Farmers of New Zealand	Accept in part	3.11
600.23	Federated Farmers of New Zealand	Accept in part	3.12
600.24	Federated Farmers of New Zealand	Accept in part	2.9
600.25	Federated Farmers of New Zealand	Reject	3.13
600.26	Federated Farmers of New Zealand	Reject	2.9
600.27	Federated Farmers of New Zealand	Accept in part	3.14
600.28	Federated Farmers of New Zealand	Accept in part	2.10
600.29	Federated Farmers of New Zealand	Accept in part	2.11
600.30	Federated Farmers of New Zealand	Accept in part	3.16
600.31	Federated Farmers of New Zealand	Accept in part	2.11
600.32	Federated Farmers of New Zealand	Accept in part	2.11
600.33	Federated Farmers of New Zealand	Accept in part	2.11
600.34	Federated Farmers of New Zealand	Accept in part	3.18
600.35	Federated Farmers of New Zealand	Accept in part	2.3
600.36	Federated Farmers of New Zealand	Accept in part	3.19
600.37	Federated Farmers of New Zealand	Accept in part	3.19
600.39	Federated Farmers of New Zealand	Accept in Part	6.4
600.42	Federated Farmers of New Zealand	Accept in part	8.2
600.43	Federated Farmers of New Zealand	Reject	8.3
600.44	Federated Farmers of New Zealand	Reject	8.5
600.45	Federated Farmers of New Zealand	Reject	8.7
600.46	Federated Farmers of New Zealand	Accept in part	8.3
600.47	Federated Farmers of New Zealand	Reject	8.7
600.48	Federated Farmers of New Zealand	Reject	8.7
600.49	Federated Farmers of New Zealand	Reject	8.3

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
600.50	Federated Farmers of New Zealand	Reject	8.3
600.51	Federated Farmers of New Zealand	Accept	8.6
600.52	Federated Farmers of New Zealand	Reject	8.7
600.53	Federated Farmers of New Zealand	Reject	8.3
600.54	Federated Farmers of New Zealand	Accept	8.5
607.10	Te Anau Developments Limited	Accept in part	3.1
607.11	Te Anau Developments Limited	Reject	3.4
607.12	Te Anau Developments Limited	Accept in part	2.3
607.13	Te Anau Developments Limited	Accept in part	2.7
607.14	Te Anau Developments Limited	Reject	3.8
607.15	Te Anau Developments Limited	Reject	2.9
607.16	Te Anau Developments Limited	Accept in part	2.11
607.17	Te Anau Developments Limited	Accept in part	3.16
607.18	Te Anau Developments Limited	Accept in part	2.11
607.19	Te Anau Developments Limited	Accept in part	3.19
607.6	Te Anau Developments Limited	Reject	2.15
607.7	Te Anau Developments Limited	Accept in part	2.3
607.8	Te Anau Developments Limited	Accept in part	3.1
608.1	Darby Planning LP	Accept in part	2
608.10	Darby Planning LP	Reject	3.5
608.11	Darby Planning LP	Reject	3.5
608.12	Darby Planning LP	Accept in part	3.5, 6.3, 6.4
608.13	Darby Planning LP	Accept in part	3.5, 6.3, 6.4
608.14	Darby Planning LP	Accept in part	3.5, 6.3, 6.4
608.15	Darby Planning LP	Accept in part	2.9
608.16	Darby Planning LP	Accept in part	3.11
608.17	Darby Planning LP	Accept in part	2.11
608.18	Darby Planning LP	Accept in part	3.16
608.19	Darby Planning LP	Accept in part	2.11
608.2	Darby Planning LP	Accept in Part	2.1
608.20	Darby Planning LP	Accept in part	3.5, 3.17
608.21	Darby Planning LP	Accept in part	2.3
608.22	Darby Planning LP	Accept in part	3.19
608.23	Darby Planning LP	Accept in part	2.5, 2.12
608.24	Darby Planning LP	Accept in Part	6.4
608.25	Darby Planning LP	Accept in Part	6.4
608.26	Darby Planning LP	Accept in Part	6.3
608.27	Darby Planning LP	Accept in Part	6.3
608.28	Darby Planning LP	Accept in Part	6.3
608.29	Darby Planning LP	Accept in Part	6.4
608.3	Darby Planning LP	Accept in part	2.3, 3.2, 3.18
608.30	Darby Planning LP	Accept in Part	6.4
608.31	Darby Planning LP	Accept in Part	6.5
608.32	Darby Planning LP	Accept in Part	6.3, 6.5
608.33	Darby Planning LP	Accept in Part	6.3, 6.5
608.34	Darby Planning LP	Accept in Part	6.5
608.35	Darby Planning LP	Accept in Part	6.5
608.36	Darby Planning LP	Reject	6.5
608.37	Darby Planning LP	Accept in part	8.2

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
608.38	Darby Planning LP	Reject	8.3
608.39	Darby Planning LP	Accept in part	8.7
608.4	Darby Planning LP	Accept in part	2.3
608.40	Darby Planning LP	Reject	8.7
608.41	Darby Planning LP	Reject	8.7
608.42	Darby Planning LP	Accept in part	8.3
608.43	Darby Planning LP	Reject	8.7
608.44	Darby Planning LP	Reject	8.3
608.45	Darby Planning LP	Accept in part	8.7
608.46	Darby Planning LP	Accept in part	8.7
608.47	Darby Planning LP	Reject	8.7
608.48	Darby Planning LP	Reject	8.7
608.49	Darby Planning LP	Reject	8.6
608.5	Darby Planning LP	Accept in part	3.3
608.50	Darby Planning LP	Reject	8.3
608.51	Darby Planning LP	Reject	8.3
608.52	Darby Planning LP	Accept	3.19
608.53	Darby Planning LP	Accept in part	8.4
608.6	Darby Planning LP	Accept in part	2.3
608.7	Darby Planning LP	Accept	3.4
608.74	Darby Planning LP	Accept in Part	6.4
608.8	Darby Planning LP	Accept in part	2.3
608.9	Darby Planning LP	Accept in part	2.5
610.1	Soho Ski Area Limited and Blackmans Creek No. 1 LP	Reject	8.3
610.2	Soho Ski Area Limited and Blackmans Creek No. 1 LP	Reject	8.5
610.3	Soho Ski Area Limited and Blackmans Creek No. 1 LP	Reject	3.19
610.4	Soho Ski Area Limited and Blackmans Creek No. 1 LP	Accept in part	8.4
613.1	Treble Cone Investments Limited.	Reject	8.3
613.2	Treble Cone Investments Limited.	Reject	8.5
613.3	Treble Cone Investments Limited.	Reject	3.19
613.4	Treble Cone Investments Limited.	Accept in part	8.4
615.10	Cardrona Alpine Resort Limited	Accept in part	3.1
615.11	Cardrona Alpine Resort Limited	Reject	3.4
615.12	Cardrona Alpine Resort Limited	Accept in part	2.3
615.13	Cardrona Alpine Resort Limited	Accept in part	2.7
615.14	Cardrona Alpine Resort Limited	Reject	3.8
615.15	Cardrona Alpine Resort Limited	Reject	2.9
615.16	Cardrona Alpine Resort Limited	Accept in part	3.16
615.17	Cardrona Alpine Resort Limited	Accept in part	2.11
615.18	Cardrona Alpine Resort Limited	Accept in part	3.19
615.25	Cardrona Alpine Resort Limited	Accept in part	2.11
615.6	Cardrona Alpine Resort Limited	Reject	2.15
615.7	Cardrona Alpine Resort Limited	Accept in part	2.3
615.8	Cardrona Alpine Resort Limited	Accept in part	3.1
621.10	Real Journeys Limited	Accept in part	3.1
621.11	Real Journeys Limited	Reject	3.4

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
621.12	Real Journeys Limited	Accept in part	2.3
621.13	Real Journeys Limited	Accept in part	2.7
621.14	Real Journeys Limited	Reject	3.8
621.15	Real Journeys Limited	Reject	2.9
621.16	Real Journeys Limited	Accept in part	2.11
621.17	Real Journeys Limited	Accept in part	3.16
621.18	Real Journeys Limited	Accept in part	2.11
621.19	Real Journeys Limited	Accept in part	3.19
621.26	Real Journeys Limited	Accept in part	8.6
621.27	Real Journeys Limited		8.5
621.28	Real Journeys Limited	Accept in part	8.5
621.29	Real Journeys Limited	Reject	8.6
621.30	Real Journeys Limited	Accept	8.3
621.31	Real Journeys Limited	Reject	8.7
621.32	Real Journeys Limited	Reject	8.7
621.33	Real Journeys Limited	Reject	8.3
621.34	Real Journeys Limited	Accept	8.3
621.35	Real Journeys Limited	Accept in part	8.3
621.36	Real Journeys Limited	Accept in part	8.3
621.37	Real Journeys Limited	Reject	8.8
621.38	Real Journeys Limited	Reject	8.8
621.39	Real Journeys Limited	Reject	8.8
621.40	Real Journeys Limited	Reject	3.19
621.41	Real Journeys Limited	Accept in part	8.4
621.6	Real Journeys Limited	Reject	2.15
621.7	Real Journeys Limited	Accept in part	2.3
621.8	Real Journeys Limited	Accept in part	3.1
624.10	D & M Columb	Accept in part	3.1
624.11	D & M Columb	Accept in part	2.3
624.12	D & M Columb	Accept in part	2.11
624.13	D & M Columb	Accept in part	3.16
624.14	D & M Columb	Accept in part	2.11
624.15	D & M Columb	Accept in part	3.19
624.16	D & M Columb	Accept in part	8.6
624.17	D & M Columb	Accept	8.3
624.18	D & M Columb	Reject	8.7
624.19	D & M Columb	Reject	8.3
624.20	D & M Columb	Accept	8.3
624.21	D & M Columb	Reject	3.19
624.6	D & M Columb	Accept in Part	2.3, 3.1
624.7	D & M Columb	Accept in part	2.3
624.8	D & M Columb	Accept in part	3.1
625.10	Upper Clutha Track Trust	Reject	2.15
625.1	Upper Clutha Track Trust	Accept in part	2.9
625.11	Upper Clutha Track Trust	Reject	2.15
625.12	Upper Clutha Track Trust	Reject	8.4
625.2	Upper Clutha Track Trust	Accept in part	3.14
625.3	Upper Clutha Track Trust	Accept in part	2.12, 6.3, 6.4

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
625.4	Upper Clutha Track Trust	Accept in part	3.20, 6.3, 6.4
625.6	Upper Clutha Track Trust	Reject	2.15
625.7	Upper Clutha Track Trust	Reject	2.15
625.8	Upper Clutha Track Trust	Reject	2.15
625.9	Upper Clutha Track Trust	Reject	2.15
632.2	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in part	2.10, 2.11, 3.16
632.3	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in part	8.3-8.8
633.2	Nick Flight	Accept in part	3.18
635.10	Aurora Energy Limited	Accept in part	2.3
635.11	Aurora Energy Limited	Accept in part	2.3
635.12	Aurora Energy Limited	Accept in part	2.5
635.13	Aurora Energy Limited	Accept in part	3.5, 6.3, 6.4
635.14	Aurora Energy Limited	Accept in part	3.7, 6.3, 6.4
635.15	Aurora Energy Limited	Accept in part	3.13
635.16	Aurora Energy Limited	Accept in part	2.10, 2.11, 3.16
635.17	Aurora Energy Limited	Accept in part	2.10, 2.11, 3.16
635.18	Aurora Energy Limited	Accept in part	2.5, 2.7
635.19	Aurora Energy Limited	Accept in Part	6.4
635.20	Aurora Energy Limited	Accept in Part	6.4
635.21	Aurora Energy Limited	Accept in Part	6.4
635.22	Aurora Energy Limited	Accept in Part	6.4
635.23	Aurora Energy Limited	Accept in Part	6.4
635.24	Aurora Energy Limited	Accept in Part	6.3, 6.5
635.25	Aurora Energy Limited	Accept in Part	6.3, 6.5
635.26	Aurora Energy Limited	Reject	6.5
635.27	Aurora Energy Limited	Reject	8.3
635.28	Aurora Energy Limited	Accept in part	8.6
635.29	Aurora Energy Limited	Accept in part	8.7
635.30	Aurora Energy Limited	Reject	8.7
635.31	Aurora Energy Limited	Accept in part	8.3
635.32	Aurora Energy Limited	Reject	8.8
636.3	Crown Range Holdings Ltd	Accept in part	2.10, 2.11, 3.16
636.4	Crown Range Holdings Ltd	Accept in part	8.3-8.8
640.1	John Wellington	Accept in part	2.9
640.2	John Wellington	Accept in part	3.14
640.3	John Wellington	Accept in part	2.12, 6.3, 6.4
640.4	John Wellington	Accept in part	3.20, 6.3, 6.4
643.2	Crown Range Enterprises	Accept in part	2.10, 2.11, 3.16
643.3	Crown Range Enterprises	Accept in part	2.11
643.4	Crown Range Enterprises	Accept in part	3.16
643.5	Crown Range Enterprises	Accept in part	2.3
643.6	Crown Range Enterprises	Accept in part	3.19

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
643.7	Crown Range Enterprises	Accept in part	3.19
643.8	Crown Range Enterprises	Accept in part	8.3-8.8
651.2	David & Vivki Caesar	Accept in Part	6.5
653.3	Winton Partners Funds Management No 2 Limited.	Accept in Part	5, 6.1-6.5
655.2	Bridesdale Farm Developments Limited	Accept in Part	6.1-6.5
661.1	Land Information New Zealand	Accept in Part	6.3
669.7	Cook Adam Trustees Limited, C & M Burgess	Accept in part	2.10, 2.11, 3.16
669.8	Cook Adam Trustees Limited, C & M Burgess	Accept in part	8.3-8.8
671.1	Queenstown Trails Trust	Reject	2.15
671.2	Queenstown Trails Trust	Reject	8.4
677.2	Amrta Land Ltd	Reject	2.15
677.3	Amrta Land Ltd	Accept in part	2.3
677.4	Amrta Land Ltd	Accept in part	3.1
677.6	Amrta Land Ltd	Reject	8.5
677.7	Amrta Land Ltd	Reject	3.19
688.2	Justin Crane and Kirsty Mactaggart	Accept in part	2.10, 2.11, 3.16
688.3	Justin Crane and Kirsty Mactaggart	Accept in part	2.10, 2.11, 3.16
688.4	Justin Crane and Kirsty Mactaggart	Accept in part	8.3-8.8
693.3	Private Property Limited	Accept in part	2.10, 2.11, 3.16
693.4	Private Property Limited	Accept in part	2.10, 2.11, 3.16
693.5	Private Property Limited	Reject	8
693.6	Private Property Limited	Accept in part	8.3-8.8
696.10	Millbrook Country Club Ltd	Accept	8.7
696.11	Millbrook Country Club Ltd	Reject	8.7
696.12	Millbrook Country Club Ltd	Accept in part	8.7
696.13	Millbrook Country Club Ltd	Reject	8.5
696.14	Millbrook Country Club Ltd	Reject	3.19
696.2	Millbrook Country Club Ltd	Accept in part	2.3
696.3	Millbrook Country Club Ltd	Accept in part	2.3
696.4	Millbrook Country Club Ltd	Accept in part	2.11
696.5	Millbrook Country Club Ltd	Accept in part	3.16
696.6	Millbrook Country Club Ltd	Accept in part	3.19
696.7	Millbrook Country Club Ltd	Accept in part	8.7
696.8	Millbrook Country Club Ltd	Reject	8.7
696.9	Millbrook Country Club Ltd	Accept	8.7
701.3	Paul Kane	Accept in part	2.9, 3.10
701.4	Paul Kane	Accept in part	2.9, 3.10
701.5	Paul Kane	Accept in part	3.19
702.1	Lake Wakatipu Stations Limited	Accept in part	2.10, 2.11, 3.16
702.2	Lake Wakatipu Stations Limited	Accept in part	2.10, 2.11, 3.16
702.3	Lake Wakatipu Stations Limited	Reject	8
702.4	Lake Wakatipu Stations Limited	Accept in part	8.3-8.8

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
706.10	Forest and Bird NZ	Reject	3.9
706.11	Forest and Bird NZ	Reject	2.9
706.12	Forest and Bird NZ	Accept in part	2.9, 3.10
706.13	Forest and Bird NZ	Accept in part	3.11
706.14	Forest and Bird NZ	Reject	2.9
706.15	Forest and Bird NZ	Reject	3.12
706.16	Forest and Bird NZ	Accept in part	2.9
706.17	Forest and Bird NZ	Accept in part	2.9
706.18	Forest and Bird NZ	Accept in part	3.14
706.19	Forest and Bird NZ	Reject	2.9
706.20	Forest and Bird NZ	Reject	3.15
706.6	Forest and Bird NZ	Accept in part	2.8
706.7	Forest and Bird NZ	Accept in part	2.9
706.8	Forest and Bird NZ	Reject	3.9
706.9	Forest and Bird NZ	Accept in part	3.9
707.1	Wanaka on Water	Accept in part	2.2, 2.3, 3.2
707.2	Wanaka on Water	Accept in part	2.2, 2.3, 3.2
707.3	Wanaka on Water	Accept in part	2.2, 2.3, 3.2
711.1	Richard Lawrie Hewitt	Reject	2.8
711.2	Richard Lawrie Hewitt	Reject	2.9
711.3	Richard Lawrie Hewitt	Reject	2.9
716.10	Ngai Tahu Tourism Ltd	Accept in part	2.7
716.11	Ngai Tahu Tourism Ltd	Reject	2.9
716.12	Ngai Tahu Tourism Ltd	Accept in part	2.11
716.13	Ngai Tahu Tourism Ltd	Accept in part	3.16
716.14	Ngai Tahu Tourism Ltd	Accept in part	2.11
716.15	Ngai Tahu Tourism Ltd	Accept in part	3.19
716.4	Ngai Tahu Tourism Ltd	Reject	2.15
716.5	Ngai Tahu Tourism Ltd	Accept in part	2.3
716.6	Ngai Tahu Tourism Ltd	Accept in part	3.1
716.8	Ngai Tahu Tourism Ltd	Reject	3.4
716.9	Ngai Tahu Tourism Ltd	Accept in part	2.3
719.10	NZ Transport Agency	Accept in part	3.5, 6.3, 6.4
719.11	NZ Transport Agency	Reject	3.15
719.12	NZ Transport Agency	Accept in Part	6.1
719.13	NZ Transport Agency	Accept in Part	6.4
719.14	NZ Transport Agency	Accept in Part	6.4
719.15	NZ Transport Agency	Accept in Part	6.3
719.16	NZ Transport Agency	Accept in Part	6.3
719.17	NZ Transport Agency	Accept in Part	6.3
719.18	NZ Transport Agency	Accept in Part	6.3
719.19	NZ Transport Agency	Accept in Part	6.3
719.20	NZ Transport Agency	Accept in Part	6.4
719.21	NZ Transport Agency	Accept in Part	6.4
719.22	NZ Transport Agency	Accept in Part	6.4
719.23	NZ Transport Agency	Accept in Part	6.3, 6.5
719.24	NZ Transport Agency	Accept in Part	6.3, 6.5
719.25	NZ Transport Agency	Reject	6.5
719.26	NZ Transport Agency	Accept in Part	6.5
719.27	NZ Transport Agency	Reject	6.5

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
719.28	NZ Transport Agency	Accept in part	8.5
719.29	NZ Transport Agency	Accept in part	8.7
719.30	NZ Transport Agency	Accept in part	8.7
719.4	NZ Transport Agency	Accept in Part	2.1
719.5	NZ Transport Agency	Accept in part	2.3
719.6	NZ Transport Agency	Accept in part	2.4
719.7	NZ Transport Agency	Accept in part	2.5
719.8	NZ Transport Agency	Accept in part	3.5
719.9	NZ Transport Agency	Accept	3.5
725.1	Ian Percy & Fiona Aitken Family Trust	Accept in part	2.3
726.1	Upper Clutha Transport	Accept in part	2.3
726.2	Upper Clutha Transport	Accept in part	3.3
751.7	Hansen Family Partnership	Accept in Part	6.4
755.10	Guardians of Lake Wanaka	Accept in part	8.3
755.11	Guardians of Lake Wanaka	Accept	8.8
755.12	Guardians of Lake Wanaka	Accept in part	8.4
755.13	Guardians of Lake Wanaka	Reject	8.7
755.3	Guardians of Lake Wanaka	Accept in Part	2.1
755.4	Guardians of Lake Wanaka	Accept in part	2.9
755.5	Guardians of Lake Wanaka	Accept in part	2.9
755.6	Guardians of Lake Wanaka	Accept in part	2.9
755.7	Guardians of Lake Wanaka	Accept in part	3.12
755.8	Guardians of Lake Wanaka	Accept in part	3.13
755.9	Guardians of Lake Wanaka	Accept in part	8.2
761.1	ORFEL Ltd	Accept	2.3
761.10	ORFEL Ltd	Reject	8.3
761.11	ORFEL Ltd	Accept	8.7
761.12	ORFEL Ltd	Accept in part	8.7
761.13	ORFEL Ltd	Accept in part	8.7
761.14	ORFEL Ltd	Accept in part	8.7
761.15	ORFEL Ltd	Accept in part	8.3
761.16	ORFEL Ltd	Accept in part	8.7
761.17	ORFEL Ltd	Accept in part	8.7
761.18	ORFEL Ltd	Reject	8.3
761.2	ORFEL Ltd	Accept in part	2.11
761.3	ORFEL Ltd	Accept in part	2.11
761.35	ORFEL Ltd	Accept in part	2.3
761.36	ORFEL Ltd	Accept in part	2.3
761.4	ORFEL Ltd	Accept in part	2.11
761.5	ORFEL Ltd	Reject	8.3
761.6	ORFEL Ltd	Reject	8.4
761.7	ORFEL Ltd	Accept in part	8.7
761.8	ORFEL Ltd	Reject	8.5
761.9	ORFEL Ltd	Accept	8.7
766.14	Queenstown Wharves GP Limited	Accept	8.3
766.15	Queenstown Wharves GP Limited	Reject	8.8
766.16	Queenstown Wharves GP Limited	Reject	8.8
766.17	Queenstown Wharves GP Limited	Reject	8.8
768.10	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept	8.3, 8.6



Submission Number	Submitter	Commissioners' Recommendation	Report Reference
768.11	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept	8.3
768.12	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept	8.3
768.13	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept	8.3
768.14	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept	8.3
768.15	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept in part	8.3
768.16	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Reject	8.5
768.5	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept in part	3.3
768.6	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept in part	2.9
768.7	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept in part	3.13
768.8	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Reject	8.3
768.9	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept	8.3, 8.6,
771.4	Hawea Community Association	Accept	3.5
771.5	Hawea Community Association	Accept	6.4
773.1	John & Jill Blennerhassett	Accept in part	Part B
773.2	John & Jill Blennerhassett	Accept in Part	6.3
781.34	Chorus New Zealand Limited	Accept in Part	2,3,18
784.24	Jeremy Bell Investments Limited	Accept in part	2.3
784.25	Jeremy Bell Investments Limited	Accept in part	3.19
784.26	Jeremy Bell Investments Limited	Accept in part	3.19
784.3	Jeremy Bell Investments Limited	Accept in part	2.9, 3.10
784.4	Jeremy Bell Investments Limited	Accept in part	2.9, 3.11
791.4	Tim Burdon	Accept in part	2.3
791.5	Tim Burdon	Accept in part	2.3
791.6	Tim Burdon	Accept in part	3.19
791.7	Tim Burdon	Accept in part	3.19
791.8	Tim Burdon	Reject	8.7
791.9	Tim Burdon	Accept	8.6
794.4	Lakes Land Care	Accept in part	2.3
794.5	Lakes Land Care	Accept in part	2.3
794.6	Lakes Land Care	Accept in part	3.19
794.7	Lakes Land Care	Accept in part	3.19
794.8	Lakes Land Care	Reject	8.7
794.9	Lakes Land Care	Accept	8.6
795.1	Noel Williams	Accept in Part	6.5
798.1	Otago Regional Council	Accept in part	8.6
798.21	Otago Regional Council	Accept in Part	Part B
798.23	Otago Regional Council	Accept in part	2.5
798.24	Otago Regional Council	Accept in part	3.15
798.25	Otago Regional Council	Accept in part	2.5
798.27	Otago Regional Council	Accept in Part	6.3

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
798.28	Otago Regional Council	Accept in Part	6.3, 6.5
798.30	Otago Regional Council	Accept in part	2.5, 2.12
798.53	Otago Regional Council	Accept in Part	6.3, 6.5
805.22	Transpower New Zealand Limited	Accept in part	2.3
805.23	Transpower New Zealand Limited	Accept in part	2.5
805.24	Transpower New Zealand Limited	Accept in part	3.5, 6.3, 6.4
805.25	Transpower New Zealand Limited	Accept in part	3.9
805.26	Transpower New Zealand Limited	Accept in part	3.13
805.27	Transpower New Zealand Limited	Accept in part	2.11
805.28	Transpower New Zealand Limited	Accept in part	3.16
805.29	Transpower New Zealand Limited	Accept in part	2.11
805.30	Transpower New Zealand Limited	Accept in part	3.16
805.31	Transpower New Zealand Limited	Accept in part	6.4
805.32	Transpower New Zealand Limited	Accept in Part	6.1
805.33	Transpower New Zealand Limited	Accept in Part	6.4
805.34	Transpower New Zealand Limited	Accept in Part	6.4
805.35	Transpower New Zealand Limited	Accept in Part	6.4
805.36	Transpower New Zealand Limited	Accept in Part	6.4
805.37	Transpower New Zealand Limited	Accept in Part	6.4
805.38	Transpower New Zealand Limited	Accept in Part	6.3, 6.5
805.40	Transpower New Zealand Limited	Reject	8.2
805.41	Transpower New Zealand Limited	Accept in part	8.6
805.42	Transpower New Zealand Limited	Accept in part	8.7
805.43	Transpower New Zealand Limited	Reject	8.6
805.44	Transpower New Zealand Limited	Accept in part	8.7
805.45	Transpower New Zealand Limited	Accept in part	8.7
806.10	Queenstown Park Limited	Accept in part	2.3
806.11	Queenstown Park Limited	Accept in part	3.2
806.12	Queenstown Park Limited	Accept in part	3.2
806.13	Queenstown Park Limited	Accept in part	3.1
806.14	Queenstown Park Limited	Accept in part	2.3
806.15	Queenstown Park Limited	Accept in part	3.3
806.16	Queenstown Park Limited	Accept in part	3.3
806.17	Queenstown Park Limited	Accept in part	3.3
806.18	Queenstown Park Limited	Accept in part	2.3
806.19	Queenstown Park Limited	Reject	3.4
806.20	Queenstown Park Limited	Accept in part	3.4
806.21	Queenstown Park Limited	Accept in part	2.3
806.22	Queenstown Park Limited	Accept in part	2.3
806.23	Queenstown Park Limited	Accept in part	2.4, 2.5, 3.5
806.24	Queenstown Park Limited	Accept in part	2.5
806.25	Queenstown Park Limited	Reject	3.5
806.26	Queenstown Park Limited	Reject	3.5
806.27	Queenstown Park Limited	Accept in part	3.5, 6.3, 6.4
806.28	Queenstown Park Limited	Accept in part	3.5, 6.3, 6.4
806.29	Queenstown Park Limited	Accept in part	3.5, 6.3, 6.4
806.30	Queenstown Park Limited	Accept in part	3.5, 6.3, 6.4
806.31	Queenstown Park Limited	Accept in part	3.5, 6.3, 6.4
806.32	Queenstown Park Limited	Accept in part	2.5, 3.8
806.33	Queenstown Park Limited	Accept in part	2.7, 3.8

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
806.34	Queenstown Park Limited	Accept in part	2.8, 2.9, 3.9-3.13
806.35	Queenstown Park Limited	Accept in part	2.9, 3.14
806.36	Queenstown Park Limited	Accept in part	2.9, 3.15
806.37	Queenstown Park Limited	Accept in part	2.10, 2.11, 3.16
806.38	Queenstown Park Limited	Accept in part	2.11
806.39	Queenstown Park Limited	Accept in part	3.5, 3.17
806.40	Queenstown Park Limited	Accept in part	2.11, 3.18
806.41	Queenstown Park Limited	Accept in part	3.18
806.42	Queenstown Park Limited	Accept in part	2.3, 3.19
806.43	Queenstown Park Limited	Accept in part	2.5, 2.12, 3.20
806.44	Queenstown Park Limited	Accept in part	2.5, 2.12
806.45	Queenstown Park Limited	Accept in part	2.5, 2.12, 3.20, 6.3, 6.4
806.46	Queenstown Park Limited	Accept in part	2.12, 6.3, 6.4
806.48	Queenstown Park Limited	Accept in Part	6.3, 6.4
806.55	Queenstown Park Limited	Accept in part	8.6-8.7
806.56	Queenstown Park Limited	Accept	8.3
806.57	Queenstown Park Limited	Accept in part	8.4
806.58	Queenstown Park Limited	Accept in part	8.4
806.59	Queenstown Park Limited	Accept in part	8.6, 8.7
806.60	Queenstown Park Limited	Accept in part	8.6, 8.7
806.61	Queenstown Park Limited	Reject	8.5
806.62	Queenstown Park Limited	Reject	8.7
806.63	Queenstown Park Limited	Reject	6.3
806.64	Queenstown Park Limited	Reject	8.5
806.65	Queenstown Park Limited	Reject	8.5
806.66	Queenstown Park Limited	Accept	8.7
806.67	Queenstown Park Limited	Reject	8.6
806.68	Queenstown Park Limited	Accept in part	8.3
806.69	Queenstown Park Limited	Accept in part	8.7
806.70	Queenstown Park Limited	Reject	8.6
806.71	Queenstown Park Limited	Reject	8.5
806.72	Queenstown Park Limited	Reject	8.3
806.73	Queenstown Park Limited	Accept in part	8.7
806.74	Queenstown Park Limited	Reject	8.6
806.75	Queenstown Park Limited	Reject	8.7
806.76	Queenstown Park Limited	Reject	8.6
806.77	Queenstown Park Limited	Reject	8.3
806.78	Queenstown Park Limited	Accept	8.7
806.79	Queenstown Park Limited	Accept in part	8.7
806.8	Queenstown Park Limited	Accept in Part	1.9
806.80	Queenstown Park Limited	Reject	8.7
806.81	Queenstown Park Limited	Accept in part	8.5
806.82	Queenstown Park Limited	Accept in part	8.7
806.83	Queenstown Park Limited	Reject	8.7

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
806.84	Queenstown Park Limited	Accept	8.3
806.85	Queenstown Park Limited	Reject	8.8
806.86	Queenstown Park Limited	Reject	8.8
806.87	Queenstown Park Limited	Reject	8.8
806.88	Queenstown Park Limited	Reject	8.3
806.89	Queenstown Park Limited	Reject	8.5
806.9	Queenstown Park Limited	Accept in part	2, 2.2
806.90	Queenstown Park Limited	Reject	8.3
806.91	Queenstown Park Limited	Reject	8.3
806.92	Queenstown Park Limited	Reject	3.19
806.93	Queenstown Park Limited	Reject	8.4
807.10	Remarkables Park Limited	Accept in Part	2.3, 3.2
807.30	Remarkables Park Limited	Accept in Part	2.3
807.31	Remarkables Park Limited	Accept in part	Part B
807.32	Remarkables Park Limited	Accept in part	2
807.33	Remarkables Park Limited	Accept in part	2.3
807.34	Remarkables Park Limited	Accept in part	2.3
807.35	Remarkables Park Limited	Accept	2.3
807.36	Remarkables Park Limited	Accept in part	2.3
807.37	Remarkables Park Limited	Accept in part	2.3
807.38	Remarkables Park Limited	Accept	2.3
807.39	Remarkables Park Limited	Accept in part	2.3
807.40	Remarkables Park Limited	Reject	3.4
807.41	Remarkables Park Limited	Accept in part	2.3
807.42	Remarkables Park Limited	Accept in part	2.3
807.43	Remarkables Park Limited	Reject	3.5
807.44	Remarkables Park Limited	Accept in part	2.5
807.45	Remarkables Park Limited	Accept in part	3.5
807.46	Remarkables Park Limited	Reject	3.5
807.47	Remarkables Park Limited	Accept in part	3.5, 6.3, 6.4
807.48	Remarkables Park Limited	Accept in part	3.5, 6.3, 6.4
807.49	Remarkables Park Limited	Accept in part	3.5, 6.3, 6.4
807.50	Remarkables Park Limited	Accept in part	3.5, 6.3, 6.4
807.51	Remarkables Park Limited	Accept in part	2.5- 2.7, 3.8
807.52	Remarkables Park Limited	Accept in part	2.8, 2.9. 3.9-3.13
807.53	Remarkables Park Limited	Accept in part	3.13
807.54	Remarkables Park Limited	Accept in part	2.9, 3.14
807.55	Remarkables Park Limited	Accept in part	2.9, 3.15
807.56	Remarkables Park Limited	Accept in part	2.10, 2.11, 3.16
807.57	Remarkables Park Limited	Accept in part	2.11, 3.16
807.58	Remarkables Park Limited	Accept in part	2.11
807.59	Remarkables Park Limited	Accept in part	2.11, 3.18
807.60	Remarkables Park Limited	Accept in part	2.3, 3.19
807.6	Remarkables Park Limited	Reject	6.3
807.61	Remarkables Park Limited	Accept in part	2.5, 2.12, 3.20
807.63	Remarkables Park Limited	Accept in Part	5, 6.3-6.5

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
807.64	Remarkables Park Limited	Accept in Part	2.3, 3.2, 6.3, 6.4
807.65	Remarkables Park Limited	Reject	6.3
807.66	Remarkables Park Limited	Accept in Part	6.4
807.67	Remarkables Park Limited	Accept in Part	6.4
807.68	Remarkables Park Limited	Accept in Part	6.4
807.69	Remarkables Park Limited	Accept in Part	6.4
807.70	Remarkables Park Limited	Accept in Part	6.4
807.71	Remarkables Park Limited	Accept in Part	6.4
807.72	Remarkables Park Limited	Accept in Part	6.5
807.74	Remarkables Park Limited	Reject	8.6
807.75	Remarkables Park Limited	Accept in part	8.3, 8.6, 8.7
807.9	Remarkables Park Limited	Accept in Part	2.3
808.1	Shotover Park Limited	Reject	2
808.2	Shotover Park Limited	Accept in Part	2.3, 3.2, 3.3
808.3	Shotover Park Limited	Accept in Part	2.3, 3.2, 3.3
809.1	Queenstown Lakes District Council	Accept in part	2.11
809.2	Queenstown Lakes District Council	Accept in Part	6.4
809.3	Queenstown Lakes District Council	Reject	8.7
809.4	Queenstown Lakes District Council	Accept in part	8.3
810.10	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	Accept in Part	6.3, 6.5
810.11	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	Reject	6.5
810.29	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	Accept in part	8.6
810.3	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	Reject	2.1
810.30	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	Reject	2.1, 8.8
810.31	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	Reject	3.19
810.4	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	Reject	2.1
810.5	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o	Reject	3.8

Submission Number	Submitter	Commissioners' Recommendation	Report Reference
	Otakou and Hokonui Runanga collectively Manawhenua		
810.6	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	Accept in part	2.8
810.7	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	Reject	2.11
810.9	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou and Hokonui Runanga collectively Manawhenua	Accept in Part	6.3
836.15	Arcadian Triangle Limited	Accept in Part	2.8, 3.14
836.16	Arcadian Triangle Limited	Accept in Part	6.3
836.17	Arcadian Triangle Limited	Accept in Part	6.4
836.18	Arcadian Triangle Limited	Accept in part	8.7
836.22	Arcadian Triangle Limited	Accept in part	8.4
842.4	Scott Crawford	Accept in Part	5, 6.1-6.5
854.4	Slopehill Properties Limited	Reject	2.15

## Part B: Further Submissions

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1004.6	513.1	Elizabeth & Murray Hanan	Accept in part	2.3
FS1004.8	10.1	Elizabeth & Murray Hanan	Accept in part	3.5
FS1012.16	69.2	Willowridge Developments Limited	Accept	6.5
FS1012.17	69.3	Willowridge Developments Limited	Accept in Part	6.5
FS1012.47	502.1	Willowridge Developments Limited	Accept in part	2.11
FS1012.48	502.2	Willowridge Developments Limited	Accept in part	2.11
FS1012.49	502.3	Willowridge Developments Limited	Accept in part	8.6
FS1012.50	502.4	Willowridge Developments Limited	Reject	8.7
FS1012.57	806.10	Willowridge Developments Limited	Accept in part	2.3
FS1012.58	806.11	Willowridge Developments Limited	Accept in part	3.2
FS1012.59	806.12	Willowridge Developments Limited	Accept in part	3.2
FS1013.4	725.1	Orchard Road Holdings Limited	Accept in part	2.3
FS1015.101	608.37	Straterra	Accept in part	8.2
FS1015.102	608.49	Straterra	Accept	8.6
FS1015.103	608.50	Straterra	Accept	8.3
FS1015.104	671.1	Straterra	Accept	2.15
FS1015.105	677.4	Straterra	Accept in part	3.1
FS1015.107	706.9	Straterra	Accept in part	3.9
FS1015.108	706.14	Straterra	Accept	2.9
FS1015.125	761.2	Straterra	Accept in part	2.11
FS1015.126	761.10	Straterra	Accept in part	8.3
FS1015.127	761.12	Straterra	Accept in part	8.7
FS1015.128	761.15	Straterra	Accept in part	8.3
FS1015.129	761.16	Straterra	Accept in part	8.7
FS1015.130	761.17	Straterra	Accept in part	8.7
FS1015.131	761.18	Straterra	Reject	8.3
FS1015.135	768.15	Straterra	Accept in part	8.3
FS1015.2	339.17	Straterra	Accept in part	3.9
FS1015.21	373.6	Straterra	Accept in part	3.9
FS1015.22	373.11	Straterra	Accept in part	8.4, 8.6
FS1015.3	339.23	Straterra	Reject	1.7, 3.12
FS1015.30	375.3	Straterra	Accept in part	3.16
FS1015.31	375.10	Straterra	Accept in part	8.6
FS1015.32	375.11	Straterra	Reject	8.6
FS1015.33	375.14	Straterra	Accept in part	8.7
FS1015.44	519.8	Straterra	Accept in part	3.18
FS1015.45	519.9	Straterra	Accept in part	2.3
FS1015.46	519.10	Straterra	Accept in part	2.3

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1015.47	519.11	Straterra	Accept in part	3.9
FS1015.48	519.12	Straterra	Reject	2.9
FS1015.49	519.13	Straterra	Reject	3.14
FS1015.50	519.14	Straterra	Accept in part	3.15
FS1015.51	519.15	Straterra	Accept in part	2.11
FS1015.52	519.16	Straterra	Accept in part	3.16
FS1015.53	519.17	Straterra	Accept in part	3.16
FS1015.54	519.18	Straterra	Accept in part	2.11
FS1015.55	519.19	Straterra	Accept in part	3.16
FS1015.56	519.20	Straterra	Accept in part	2.11, 3.18
FS1015.57	519.21	Straterra	Accept in part	3.18
FS1015.59	519.23	Straterra	Accept in part	8.6
FS1015.60	519.24	Straterra	Reject	8.7
FS1015.61	519.25	Straterra	Accept in part	8.3
FS1015.62	519.26	Straterra	Accept in part	8.5
FS1015.63	519.27	Straterra	Reject	8.3
FS1015.64	519.28	Straterra	Accept in part	8.7
FS1015.65	519.29	Straterra	Reject	8.6
FS1015.66	519.30	Straterra	Accept in part	8.3
FS1015.67	519.31	Straterra	Accept	8.5
FS1015.68	519.32	Straterra	Reject	8.5
FS1029.31	221.1	Universal Developments Limited	Accept in part	2.10
FS1029.34	423.1	Universal Developments Limited	Accept in part	2.10
FS1034.11	600.11	Upper Clutha Environmental Society (Inc.)	Accept in Part	2.1
FS1034.12	600.12	Upper Clutha Environmental Society (Inc.)	Accept in part	2.2
FS1034.13	600.13	Upper Clutha Environmental Society (Inc.)	Accept in part	2.3
FS1034.14	600.14	Upper Clutha Environmental Society (Inc.)	Accept in part	2.4, 2.5
FS1034.15	600.15	Upper Clutha Environmental Society (Inc.)	Accept in part	2.9
FS1034.159	608.1	Upper Clutha Environmental Society (Inc.)	Accept in part	2
FS1034.16	600.16	Upper Clutha Environmental Society (Inc.)	Accept in part	2.9
FS1034.160	608.2	Upper Clutha Environmental Society (Inc.)	Accept in Part	2.1
FS1034.161	608.3	Upper Clutha Environmental Society (Inc.)	Accept in part	2.3, 3.2, 3.18
FS1034.162	608.4	Upper Clutha Environmental Society (Inc.)	Accept in part	2.3
FS1034.163	608.5	Upper Clutha Environmental Society (Inc.)	Accept in part	3.3
FS1034.164	608.6	Upper Clutha Environmental Society (Inc.)	Accept in part	2.3



Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1034.165	608.7	Upper Clutha Environmental Society (Inc.)	Reject	3.4
FS1034.166	608.8	Upper Clutha Environmental Society (Inc.)	Accept in part	2.3
FS1034.167	608.9	Upper Clutha Environmental Society (Inc.)	Accept in part	2.5
FS1034.168	608.10	Upper Clutha Environmental Society (Inc.)	Accept	3.5
FS1034.169	608.11	Upper Clutha Environmental Society (Inc.)	Accept	3.5
FS1034.17	600.17	Upper Clutha Environmental Society (Inc.)	Accept in part	3.9
FS1034.170	608.12	Upper Clutha Environmental Society (Inc.)	Accept in part	3.5, 6.3, 6.4
FS1034.171	608.13	Upper Clutha Environmental Society (Inc.)	Accept in part	3.5, 6.3, 6.4
FS1034.172	608.14	Upper Clutha Environmental Society (Inc.)	Accept in part	3.5, 6.3, 6.4
FS1034.173	608.15	Upper Clutha Environmental Society (Inc.)	Accept in part	2.9
FS1034.174	608.16	Upper Clutha Environmental Society (Inc.)	Accept in part	3.11
FS1034.175	608.17	Upper Clutha Environmental Society (Inc.)	Accept in part	2.11
FS1034.176	608.18	Upper Clutha Environmental Society (Inc.)	Accept in part	3.16
FS1034.177	608.19	Upper Clutha Environmental Society (Inc.)	Accept in part	2.11
FS1034.178	608.20	Upper Clutha Environmental Society (Inc.)	Accept in part	3.5, 3.17
FS1034.179	608.21	Upper Clutha Environmental Society (Inc.)	Accept in part	2.3
FS1034.18	600.18	Upper Clutha Environmental Society (Inc.)	Accept in part	3.9
FS1034.180	608.22	Upper Clutha Environmental Society (Inc.)	Accept in part	3.19
FS1034.181	608.23	Upper Clutha Environmental Society (Inc.)	Accept in part	2.5, 2.12
FS1034.182	608.24	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.4
FS1034.183	608.25	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.4
FS1034.184	608.26	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.3
FS1034.185	608.27	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.3
FS1034.186	608.28	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.3
FS1034.187	608.29	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.4

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1034.188	608.30	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.4
FS1034.189	608.31	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.5
FS1034.19	600.19	Upper Clutha Environmental Society (Inc.)	Accept	2.9
FS1034.190	608.32	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.3, 6.5
FS1034.191	608.33	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.3, 6.5
FS1034.192	608.34	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.5
FS1034.193	608.35	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.5
FS1034.194	608.36	Upper Clutha Environmental Society (Inc.)	Reject	6.5
FS1034.195	608.37	Upper Clutha Environmental Society (Inc.)	Accept in part	8.2
FS1034.196	608.38	Upper Clutha Environmental Society (Inc.)	Accept	8.3
FS1034.197	608.39	Upper Clutha Environmental Society (Inc.)	Accept in part	8.7
FS1034.198	608.40	Upper Clutha Environmental Society (Inc.)	Reject	8.7
FS1034.199	608.41	Upper Clutha Environmental Society (Inc.)	Accept	8.7
FS1034.20	600.20	Upper Clutha Environmental Society (Inc.)	Accept in part	2.9, 3.10
FS1034.200	608.42	Upper Clutha Environmental Society (Inc.)	Accept in part	8.3
FS1034.201	608.43	Upper Clutha Environmental Society (Inc.)	Accept	8.7
FS1034.202	608.44	Upper Clutha Environmental Society (Inc.)	Accept	8.3
FS1034.203	608.45	Upper Clutha Environmental Society (Inc.)	Accept in part	8.7
FS1034.204	608.46	Upper Clutha Environmental Society (Inc.)	Accept in part	8.7
FS1034.205	608.47	Upper Clutha Environmental Society (Inc.)	Reject	8.7
FS1034.206	608.48	Upper Clutha Environmental Society (Inc.)	Accept	8.7
FS1034.207	608.49	Upper Clutha Environmental Society (Inc.)	Accept	8.6
FS1034.208	608.50	Upper Clutha Environmental Society (Inc.)	Accept	8.3
FS1034.209	608.51	Upper Clutha Environmental Society (Inc.)	Accept	8.3
FS1034.21	600.21	Upper Clutha Environmental Society (Inc.)	Accept in part	2.9

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1034.210	608.52	Upper Clutha Environmental Society (Inc.)	Reject	3.19
FS1034.211	608.53	Upper Clutha Environmental Society (Inc.)	Accept in part	8.4
FS1034.22	600.22	Upper Clutha Environmental Society (Inc.)	Accept in part	3.11
FS1034.23	600.23	Upper Clutha Environmental Society (Inc.)	Accept in part	3.12
FS1034.232	608.74	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.4
FS1034.24	600.24	Upper Clutha Environmental Society (Inc.)	Accept in part	2.9
FS1034.25	600.25	Upper Clutha Environmental Society (Inc.)	Accept	3.13
FS1034.26	600.26	Upper Clutha Environmental Society (Inc.)	Accept	2.9
FS1034.27	600.27	Upper Clutha Environmental Society (Inc.)	Accept in part	3.14
FS1034.28	600.28	Upper Clutha Environmental Society (Inc.)	Accept in part	2.10
FS1034.29	600.29	Upper Clutha Environmental Society (Inc.)	Accept in part	2.11
FS1034.30	600.30	Upper Clutha Environmental Society (Inc.)	Accept in part	3.16
FS1034.31	600.31	Upper Clutha Environmental Society (Inc.)	Accept in part	2.11
FS1034.32	600.32	Upper Clutha Environmental Society (Inc.)	Accept in part	2.11
FS1034.33	600.33	Upper Clutha Environmental Society (Inc.)	Accept in part	2.11
FS1034.34	600.34	Upper Clutha Environmental Society (Inc.)	Accept in part	3.18
FS1034.35	600.35	Upper Clutha Environmental Society (Inc.)	Accept in part	2.3
FS1034.36	600.36	Upper Clutha Environmental Society (Inc.)	Accept in part	3.19
FS1034.37	600.37	Upper Clutha Environmental Society (Inc.)	Accept in part	3.19
FS1034.39	600.39	Upper Clutha Environmental Society (Inc.)	Accept in Part	6.4
FS1034.42	600.42	Upper Clutha Environmental Society (Inc.)	Accept in part	8.2
FS1034.43	600.43	Upper Clutha Environmental Society (Inc.)	Accept	8.3
FS1034.44	600.44	Upper Clutha Environmental Society (Inc.)	Accept	8.5
FS1034.45	600.45	Upper Clutha Environmental Society (Inc.)	Accept	8.7
FS1034.46	600.46	Upper Clutha Environmental Society (Inc.)	Accept in part	8.3

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1034.47	600.47	Upper Clutha Environmental Society (Inc.)	Accept	8.7
FS1034.48	600.48	Upper Clutha Environmental Society (Inc.)	Accept	8.7
FS1034.49	600.49	Upper Clutha Environmental Society (Inc.)	Accept	8.3
FS1034.50	600.50	Upper Clutha Environmental Society (Inc.)	Accept	8.3
FS1034.51	600.51	Upper Clutha Environmental Society (Inc.)	Reject	8.6
FS1034.52	600.52	Upper Clutha Environmental Society (Inc.)	Accept	8.7
FS1034.53	600.53	Upper Clutha Environmental Society (Inc.)	Accept	8.3
FS1034.54	600.54	Upper Clutha Environmental Society (Inc.)	Reject	8.5
FS1035.2	677.2	Mark Crook	Accept	2.15
FS1035.3	677.3	Mark Crook	Accept in part	2.3
FS1035.4	677.4	Mark Crook	Accept in part	3.1
FS1040.2	251.3	Forest and Bird	Accept in part	2.3
FS1040.29	580.6	Forest and Bird	Accept	8.8
FS1040.31	598.3	Forest and Bird	Accept in part	2.3
FS1040.32	598.6	Forest and Bird	Accept	2.9
FS1040.33	598.7	Forest and Bird	Accept in part	3.9
FS1040.34	598.11	Forest and Bird	Accept in part	3.13
FS1040.35	598.12	Forest and Bird	Accept in part	2.9
FS1040.42	600.13	Forest and Bird	Accept in part	2.3
FS1040.43	600.16	Forest and Bird	Accept in part	2.9
FS1040.44	600.17	Forest and Bird	Accept in part	3.9
FS1040.45	600.20	Forest and Bird	Accept in part	2.9, 3.10
FS1040.46	600.21	Forest and Bird	Accept in part	2.9
FS1040.47	600.22	Forest and Bird	Accept in part	3.11
FS1040.48	600.24	Forest and Bird	Accept in part	2.9
FS1040.49	600.45	Forest and Bird	Reject	8.7
FS1040.6	373.5	Forest and Bird	Reject	3.9
FS1040.7	373.6	Forest and Bird	Accept in part	3.9
FS1043.5	217.3	Grand Lakes Management Limited	Accept in part	2.8
FS1049.1	378.1	LAC Property Trustees Limited	Accept in part	2.4
FS1049.10	378.10	LAC Property Trustees Limited	Accept in Part	6.4
FS1049.11	378.11	LAC Property Trustees Limited	Accept in Part	6.4
FS1049.12	378.12	LAC Property Trustees Limited	Accept in Part	6.4
FS1049.13	378.13	LAC Property Trustees Limited	Accept in Part	6.5
FS1049.14	378.14	LAC Property Trustees Limited	Accept in part	8.6

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1049.15	378.15	LAC Property Trustees Limited	Accept in part	6.3
FS1049.16	378.16	LAC Property Trustees Limited	Accept	8.7
FS1049.17	378.17	LAC Property Trustees Limited	Accept	8.3
FS1049.18	378.18	LAC Property Trustees Limited	Accept	8.7
FS1049.19	378.19	LAC Property Trustees Limited	Accept in part	8.7
FS1049.2	378.2	LAC Property Trustees Limited	Accept in part	2.9, 3.9
FS1049.20	378.20	LAC Property Trustees Limited	Accept in part	8.7
FS1049.21	378.21	LAC Property Trustees Limited	Reject	8.7
FS1049.22	378.22	LAC Property Trustees Limited	Accept	8.3
FS1049.3	378.3	LAC Property Trustees Limited	Accept in part	2.9, 3.10
FS1049.32	378.32	LAC Property Trustees Limited	Accept in Part	6.1-6.5
FS1049.33	378.33	LAC Property Trustees Limited	Accept in part	8.1-8.8
FS1049.4	378.4	LAC Property Trustees Limited	Accept in part	2.9
FS1049.5	378.5	LAC Property Trustees Limited	Accept in part	2.11
FS1049.6	378.6	LAC Property Trustees Limited	Accept in part	2.11
FS1049.7	378.7	LAC Property Trustees Limited	Accept in part	2.5, 2.12
FS1050.23	430.3	Jan Andersson	Accept in part	2.3, 2.11, 3.16
FS1050.25	430.5	Jan Andersson	Accept in part	8.3-8.4, 8.6-8.7
FS1050.26	430.6	Jan Andersson	Accept in part	8.3, 8.7
FS1050.27	430.7	Jan Andersson	Accept in part	8.3, 8.7
FS1059.42	469.1	Erna Spijkerbosch	Accept in part	2.12
FS1059.73	289.5	Erna Spijkerbosch	Accept in part	3.5, 6.3, 6.4
FS1061.22	751.7	Otago Foundation Trust Board	Accept in Part	6.4
FS1061.26	265.1	Otago Foundation Trust Board	Accept in part	2.10
FS1061.29	423.1	Otago Foundation Trust Board	Accept in part	2.10
FS1061.3	221.1	Otago Foundation Trust Board	Accept in part	2.10
FS1061.35	524.5	Otago Foundation Trust Board	Accept in part	3.5, 6.3, 6.4
FS1061.36	524.6	Otago Foundation Trust Board	Accept in part	3.5, 6.3, 6.4

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1061.37	524.12	Otago Foundation Trust Board	Reject	6.5
FS1061.38	524.13	Otago Foundation Trust Board	Reject	6.5
FS1064.2	655.2	Martin MacDonald	Accept in Part	6.1
FS1068.1	535.1	Keri & Roland Lemaire-Sicre	Accept in part	2.3
FS1068.2	535.2	Keri & Roland Lemaire-Sicre	Accept in part	2.11
FS1068.3	535.3	Keri & Roland Lemaire-Sicre	Accept in part	3.16
FS1068.4	535.4	Keri & Roland Lemaire-Sicre	Accept in part	3.16
FS1068.5	535.5	Keri & Roland Lemaire-Sicre	Accept in part	2.11
FS1068.6	535.6	Keri & Roland Lemaire-Sicre	Accept in part	2.3
FS1068.7	535.7	Keri & Roland Lemaire-Sicre	Accept in part	3.19
FS1068.8	535.8	Keri & Roland Lemaire-Sicre	Accept in part	3.19
FS1068.9	535.9	Keri & Roland Lemaire-Sicre	Accept in part	2.5, 2.12
FS1071.105	414.2	Lake Hayes Estate Community Association	Accept	6.3
FS1071.14	535.1	Lake Hayes Estate Community Association	Accept in part	2.3
FS1071.15	535.2	Lake Hayes Estate Community Association	Accept in part	2.11
FS1071.16	535.3	Lake Hayes Estate Community Association	Accept in part	3.16
FS1071.17	535.4	Lake Hayes Estate Community Association	Accept in part	3.16
FS1071.18	535.5	Lake Hayes Estate Community Association	Accept in part	2.11
FS1071.19	535.6	Lake Hayes Estate Community Association	Accept in part	2.3
FS1071.20	535.7	Lake Hayes Estate Community Association	Accept in part	3.19
FS1071.21	535.8	Lake Hayes Estate Community Association	Accept in part	3.19
FS1071.22	535.9	Lake Hayes Estate Community Association	Accept in part	2.5, 2.12
FS1071.3	655.2	Lake Hayes Estate Community Association	Accept in Part	6.1
FS1071.59	532.1	Lake Hayes Estate Community Association	Accept in part	2.3
FS1071.60	532.2	Lake Hayes Estate Community Association	Accept in part	2.11
FS1071.61	532.3	Lake Hayes Estate Community Association	Accept in part	3.16
FS1071.62	532.4	Lake Hayes Estate Community Association	Accept in part	3.16
FS1071.63	532.5	Lake Hayes Estate Community Association	Accept in part	2.11
FS1071.64	532.6	Lake Hayes Estate Community Association	Accept in part	2.3
FS1071.65	532.7	Lake Hayes Estate Community Association	Accept in part	3.19

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1071.66	532.8	Lake Hayes Estate Community Association	Accept in part	3.19
FS1071.67	532.9	Lake Hayes Estate Community Association	Accept in part	2.5, 2.12
FS1074.2	677.2	Alistair Angus	Accept	2.15
FS1074.3	677.3	Alistair Angus	Accept in part	2.3
FS1074.4	677.4	Alistair Angus	Accept in part	3.1
FS1077.11	238.39	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.3, 6.5
FS1077.19	433.37	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	2.3
FS1077.20	433.38	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	2.10, 2.11, 3.16
FS1077.21	433.39	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	2.3
FS1077.22	433.40	Board of Airline Representatives of New Zealand (BARNZ)	Reject	6.1
FS1077.23	433.41	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.4
FS1077.24	433.42	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.4
FS1077.25	433.43	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.5
FS1077.26	433.44	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.3, 6.5
FS1077.27	433.45	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.5
FS1077.28	433.46	Board of Airline Representatives of New Zealand (BARNZ)	Reject	8.2
FS1077.29	433.47	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	8.6-8.7
FS1077.30	433.48	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	8.6
FS1077.31	433.49	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	8.6

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1077.32	433.50	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	8.7
FS1077.63	751.7	Board of Airline Representatives of New Zealand (BARNZ)	Accept in Part	6.4
FS1077.66	806.21	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	2.3
FS1077.69	807.42	Board of Airline Representatives of New Zealand (BARNZ)	Accept in part	2.3
FS1080.1	600.16	Director General of Conservation	Accept in part	2.9
FS1082.20	430.3	J and R Hadley	Accept in part	2.3, 2.11, 3.16
FS1084.4	430.3	Wendy Clarke	Accept in part	2.3, 2.11, 3.16
FS1084.5	430.4	Wendy Clarke	Accept in part	8.2
FS1084.6	430.5	Wendy Clarke	Accept in part	8.3-8.4, 8.6-8.7
FS1084.7	430.6	Wendy Clarke	Accept in part	8.3, 8.7
FS1084.8	430.7	Wendy Clarke	Accept in part	8.3, 8.7
FS1085.1	519.29	Contact Energy Limited	Reject	8.6
FS1085.10	221.1	Contact Energy Limited	Accept in part	2.10
FS1085.15	423.1	Contact Energy Limited	Accept in part	2.10
FS1085.2	598.33	Contact Energy Limited	Reject	8.6
FS1085.3	806.76	Contact Energy Limited	Reject	8.6
FS1085.4	325.15	Contact Energy Limited	Accept in part	8.6
FS1085.7	836.22	Contact Energy Limited	Accept in part	8.4
FS1086.6	430.3	J Hadley	Accept in part	2.3, 2.11, 3.16
FS1087.4	430.3	Robyn Hart	Accept in part	2.3, 2.11, 3.16
FS1087.5	430.4	Robyn Hart	Accept in part	8.2
FS1087.6	430.5	Robyn Hart	Accept in part	8.3-8.4, 8.6-8.7
FS1087.7	430.6	Robyn Hart	Accept in part	8.3, 8.7
FS1087.8	430.7	Robyn Hart	Accept in part	8.3, 8.7
FS1089.22	430.3	Mark McGuiness	Accept in part	2.3, 2.11, 3.16
FS1091.14	598.20	Jeremy Bell Investments Limited	Accept in part	2.3
FS1091.17	600.22	Jeremy Bell Investments Limited	Accept in part	3.11
FS1091.18	600.35	Jeremy Bell Investments Limited	Accept in part	2.3
FS1091.2	373.9	Jeremy Bell Investments Limited	Accept in part	2.9
FS1091.23	696.6	Jeremy Bell Investments Limited	Accept in part	3.19
FS1091.3	373.10	Jeremy Bell Investments Limited	Accept in part	3.11
FS1091.31	806.42	Jeremy Bell Investments Limited	Accept in part	2.3, 3.19



Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1092.12	433.39	NZ Transport Agency	Accept in part	2.3
FS1092.13	433.48	NZ Transport Agency	Accept in part	8.6
FS1092.14	433.49	NZ Transport Agency	Accept in part	8.6
FS1092.15	433.50	NZ Transport Agency	Accept in part	8.7
FS1092.17	471.1	NZ Transport Agency	Accept in part	2.4
FS1092.29	805.23	NZ Transport Agency	Accept in part	2.5
FS1092.3	251.1	NZ Transport Agency	Accept in part	2.3, 3.18
FS1092.30	805.24	NZ Transport Agency	Accept in part	3.5, 6.3, 6.4
FS1092.4	251.4	NZ Transport Agency	Reject	8.2
FS1092.5	251.5	NZ Transport Agency	Accept in part	8.6, 8.7
FS1092.6	251.6	NZ Transport Agency	Reject	8.4
FS1095.1	378.1	Nick Brasington	Accept in part	2.4
FS1095.10	378.10	Nick Brasington	Accept in Part	6.4
FS1095.11	378.11	Nick Brasington	Accept in Part	6.4
FS1095.12	378.12	Nick Brasington	Accept in Part	6.4
FS1095.13	378.13	Nick Brasington	Accept in Part	6.5
FS1095.2	378.2	Nick Brasington	Accept in part	2.9, 3.9
FS1095.3	378.3	Nick Brasington	Accept in part	2.9, 3.10
FS1095.32	378.32	Nick Brasington	Accept in Part	6.1-6.5
FS1095.4	378.4	Nick Brasington	Accept in part	2.9
FS1095.5	378.5	Nick Brasington	Accept in part	2.11
FS1095.6	378.6	Nick Brasington	Accept in part	2.11
FS1095.7	378.7	Nick Brasington	Accept in part	2.5, 2.12
FS1097.10	20.5	Queenstown Park Limited	Accept in Part	6.1-6.5
FS1097.102	257.2	Queenstown Park Limited	Reject	6.3
FS1097.103	265.1	Queenstown Park Limited	Accept in part	2.10
FS1097.106	271.3	Queenstown Park Limited	Accept in part	2.3
FS1097.107	271.4	Queenstown Park Limited	Accept in part	2.5
FS1097.108	271.5	Queenstown Park Limited	Accept in part	3.5, 6.3, 6.4
FS1097.109	271.6	Queenstown Park Limited	Accept in Part	6.4
FS1097.110	271.7	Queenstown Park Limited	Accept in Part	6.4
FS1097.111	271.8	Queenstown Park Limited	Accept in Part	6.4
FS1097.112	271.9	Queenstown Park Limited	Accept in Part	6.3, 6.5
FS1097.113	271.10	Queenstown Park Limited	Accept in Part	6.3, 6.5
FS1097.123	285.2	Queenstown Park Limited	Accept in part	2.10
FS1097.124	285.3	Queenstown Park Limited	Accept in part	3.19
FS1097.125	285.6	Queenstown Park Limited	Accept	6.5
FS1097.126	285.8	Queenstown Park Limited	Reject	8.4
FS1097.128	285.13	Queenstown Park Limited	Reject	8.3
FS1097.139	307.1	Queenstown Park Limited	Accept in part	3.14, 8.8
FS1097.142	315.3	Queenstown Park Limited	Accept in part	2.3
FS1097.15	72.3	Queenstown Park Limited	Reject	6.3
FS1097.155	339.15	Queenstown Park Limited	Accept in part	2.9
FS1097.156	339.17	Queenstown Park Limited	Accept in part	3.9
FS1097.157	339.25	Queenstown Park Limited	Accept in part	2.9
FS1097.17	110.2	Queenstown Park Limited	Accept in part	8.2
FS1097.187	343.1	Queenstown Park Limited	Accept in part	2.3
FS1097.188	343.3	Queenstown Park Limited	Accept in part	3.19
FS1097.193	343.9	Queenstown Park Limited	Accept in part	3.19
FS1097.194	345.1	Queenstown Park Limited	Accept in part	2.3

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1097.195	345.2	Queenstown Park Limited	Accept in part	2.3
FS1097.196	345.3	Queenstown Park Limited	Accept in part	3.19
FS1097.197	345.4	Queenstown Park Limited	Accept in part	3.19
FS1097.2	10.1	Queenstown Park Limited	Reject	3.5
FS1097.202	355.2	Queenstown Park Limited	Accept in part	2.11
FS1097.203	355.4	Queenstown Park Limited	Reject	8.3
FS1097.204	355.5	Queenstown Park Limited	Accept in part	8.6
FS1097.205	355.6	Queenstown Park Limited	Accept in part	8.7
FS1097.206	355.7	Queenstown Park Limited	Reject	8.6
FS1097.208	356.7	Queenstown Park Limited	Accept in part	8.3
FS1097.209	356.8	Queenstown Park Limited	Accept in part	8.7
FS1097.21	120.2	Queenstown Park Limited	Accept in part	Part B
FS1097.210	356.9	Queenstown Park Limited	Accept in part	8.7
FS1097.217	373.5	Queenstown Park Limited	Accept	3.9
FS1097.218	373.6	Queenstown Park Limited	Accept in part	3.9
FS1097.231	375.1	Queenstown Park Limited	Accept in part	2.3
FS1097.232	375.2	Queenstown Park Limited	Accept in part	2.11
FS1097.233	375.3	Queenstown Park Limited	Accept in part	3.16
FS1097.234	375.6	Queenstown Park Limited	Accept in part	3.19
FS1097.235	375.8	Queenstown Park Limited	Reject	8.3
FS1097.239	375.10	Queenstown Park Limited	Accept in part	8.6
FS1097.240	375.13	Queenstown Park Limited	Accept	8.5
FS1097.241	375.14	Queenstown Park Limited	Accept in part	8.6, 8.7
FS1097.243	378.10	Queenstown Park Limited	Accept in Part	6.4
FS1097.244	378.13	Queenstown Park Limited	Accept in Part	6.5
FS1097.245	378.14	Queenstown Park Limited	Accept in part	8.6
FS1097.246	378.15	Queenstown Park Limited	Accept in part	6.3
FS1097.247	378.16	Queenstown Park Limited	Reject	8.7
FS1097.248	378.17	Queenstown Park Limited	Reject	8.3
FS1097.249	378.18	Queenstown Park Limited	Reject	8.7
FS1097.250	378.3	Queenstown Park Limited	Accept in part	2.9, 3.10
FS1097.251	378.5	Queenstown Park Limited	Accept in part	2.11
FS1097.252	378.20	Queenstown Park Limited	Accept in part	8.7
FS1097.263	407.2	Queenstown Park Limited	Accept in part	2.3
FS1097.264	407.3	Queenstown Park Limited	Accept in part	2.3
FS1097.27	145.5	Queenstown Park Limited	Reject	2, 2.9, 3.14
FS1097.281	430.3	Queenstown Park Limited	Accept in part	2.3, 2.11, 3.16
FS1097.283	430.6	Queenstown Park Limited	Accept in part	8.3, 8.7
FS1097.284	430.7	Queenstown Park Limited	Accept in part	8.3, 8.7
FS1097.29	145.9	Queenstown Park Limited	Accept	8.3
FS1097.3	10.3	Queenstown Park Limited	Accept in part	2.8
FS1097.32	145.12	Queenstown Park Limited	Accept in part	8.6, 8.7
FS1097.323	433.37	Queenstown Park Limited	Accept in part	2.3
FS1097.324	433.38	Queenstown Park Limited	Accept in part	2.10, 2.11, 3.16
FS1097.325	433.39	Queenstown Park Limited	Accept in part	2.3
FS1097.326	433.40	Queenstown Park Limited	Accept	6.1
FS1097.327	433.41	Queenstown Park Limited	Accept in Part	6.4
FS1097.328	433.42	Queenstown Park Limited	Accept in Part	6.4
FS1097.329	433.43	Queenstown Park Limited	Accept in Part	6.5

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1097.33	145.14	Queenstown Park Limited	Reject	3.16
FS1097.330	433.44	Queenstown Park Limited	Accept in Part	6.3, 6.5
FS1097.331	433.45	Queenstown Park Limited	Accept in Part	6.5
FS1097.332	433.46	Queenstown Park Limited	Reject	8.2
FS1097.333	433.47	Queenstown Park Limited	Accept in part	8.6-8.7
FS1097.334	433.48	Queenstown Park Limited	Accept in part	8.6
FS1097.335	433.49	Queenstown Park Limited	Accept in part	8.6
FS1097.336	433.50	Queenstown Park Limited	Accept in part	8.7
FS1097.34	145.15	Queenstown Park Limited	Reject	3.16
FS1097.37	145.18	Queenstown Park Limited	Accept in part	8.3-8.8
FS1097.38	145.21	Queenstown Park Limited	Accept in part	8.6
FS1097.4	10.4	Queenstown Park Limited	Accept in part	2.10
FS1097.42	145.29	Queenstown Park Limited	Accept in Part	6.3
FS1097.422	442.3	Queenstown Park Limited	Accept in part	2.10
FS1097.426	456.1	Queenstown Park Limited	Accept in part	2.3
FS1097.427	456.3	Queenstown Park Limited	Accept in part	3.16
FS1097.428	456.7	Queenstown Park Limited	Accept in part	3.19
FS1097.429	456.14	Queenstown Park Limited	Accept in part	8.3
FS1097.43	145.30	Queenstown Park Limited	Accept in part	8.4
FS1097.430	456.15	Queenstown Park Limited	Reject	8.7
FS1097.431	456.19	Queenstown Park Limited	Accept in part	8.3
FS1097.432	456.20	Queenstown Park Limited	Accept in part	8.7
FS1097.433	456.21	Queenstown Park Limited	Accept in part	8.7
FS1097.434	456.8	Queenstown Park Limited	Accept in part	8.2
FS1097.435	463.1	Queenstown Park Limited	Accept in part	8.6, 8.7
FS1097.440	502.1	Queenstown Park Limited	Accept in part	2.11
FS1097.441	502.2	Queenstown Park Limited	Accept in part	2.11
FS1097.442	502.4	Queenstown Park Limited	Reject	8.7
FS1097.443	513.1	Queenstown Park Limited	Accept in part	2.3
FS1097.444	513.5	Queenstown Park Limited	Accept in part	2.11
FS1097.445	513.7	Queenstown Park Limited	Accept in part	2.11
FS1097.446	513.8	Queenstown Park Limited	Accept in part	2.3
FS1097.447	513.11	Queenstown Park Limited	Accept in part	8.7
FS1097.448	513.15	Queenstown Park Limited	Accept	8.7
FS1097.450	513.2	Queenstown Park Limited	Accept in part	2.11
FS1097.451	513.3	Queenstown Park Limited	Accept in part	3.16
FS1097.452	513.13	Queenstown Park Limited	Reject	8.7
FS1097.453	513.14	Queenstown Park Limited	Accept in part	8.3
FS1097.454	513.16	Queenstown Park Limited	Reject	8.7
FS1097.455	513.17	Queenstown Park Limited	Reject	8.3
FS1097.456	513.18	Queenstown Park Limited	Accept in part	8.7
FS1097.457	513.19	Queenstown Park Limited	Accept in part	8.7
FS1097.458	513.23	Queenstown Park Limited	Reject	8.7
FS1097.460	515.3	Queenstown Park Limited	Accept in part	2.11
FS1097.461	515.5	Queenstown Park Limited	Accept in part	2.3
FS1097.462	515.7	Queenstown Park Limited	Accept in part	3.19
FS1097.463	515.15	Queenstown Park Limited	Reject	8.3
FS1097.464	515.16	Queenstown Park Limited	Accept in part	8.7
FS1097.465	515.17	Queenstown Park Limited	Accept in part	8.7
FS1097.466	515.18	Queenstown Park Limited	Reject	8.7

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1097.467	515.19	Queenstown Park Limited	Reject	8.7
FS1097.474	515.4	Queenstown Park Limited	Accept in part	2.11
FS1097.475	515.10	Queenstown Park Limited	Reject	8.7
FS1097.476	515.14	Queenstown Park Limited	Reject	8.7
FS1097.477	515.9	Queenstown Park Limited	Accept in part	8.7
FS1097.478	515.11	Queenstown Park Limited	Reject	8.7
FS1097.479	515.12	Queenstown Park Limited	Accept in part	8.3
FS1097.480	515.13	Queenstown Park Limited	Accept	8.7
FS1097.482	519.9	Queenstown Park Limited	Accept in part	2.3
FS1097.483	519.10	Queenstown Park Limited	Accept in part	2.3
FS1097.484	519.15	Queenstown Park Limited	Accept in part	2.11
FS1097.485	519.24	Queenstown Park Limited	Reject	8.7
FS1097.486	519.25	Queenstown Park Limited	Accept in part	8.3
FS1097.487	519.26	Queenstown Park Limited	Accept in part	8.5
FS1097.488	519.31	Queenstown Park Limited	Accept	8.5
FS1097.489	519.32	Queenstown Park Limited	Reject	8.5
FS1097.491	522.5	Queenstown Park Limited	Accept in part	2.11
FS1097.492	522.7	Queenstown Park Limited	Accept in part	2.11
FS1097.493	522.14	Queenstown Park Limited	Reject	8.7
FS1097.494	522.15	Queenstown Park Limited	Accept in part	8.3
FS1097.495	522.17	Queenstown Park Limited	Reject	8.7
FS1097.496	522.20	Queenstown Park Limited	Accept in part	8.7
FS1097.5	18.1	Queenstown Park Limited	Accept in Part	6.3
FS1097.501	528.1	Queenstown Park Limited	Accept in part	2.11
FS1097.502	528.3	Queenstown Park Limited	Reject	8.4
FS1097.503	528.4	Queenstown Park Limited	Accept in part	8.3
FS1097.504	528.5	Queenstown Park Limited	Reject	8.3
FS1097.505	528.6	Queenstown Park Limited	Accept in part	8.7
FS1097.508	531.3	Queenstown Park Limited	Accept in part	2.11
FS1097.509	531.4	Queenstown Park Limited	Accept in part	2.11
FS1097.510	531.10	Queenstown Park Limited	Reject	8.7
FS1097.511	531.11	Queenstown Park Limited	Reject	8.7
FS1097.512	531.12	Queenstown Park Limited	Accept in part	8.3
FS1097.513	531.17	Queenstown Park Limited	Accept in part	8.7
FS1097.514	534.14	Queenstown Park Limited	Reject	8.7
FS1097.525	581.5	Queenstown Park Limited	Accept in part	2.11
FS1097.526	581.6	Queenstown Park Limited	Accept in part	2.11
FS1097.527	581.7	Queenstown Park Limited	Accept in part	8.6
FS1097.528	581.8	Queenstown Park Limited	Reject	8.7
FS1097.529	581.9	Queenstown Park Limited	Accept in part	8.3
FS1097.530	581.11	Queenstown Park Limited	Reject	8.7
FS1097.531	598.17	Queenstown Park Limited	Accept in part	2.11
FS1097.532	598.25	Queenstown Park Limited	Accept in part	8.6
FS1097.535	600.16	Queenstown Park Limited	Accept in part	2.9
FS1097.536	600.29	Queenstown Park Limited	Accept in part	2.11
FS1097.537	600.30	Queenstown Park Limited	Accept in part	3.16
FS1097.545	607.6	Queenstown Park Limited	Reject	2.15
FS1097.546	607.7	Queenstown Park Limited	Accept in part	2.3
FS1097.548	607.10	Queenstown Park Limited	Accept in part	3.1
FS1097.549	607.12	Queenstown Park Limited	Accept in part	2.3

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1097.550	607.15	Queenstown Park Limited	Reject	2.9
FS1097.551	607.16	Queenstown Park Limited	Accept in part	2.11
FS1097.552	607.17	Queenstown Park Limited	Accept in part	3.16
FS1097.553	607.18	Queenstown Park Limited	Accept in part	2.11
FS1097.554	607.19	Queenstown Park Limited	Accept in part	3.19
FS1097.558	607.8	Queenstown Park Limited	Accept in part	3.1
FS1097.564	608.3	Queenstown Park Limited	Accept in part	2.3, 3.2, 3.18
FS1097.565	608.8	Queenstown Park Limited	Accept in part	2.3
FS1097.566	608.19	Queenstown Park Limited	Accept in part	2.11
FS1097.567	608.21	Queenstown Park Limited	Accept in part	2.3
FS1097.568	608.22	Queenstown Park Limited	Accept in part	3.19
FS1097.569	608.37	Queenstown Park Limited	Accept in part	8.2
FS1097.578	608.40	Queenstown Park Limited	Reject	8.7
FS1097.579	608.49	Queenstown Park Limited	Reject	8.6
FS1097.580	608.50	Queenstown Park Limited	Reject	8.3
FS1097.581	610.3	Queenstown Park Limited	Reject	3.19
FS1097.589	613.3	Queenstown Park Limited	Reject	3.19
FS1097.597	615.6	Queenstown Park Limited	Reject	2.15
FS1097.598	615.7	Queenstown Park Limited	Accept in part	2.3
FS1097.599	615.8	Queenstown Park Limited	Accept in part	3.1
FS1097.6	19.3	Queenstown Park Limited	Reject	6.1-6.5
FS1097.601	615.10	Queenstown Park Limited	Accept in part	3.1
FS1097.602	615.12	Queenstown Park Limited	Accept in part	2.3
FS1097.605	621.8	Queenstown Park Limited	Accept in part	3.1
FS1097.607	621.40	Queenstown Park Limited	Reject	3.19
FS1097.610	621.6	Queenstown Park Limited	Reject	2.15
FS1097.611	621.7	Queenstown Park Limited	Accept in part	2.3
FS1097.612	621.10	Queenstown Park Limited	Accept in part	3.1
FS1097.616	621.28	Queenstown Park Limited	Accept in part	8.5
FS1097.623	625.6	Queenstown Park Limited	Reject	2.15
FS1097.624	625.7	Queenstown Park Limited	Reject	2.15
FS1097.625	625.8	Queenstown Park Limited	Reject	2.15
FS1097.626	625.9	Queenstown Park Limited	Accept	2.15
FS1097.627	625.10	Queenstown Park Limited	Reject	2.15
FS1097.628	625.11	Queenstown Park Limited	Reject	2.15
FS1097.629	625.12	Queenstown Park Limited	Reject	8.4
FS1097.641	635.10	Queenstown Park Limited	Accept in part	2.3
FS1097.642	635.16	Queenstown Park Limited	Accept in part	2.10, 2.11, 3.16
FS1097.643	635.28	Queenstown Park Limited	Accept in part	8.6
FS1097.645	636.3	Queenstown Park Limited	Accept in part	2.10, 2.11, 3.16
FS1097.648	671.1	Queenstown Park Limited	Reject	2.15
FS1097.649	671.2	Queenstown Park Limited	Reject	8.4
FS1097.652	677.2	Queenstown Park Limited	Reject	2.15
FS1097.653	677.3	Queenstown Park Limited	Accept in part	2.3
FS1097.654	677.4	Queenstown Park Limited	Accept in part	3.1
FS1097.656	677.6	Queenstown Park Limited	Reject	8.5
FS1097.657	677.7	Queenstown Park Limited	Reject	3.19
FS1097.659	693.5	Queenstown Park Limited	Reject	8

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1097.661	696.13	Queenstown Park Limited	Reject	8.5
FS1097.662	696.14	Queenstown Park Limited	Reject	3.19
FS1097.666	702.2	Queenstown Park Limited	Accept in part	2.10, 2.11, 3.16
FS1097.667	706.8	Queenstown Park Limited	Accept	3.9
FS1097.668	706.9	Queenstown Park Limited	Accept in part	3.9
FS1097.669	706.17	Queenstown Park Limited	Accept in part	2.9
FS1097.68	221.1	Queenstown Park Limited	Accept in part	2.10
FS1097.686	716.4	Queenstown Park Limited	Reject	2.15
FS1097.687	716.5	Queenstown Park Limited	Accept in part	2.3
FS1097.688	716.6	Queenstown Park Limited	Accept in part	3.1
FS1097.69	238.1	Queenstown Park Limited	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1097.690	716.8	Queenstown Park Limited	Reject	3.4
FS1097.691	716.9	Queenstown Park Limited	Accept in part	2.3
FS1097.692	716.15	Queenstown Park Limited	Accept in part	3.19
FS1097.694	719.7	Queenstown Park Limited	Accept in part	2.5
FS1097.695	719.21	Queenstown Park Limited	Accept in Part	6.4
FS1097.696	719.23	Queenstown Park Limited	Accept in Part	6.3, 6.5
FS1097.70	238.3	Queenstown Park Limited	Accept in part	8.1-8.7
FS1097.703	761.36	Queenstown Park Limited	Accept in part	2.3
FS1097.705	768.16	Queenstown Park Limited	Reject	8.5
FS1097.71	238.36	Queenstown Park Limited	Accept in Part	6.5
FS1097.716	798.25	Queenstown Park Limited	Accept in part	2.5
FS1097.718	809.1	Queenstown Park Limited	Accept in part	2.11
FS1097.719	809.3	Queenstown Park Limited	Reject	8.7
FS1097.72	238.38	Queenstown Park Limited	Accept in Part	6.5
FS1097.724	836.15	Queenstown Park Limited	Accept in Part	2.8, 3.14
FS1097.725	836.18	Queenstown Park Limited	Accept in part	8.7
FS1097.727	836.22	Queenstown Park Limited	Accept in part	8.4
FS1097.733	437.3	Queenstown Park Limited	Accept in part	2.3
FS1097.734	437.4	Queenstown Park Limited	Accept in part	2.10, 2.11, 3.16
FS1097.735	437.5	Queenstown Park Limited	Accept in part	2.11
FS1097.736	437.6	Queenstown Park Limited	Accept in part	3.16
FS1097.737	437.7	Queenstown Park Limited	Accept in part	3.16
FS1097.738	437.8	Queenstown Park Limited	Accept in part	3.18
FS1097.739	437.9	Queenstown Park Limited	Accept in part	2.3
FS1097.74	238.34	Queenstown Park Limited	Accept in Part	6.4
FS1097.740	437.10	Queenstown Park Limited	Accept in part	3.19
FS1097.741	437.11	Queenstown Park Limited	Accept in part	3.19
FS1097.743	437.13	Queenstown Park Limited	Accept in part	8.2
FS1097.744	437.14	Queenstown Park Limited	Reject	8.3
FS1097.745	437.15	Queenstown Park Limited	Reject	8.4
FS1097.746	437.16	Queenstown Park Limited	Accept in part	8.4
FS1097.747	437.17	Queenstown Park Limited	Accept in part	8.6
FS1097.748	437.18	Queenstown Park Limited	Accept in part	8.7
FS1097.749	437.19	Queenstown Park Limited	Accept in part	8.5
FS1097.75	238.85	Queenstown Park Limited	Reject	8.3, 8.5
FS1097.750	437.20	Queenstown Park Limited	Accept in part	8.7

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1097.751	437.21	Queenstown Park Limited	Accept in part	8.3
FS1097.752	437.22	Queenstown Park Limited	Reject	8.7
FS1097.753	437.23	Queenstown Park Limited	Reject	8.7
FS1097.754	437.24	Queenstown Park Limited	Accept in part	8.7
FS1097.755	437.25	Queenstown Park Limited	Accept in part	8.7
FS1097.756	437.26	Queenstown Park Limited	Accept in part	8.7
FS1097.757	437.27	Queenstown Park Limited	Accept in part	8.7
FS1097.758	437.28	Queenstown Park Limited	Accept in part	8.6
FS1097.759	437.29	Queenstown Park Limited	Accept in part	8.3
FS1097.76	238.86	Queenstown Park Limited	Reject	8.5
FS1097.760	437.31	Queenstown Park Limited	Accept in part	8.7
FS1097.761	437.32	Queenstown Park Limited	Reject	8.7
FS1097.762	437.33	Queenstown Park Limited	Accept in part	8.5
FS1097.763	437.34	Queenstown Park Limited	Accept in part	8.7
FS1097.764	437.35	Queenstown Park Limited	Reject	8.3
FS1097.79	238.136	Queenstown Park Limited	Accept in part	3.2
FS1097.80	238.139	Queenstown Park Limited	Accept in part	3.5, 6.3, 6.4
FS1097.87	249.4	Queenstown Park Limited	Accept in part	3.2
FS1097.88	249.9	Queenstown Park Limited	Accept in part	8.6
FS1097.89	251.1	Queenstown Park Limited	Accept in part	2.3, 3.18
FS1097.90	251.3	Queenstown Park Limited	Accept in part	2.3
FS1097.91	251.4	Queenstown Park Limited	Reject	8.2
FS1097.92	251.5	Queenstown Park Limited	Accept in part	8.6, 8.7
FS1097.93	251.6	Queenstown Park Limited	Reject	8.4
FS1098.13	810.5	Heritage New Zealand Pouhere Taonga	Reject	3.8
FS1098.14	810.7	Heritage New Zealand Pouhere Taonga	Reject	2.11
FS1099.3	430.3	Brendon and Katrina Thomas	Accept in part	2.3, 2.11, 3.16
FS1105.10	615.10	Cardrona Valley Residents and Ratepayers Society Inc	Accept in part	3.1
FS1105.11	615.11	Cardrona Valley Residents and Ratepayers Society Inc	Reject	3.4
FS1105.12	615.12	Cardrona Valley Residents and Ratepayers Society Inc	Accept in part	2.3
FS1105.13	615.13	Cardrona Valley Residents and Ratepayers Society Inc	Accept in part	2.7
FS1105.14	615.14	Cardrona Valley Residents and Ratepayers Society Inc	Reject	3.8
FS1105.15	615.15	Cardrona Valley Residents and Ratepayers Society Inc	Reject	2.9
FS1105.16	615.16	Cardrona Valley Residents and Ratepayers Society Inc	Accept in part	3.16
FS1105.17	615.17	Cardrona Valley Residents and Ratepayers Society Inc	Accept in part	2.11
FS1105.18	615.18	Cardrona Valley Residents and Ratepayers Society Inc	Accept in part	3.19
FS1105.25	615.25	Cardrona Valley Residents and Ratepayers Society Inc	Accept in part	2.11

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1105.6	615.6	Cardrona Valley Residents and Ratepayers Society Inc	Reject	2.15
FS1105.7	615.7	Cardrona Valley Residents and Ratepayers Society Inc	Accept in part	2.3
FS1105.8	615.8	Cardrona Valley Residents and Ratepayers Society Inc	Accept in part	3.1
FS1106.5	433.47	Chorus New Zealand Limited	Accept in part	8.6-8.7
FS1106.6	433.48	Chorus New Zealand Limited	Accept in part	8.6
FS1106.7	433.49	Chorus New Zealand Limited	Accept in part	8.6
FS1106.8	433.50	Chorus New Zealand Limited	Accept in part	8.7
FS1107.139	238.134	Man Street Properties Ltd	Accept	2.1
FS1107.140	238.135	Man Street Properties Ltd	Accept	2.15
FS1107.141	238.136	Man Street Properties Ltd	Accept in part	3.2
FS1107.142	238.137	Man Street Properties Ltd	Accept in part	2.3
FS1107.143	238.138	Man Street Properties Ltd	Accept in part	2.3
FS1107.144	238.139	Man Street Properties Ltd	Accept in part	3.5, 6.3, 6.4
FS1107.145	238.140	Man Street Properties Ltd	Accept in part	3.5, 6.3, 6.4
FS1107.146	238.141	Man Street Properties Ltd	Accept in part	2.6
FS1107.147	238.142	Man Street Properties Ltd	Accept	2.9
FS1107.148	238.143	Man Street Properties Ltd	Accept in part	2.12
FS1107.149	238.144	Man Street Properties Ltd	Accept in part	2.5, 2.12
FS1107.150	238.145	Man Street Properties Ltd	Accept in part	3.20, 6.3, 6.4
FS1107.151	238.146	Man Street Properties Ltd	Accept in part	2.5, 2.12
FS1107.152	238.147	Man Street Properties Ltd	Accept in part	2.12, 6.3, 6.4
FS1107.153	238.148	Man Street Properties Ltd	Accept in part	2.5, 2.12
FS1107.17	238.12	Man Street Properties Ltd	Accept in Part	6.1
FS1107.21	238.16	Man Street Properties Ltd	Accept in Part	6.3
FS1107.22	238.17	Man Street Properties Ltd	Accept in Part	6.4
FS1107.23	238.18	Man Street Properties Ltd	Accept in Part	6.4
FS1107.24	238.19	Man Street Properties Ltd	Accept in Part	6.4
FS1107.25	238.20	Man Street Properties Ltd	Accept in Part	6.3
FS1107.26	238.21	Man Street Properties Ltd	Accept in Part	6.3
FS1107.27	238.22	Man Street Properties Ltd	Accept in Part	6.3
FS1107.28	238.23	Man Street Properties Ltd	Accept in Part	6.3
FS1107.29	238.24	Man Street Properties Ltd	Accept in Part	6.3
FS1107.30	238.25	Man Street Properties Ltd	Accept in Part	6.4
FS1107.31	238.26	Man Street Properties Ltd	Accept in Part	6.3
FS1107.32	238.27	Man Street Properties Ltd	Accept in Part	6.4
FS1107.33	238.28	Man Street Properties Ltd	Accept in Part	6.4
FS1107.34	238.29	Man Street Properties Ltd	Accept in Part	6.4
FS1107.35	238.30	Man Street Properties Ltd	Accept in Part	6.4
FS1107.36	238.31	Man Street Properties Ltd	Accept in Part	6.4
FS1107.37	238.32	Man Street Properties Ltd	Accept in Part	6.4
FS1107.38	238.33	Man Street Properties Ltd	Accept in Part	6.4
FS1107.39	238.34	Man Street Properties Ltd	Accept in Part	6.4
FS1107.40	238.35	Man Street Properties Ltd	Accept in Part	6.4
FS1107.41	238.36	Man Street Properties Ltd	Accept in Part	6.5
FS1107.42	238.37	Man Street Properties Ltd	Accept in Part	6.3, 6.5
FS1107.43	238.38	Man Street Properties Ltd	Accept in Part	6.5
FS1107.44	238.39	Man Street Properties Ltd	Accept in Part	6.3, 6.5



Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1107.6	238.1	Man Street Properties Ltd	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1107.69	238.64	Man Street Properties Ltd	Accept	2.1
FS1107.7	238.2	Man Street Properties Ltd	Accept in Part	6.1
FS1107.8	238.3	Man Street Properties Ltd	Accept in part	8.1-8.7
FS1107.88	238.83	Man Street Properties Ltd	Accept in part	8.1
FS1107.89	238.84	Man Street Properties Ltd	Accept in part	8.2
FS1107.90	238.85	Man Street Properties Ltd	Accept	8.3, 8.5
FS1107.91	238.86	Man Street Properties Ltd	Accept	8.5
FS1107.93	238.88	Man Street Properties Ltd	Accept in Part	6.5
FS1115.1	251.1	Queenstown Wharves Limited	Accept in part	2.3, 3.18
FS1115.2	251.3	Queenstown Wharves Limited	Accept in part	2.3
FS1115.3	251.4	Queenstown Wharves Limited	Reject	8.2
FS1115.4	251.5	Queenstown Wharves Limited	Accept in part	8.6, 8.7
FS1117.1	10.7	Remarkables Park Limited	Accept in part	2.3
FS1117.11	238.136	Remarkables Park Limited	Accept in part	3.2
FS1117.12	238.137	Remarkables Park Limited	Accept in part	2.3
FS1117.13	238.138	Remarkables Park Limited	Accept in part	2.3
FS1117.17	249.2	Remarkables Park Limited	Accept in part	2.3
FS1117.179	433.38	Remarkables Park Limited	Accept in part	2.10, 2.11, 3.16
FS1117.18	249.5	Remarkables Park Limited	Accept in part	3.1
FS1117.180	433.39	Remarkables Park Limited	Accept in part	2.3
FS1117.181	433.46	Remarkables Park Limited	Reject	8.2
FS1117.182	433.47	Remarkables Park Limited	Accept in part	8.6-8.7
FS1117.183	433.48	Remarkables Park Limited	Accept in part	8.6
FS1117.184	433.49	Remarkables Park Limited	Accept in part	8.6
FS1117.185	433.50	Remarkables Park Limited	Accept in part	8.7
FS1117.19	251.1	Remarkables Park Limited	Accept in part	2.3, 3.18
FS1117.195	515.14	Remarkables Park Limited	Reject	8.7
FS1117.197	519.15	Remarkables Park Limited	Accept in part	2.11
FS1117.2	19.2	Remarkables Park Limited	Accept in part	Part B
FS1117.206	524.5	Remarkables Park Limited	Accept in part	3.5, 6.3, 6.4
FS1117.228	598.15	Remarkables Park Limited	Accept in part	2.11
FS1117.229	598.16	Remarkables Park Limited	Accept in part	3.16
FS1117.23	271.3	Remarkables Park Limited	Accept in part	2.3
FS1117.230	598.17	Remarkables Park Limited	Accept in part	2.11
FS1117.231	598.18	Remarkables Park Limited	Accept in part	3.16
FS1117.232	598.25	Remarkables Park Limited	Accept in part	8.6
FS1117.239	607.6	Remarkables Park Limited	Reject	2.15
FS1117.24	271.4	Remarkables Park Limited	Accept in part	2.5
FS1117.240	607.7	Remarkables Park Limited	Accept in part	2.3
FS1117.241	607.8	Remarkables Park Limited	Accept in part	3.1
FS1117.243	607.10	Remarkables Park Limited	Accept in part	3.1
FS1117.244	607.11	Remarkables Park Limited	Reject	3.4
FS1117.245	608.8	Remarkables Park Limited	Accept in part	2.3

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FS1117.246	608.49	Remarkables Park Limited	Reject	8.6
FS1117.247	608.50	Remarkables Park Limited	Reject	8.3
FS1117.249	615.6	Remarkables Park Limited	Reject	2.15
FS1117.25	271.5	Remarkables Park Limited	Accept in part	3.5, 6.3, 6.4
FS1117.250	615.7	Remarkables Park Limited	Accept in part	2.3
FS1117.251	615.8	Remarkables Park Limited	Accept in part	3.1
FS1117.253	615.11	Remarkables Park Limited	Reject	3.4
FS1117.254	615.10	Remarkables Park Limited	Accept in part	3.1
FS1117.256	621.6	Remarkables Park Limited	Reject	2.15
FS1117.257	621.7	Remarkables Park Limited	Accept in part	2.3
FS1117.258	621.8	Remarkables Park Limited	Accept in part	3.1
FS1117.26	271.6	Remarkables Park Limited	Accept in Part	6.4
FS1117.260	621.10	Remarkables Park Limited	Accept in part	3.1
FS1117.266	677.2	Remarkables Park Limited	Reject	2.15
FS1117.267	677.3	Remarkables Park Limited	Accept in part	2.3
FS1117.268	677.4	Remarkables Park Limited	Accept in part	3.1
FS1117.27	271.7	Remarkables Park Limited	Accept in Part	6.4
FS1117.270	677.6	Remarkables Park Limited	Reject	8.5
FS1117.272	702.2	Remarkables Park Limited	Accept in part	2.10, 2.11, 3.16
FS1117.274	716.4	Remarkables Park Limited	Reject	2.15
FS1117.275	716.5	Remarkables Park Limited	Accept in part	2.3
FS1117.276	716.6	Remarkables Park Limited	Accept in part	3.1
FS1117.278	716.8	Remarkables Park Limited	Reject	3.4
FS1117.279	716.9	Remarkables Park Limited	Accept in part	2.3
FS1117.28	271.8	Remarkables Park Limited	Accept in Part	6.4
FS1117.280	751.7	Remarkables Park Limited	Accept in Part	6.4
FS1117.29	271.9	Remarkables Park Limited	Accept in Part	6.3, 6.5
FS1117.30	271.10	Remarkables Park Limited	Accept in Part	6.3, 6.5
FS1117.4	21.9	Remarkables Park Limited	Reject	1.7
FS1117.40	285.6	Remarkables Park Limited	Accept	6.5
FS1117.7	238.3	Remarkables Park Limited	Accept in part	8.1-8.7
FS1117.8	238.36	Remarkables Park Limited	Accept in Part	6.5
FS1117.9	238.38	Remarkables Park Limited	Accept in Part	6.5
FS1117.93	433.37	Remarkables Park Limited	Accept in part	2.3
FS1117.94	433.40	Remarkables Park Limited	Accept	6.1
FS1117.95	433.41	Remarkables Park Limited	Accept in Part	6.4
FS1117.96	433.42	Remarkables Park Limited	Accept in Part	6.4
FS1117.97	433.43	Remarkables Park Limited	Accept in Part	6.5
FS1117.98	433.44	Remarkables Park Limited	Accept in Part	6.3, 6.5
FS1117.99	433.45	Remarkables Park Limited	Accept in Part	6.5
FS1118.5	361.5	Robins Road Limited	Accept in part	3.3
FS1119.2	18.1	Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others	Accept in Part	6.3
FS1120.10	537.6	Michael Brial	Accept in part	2.11
FS1120.11	537.7	Michael Brial	Accept in part	2.11
FS1120.12	537.8	Michael Brial	Accept in part	2.3
FS1120.13	537.9	Michael Brial	Accept in part	3.19
FS1120.14	537.10	Michael Brial	Accept in part	2.5, 2.12

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FS1120.15	537.11	Michael Brial	Accept in part	8.7
FS1120.47	537.43	Michael Brial	Accept in part	2.3
FS1120.5	537.1	Michael Brial	Accept in part	2.3
FS1120.6	537.2	Michael Brial	Accept in part	3.16
FS1120.7	537.3	Michael Brial	Accept in part	2.11
FS1120.8	537.4	Michael Brial	Accept in part	3.16
FS1120.9	537.5	Michael Brial	Accept in part	2.11
FS1121.10	271.4	Aurora Energy Limited	Accept in part	2.5
FS1121.11	271.5	Aurora Energy Limited	Accept in part	3.5, 6.3, 6.4
FS1121.13	271.5	Aurora Energy Limited	Accept in part	3.5, 6.3, 6.4
FS1121.14	271.7	Aurora Energy Limited	Accept in Part	6.4
FS1121.15	719.7	Aurora Energy Limited	Accept in part	2.5
FS1121.16	805.34	Aurora Energy Limited	Accept in Part	6.4
FS1121.4	179.8	Aurora Energy Limited	Accept in Part	2,3.18
FS1121.7	191.7	Aurora Energy Limited	Accept in Part	2, 3.18
FS1121.8	251.1	Aurora Energy Limited	Accept in part	2.3, 3.18
FS1121.9	251.3	Aurora Energy Limited	Accept in part	2.3
FS1130.1	297.1	Robbie McGillivray	Accept	2.1
FS1132.1	145.5	Federated Farmers of New Zealand	Accept	2, 2.9, 3.14
FS1132.14	251.1	Federated Farmers of New Zealand	Accept in part	2.3, 3.18
FS1132.15	251.3	Federated Farmers of New Zealand	Accept in part	2.3
FS1132.30	590.1	Federated Farmers of New Zealand	Accept in part	2.9
FS1132.31	598.21	Federated Farmers of New Zealand	Accept in part	3.19
FS1132.32	598.22	Federated Farmers of New Zealand	Accept in part	3.19
FS1132.35	625.9	Federated Farmers of New Zealand	Accept	2.15
FS1132.36	625.10	Federated Farmers of New Zealand	Accept	2.15
FS1132.4	179.8	Federated Farmers of New Zealand	Accept in Part	2,3.18
FS1132.47	671.1	Federated Farmers of New Zealand	Accept	2.15
FS1132.48	677.4	Federated Farmers of New Zealand	Accept in part	3.1
FS1132.52	706.10	Federated Farmers of New Zealand	Accept	3.9
FS1132.72	810.7	Federated Farmers of New Zealand	Accept	2.11
FS1137.11	615.10	Kay Curtis	Accept in part	3.1
FS1137.12	615.11	Kay Curtis	Reject	3.4
FS1137.13	615.12	Kay Curtis	Accept in part	2.3
FS1137.14	615.13	Kay Curtis	Accept in part	2.7
FS1137.15	615.14	Kay Curtis	Reject	3.8
FS1137.16	615.15	Kay Curtis	Reject	2.9

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FS1137.17	615.16	Kay Curtis	Accept in part	3.16
FS1137.18	615.17	Kay Curtis	Accept in part	2.11
FS1137.19	615.18	Kay Curtis	Accept in part	3.19
FS1137.26	615.25	Kay Curtis	Accept in part	2.11
FS1137.7	615.6	Kay Curtis	Reject	2.15
FS1137.8	615.7	Kay Curtis	Accept in part	2.3
FS1137.9	615.8	Kay Curtis	Accept in part	3.1
FS1143.1	10.1	James Schmidt	Accept in part	3.5
FS1146.21	430.3	Lee Nicolson	Accept in part	2.3, 2.11, 3.16
FS1146.25	430.7	Lee Nicolson	Accept in part	8.2
FS1152.2	621.6	Kawarau Jet Services Holdings Ltd	Reject	2.15
FS1152.3	621.7	Kawarau Jet Services Holdings Ltd	Accept in part	2.3
FS1152.4	621.8	Kawarau Jet Services Holdings Ltd	Accept in part	3.1
FS1152.6	621.10	Kawarau Jet Services Holdings Ltd	Accept in part	3.1
FS1153.6	615.6	Mount Cardrona Station Ltd	Reject	2.15
FS1153.7	615.7	Mount Cardrona Station Ltd	Accept in part	2.3
FS1153.8	615.8	Mount Cardrona Station Ltd	Accept in part	3.1
FS1154.1	10.1	Hogans Gully Farm Ltd	Accept in part	3.5
FS1154.2	18.1	Hogans Gully Farm Ltd	Accept in Part	6.3
FS1154.3	238.1	Hogans Gully Farm Ltd	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1154.7	608.8	Hogans Gully Farm Ltd	Accept in part	2.3
FS1154.8	608.37	Hogans Gully Farm Ltd	Accept in part	8.2
FS1157.1	10.1	Trojan Helmet Ltd	Accept in part	3.5
FS1157.10	238.1	Trojan Helmet Ltd	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1157.11	238.64	Trojan Helmet Ltd	Accept	2.1
FS1157.12	238.134	Trojan Helmet Ltd	Accept	2.1
FS1157.13	238.135	Trojan Helmet Ltd	Accept	2.15
FS1157.14	238.136	Trojan Helmet Ltd	Accept in part	3.2
FS1157.15	238.137	Trojan Helmet Ltd	Accept in part	2.3
FS1157.16	238.138	Trojan Helmet Ltd	Accept in part	2.3
FS1157.17	238.139	Trojan Helmet Ltd	Accept in part	3.5, 6.3, 6.4
FS1157.18	238.140	Trojan Helmet Ltd	Accept in part	3.5, 6.3, 6.4
FS1157.19	238.141	Trojan Helmet Ltd	Accept in part	2.6
FS1157.2	10.2	Trojan Helmet Ltd	Reject	2.6
FS1157.20	238.142	Trojan Helmet Ltd	Accept	2.9
FS1157.21	238.143	Trojan Helmet Ltd	Accept in part	2.12
FS1157.22	238.144	Trojan Helmet Ltd	Accept in part	2.5, 2.12
FS1157.23	238.145	Trojan Helmet Ltd	Accept in part	3.20, 6.3, 6.4
FS1157.24	238.146	Trojan Helmet Ltd	Accept in part	2.5, 2.12
FS1157.25	238.147	Trojan Helmet Ltd	Accept in part	2.12, 6.3, 6.4
FS1157.26	238.148	Trojan Helmet Ltd	Accept in part	2.5, 2.12
FS1157.3	10.3	Trojan Helmet Ltd	Accept in part	2.8
FS1157.4	10.4	Trojan Helmet Ltd	Accept in part	2.10
FS1157.5	10.5	Trojan Helmet Ltd	Accept in part	2.12

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FS1157.6	10.6	Trojan Helmet Ltd	Accept in Part	6.5
FS1157.7	10.7	Trojan Helmet Ltd	Accept in part	2.3
FS1157.8	18.1	Trojan Helmet Ltd	Accept in Part	6.3
FS1157.9	18.2	Trojan Helmet Ltd	Accept in Part	6.5
FS1158.3	608.8	ZJV (NZ) Ltd	Accept in part	2.3
FS1158.4	608.37	ZJV (NZ) Ltd	Accept in part	8.2
FS1159.2	635.11	PowerNet Ltd	Accept in part	2.3
FS1159.3	805.38	PowerNet Ltd	Accept in Part	6.3, 6.5
FS1160.12	437.13	Otago Regional Council	Accept in part	8.2
FS1160.13	437.14	Otago Regional Council	Reject	8.3
FS1160.14	437.17	Otago Regional Council	Accept in part	8.6
FS1160.15	437.18	Otago Regional Council	Accept in part	8.7
FS1160.16	437.21	Otago Regional Council	Accept in part	8.3
FS1160.17	437.23	Otago Regional Council	Accept	8.7
FS1160.18	437.26	Otago Regional Council	Accept in part	8.7
FS1160.19	437.27	Otago Regional Council	Accept in part	8.7
FS1160.2	438.3	Otago Regional Council	Accept in part	2.3
FS1160.20	437.29	Otago Regional Council	Accept in part	8.3
FS1160.7	711.3	Otago Regional Council	Reject	2.9
FS1160.8	343.9	Otago Regional Council	Accept in part	3.19
FS1160.9	20.5	Otago Regional Council	Accept in Part	6.1-6.5
FS1162.12	145.12	James Wilson Cooper	Accept in part	8.6, 8.7
FS1162.14	145.14	James Wilson Cooper	Accept	3.16
FS1162.15	145.15	James Wilson Cooper	Accept	3.16
FS1162.18	145.18	James Wilson Cooper	Accept in part	8.3-8.8
FS1162.19	145.19	James Wilson Cooper	Accept in Part	2, 2.11, 8.6
FS1162.21	145.21	James Wilson Cooper	Accept in part	8.6
FS1162.27	145.27	James Wilson Cooper	Accept in Part	2, 2.4, 2.9, 3.4, 3.14
FS1162.29	145.29	James Wilson Cooper	Accept in Part	6.3
FS1162.30	145.30	James Wilson Cooper	Accept in part	8.4
FS1162.38	701.3	James Wilson Cooper	Accept in part	2.9
FS1162.39	701.4	James Wilson Cooper	Accept in part	2.9, 3.10
FS1162.40	701.5	James Wilson Cooper	Accept in part	3.19
FS1162.5	145.5	James Wilson Cooper	Accept	2, 2.9, 3.14
FS1162.60	706.6	James Wilson Cooper	Accept in part	2.8
FS1162.61	706.7	James Wilson Cooper	Accept in part	2.9
FS1162.62	706.8	James Wilson Cooper	Accept	3.9
FS1162.63	706.9	James Wilson Cooper	Accept in part	3.9
FS1162.64	706.10	James Wilson Cooper	Accept	3.9
FS1162.65	706.11	James Wilson Cooper	Accept	2.9
FS1162.66	706.12	James Wilson Cooper	Accept in part	2.9, 3.10
FS1162.67	706.13	James Wilson Cooper	Accept in part	3.11
FS1162.68	706.14	James Wilson Cooper	Accept	2.9
FS1162.69	706.15	James Wilson Cooper	Accept	3.12
FS1162.70	706.16	James Wilson Cooper	Accept in part	2.9
FS1162.71	706.17	James Wilson Cooper	Accept in part	2.9
FS1162.72	706.18	James Wilson Cooper	Accept in part	3.14
FS1162.73	706.19	James Wilson Cooper	Accept	2.9
FS1162.74	706.20	James Wilson Cooper	Accept	3.15

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FS1162.9	145.9	James Wilson Cooper	Accept	8.3
FS1164.14	768.5	Shotover Park Limited	Accept in part	3.3
FS1164.2	361.5	Shotover Park Limited	Accept in part	3.3
FS1208.5	433.47	Vodafone New Zealand Limited	Accept in part	8.6-8.7
FS1208.6	433.48	Vodafone New Zealand Limited	Accept in part	8.6
FS1208.7	433.49	Vodafone New Zealand Limited	Accept in part	8.6
FS1208.8	433.50	Vodafone New Zealand Limited	Accept in part	8.7
FS1209.11	600.11	Richard Burdon	Accept in Part	2.1
FS1209.12	600.12	Richard Burdon	Accept in part	2.2
FS1209.13	600.13	Richard Burdon	Accept in part	2.3
FS1209.14	600.14	Richard Burdon	Accept in part	2.4, 2.5
FS1209.15	600.15	Richard Burdon	Accept in part	2.9
FS1209.16	600.16	Richard Burdon	Accept in part	2.9
FS1209.17	600.17	Richard Burdon	Accept in part	3.9
FS1209.18	600.18	Richard Burdon	Accept in part	3.9
FS1209.19	600.19	Richard Burdon	Reject	2.9
FS1209.20	600.20	Richard Burdon	Accept in part	2.9, 3.10
FS1209.21	600.21	Richard Burdon	Accept in part	2.9
FS1209.22	600.22	Richard Burdon	Accept in part	3.11
FS1209.23	600.23	Richard Burdon	Accept in part	3.12
FS1209.24	600.24	Richard Burdon	Accept in part	2.9
FS1209.25	600.25	Richard Burdon	Reject	3.13
FS1209.26	600.26	Richard Burdon	Reject	2.9
FS1209.27	600.27	Richard Burdon	Accept in part	3.14
FS1209.28	600.28	Richard Burdon	Accept in part	2.10
FS1209.29	600.29	Richard Burdon	Accept in part	2.11
FS1209.30	600.30	Richard Burdon	Accept in part	3.16
FS1209.31	600.31	Richard Burdon	Accept in part	2.11
FS1209.32	600.32	Richard Burdon	Accept in part	2.11
FS1209.33	600.33	Richard Burdon	Accept in part	2.11
FS1209.34	600.34	Richard Burdon	Accept in part	3.18
FS1209.35	600.35	Richard Burdon	Accept in part	2.3
FS1209.36	600.36	Richard Burdon	Accept in part	3.19
FS1209.37	600.37	Richard Burdon	Accept in part	3.19
FS1209.39	600.39	Richard Burdon	Accept in Part	6.4
FS1209.42	600.42	Richard Burdon	Accept in part	8.2
FS1209.43	600.43	Richard Burdon	Reject	8.3
FS1209.44	600.44	Richard Burdon	Reject	8.5
FS1209.45	600.45	Richard Burdon	Reject	8.7
FS1209.46	600.46	Richard Burdon	Reject	8.3
FS1209.47	600.47	Richard Burdon	Reject	8.7
FS1209.48	600.48	Richard Burdon	Reject	8.7
FS1209.49	600.49	Richard Burdon	Reject	8.3
FS1209.50	600.50	Richard Burdon	Reject	8.3
FS1209.51	600.51	Richard Burdon	Accept	8.6
FS1209.52	600.52	Richard Burdon	Reject	8.7

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FS1209.53	600.53	Richard Burdon	Reject	8.3
FS1209.54	600.54	Richard Burdon	Accept	8.5
FS1211.15	635.10	New Zealand Defence Force	Accept in part	2.3
FS1211.16	635.16	New Zealand Defence Force	Accept in part	2.10, 2.11, 3.16
FS1211.17	635.17	New Zealand Defence Force	Accept in part	2.10, 2.11, 3.16
FS1211.21	805.23	New Zealand Defence Force	Accept in part	2.5
FS1211.22	805.24	New Zealand Defence Force	Accept in part	3.5, 6.3, 6.4
FS1211.23	805.32	New Zealand Defence Force	Accept in Part	6.1
FS1211.24	805.34	New Zealand Defence Force	Accept in Part	6.4
FS1211.25	805.35	New Zealand Defence Force	Accept in Part	6.4
FS1211.26	805.36	New Zealand Defence Force	Accept in Part	6.4
FS1211.27	805.38	New Zealand Defence Force	Accept in Part	6.3, 6.5
FS1211.33	251.3	New Zealand Defence Force	Accept in part	2.3
FS1211.35	433.39	New Zealand Defence Force	Accept in part	2.3
FS1219.3	632.2	Bravo Trustee Company	Accept in part	2.10, 2.11, 3.16
FS1221.1	285.8	Robins Farm Limited	Reject	8.4
FS1226.139	238.134	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept	2.1
FS1226.140	238.135	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept	2.15
FS1226.141	238.136	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	3.2
FS1226.142	238.137	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	2.3
FS1226.143	238.138	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	2.3
FS1226.144	238.139	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	3.5, 6.3, 6.4
FS1226.145	238.140	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	3.5, 6.3, 6.4
FS1226.146	238.141	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	2.6
FS1226.147	238.142	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept	2.9
FS1226.148	238.143	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	2.12

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FS1226.149	238.144	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	2.5, 2.12
FS1226.150	238.145	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	3.20, 6.3, 6.4
FS1226.151	238.146	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	2.5, 2.12
FS1226.152	238.147	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	2.12, 6.3, 6.4
FS1226.153	238.148	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	2.5, 2.12
FS1226.17	238.12	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.1
FS1226.21	238.16	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.3
FS1226.22	238.17	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.23	238.18	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.24	238.19	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.25	238.20	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.3
FS1226.26	238.21	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.3
FS1226.27	238.22	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.3
FS1226.28	238.23	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.3
FS1226.29	238.24	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.3
FS1226.30	238.25	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.31	238.26	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.3



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FS1226.32	238.27	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.33	238.28	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.34	238.29	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.35	238.30	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.36	238.31	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.37	238.32	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.38	238.33	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.39	238.34	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.40	238.35	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.4
FS1226.41	238.36	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.5
FS1226.42	238.37	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.3, 6.5
FS1226.43	238.38	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.5
FS1226.44	238.39	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.3, 6.5
FS1226.6	238.1	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1226.69	238.64	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept	2.1
FS1226.7	238.2	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.1
FS1226.8	238.3	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	8.1-8.7

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FS1226.88	238.83	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	8.1
FS1226.89	238.84	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in part	8.2
FS1226.90	238.85	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept	8.3, 8.5
FS1226.91	238.86	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept	8.5
FS1226.93	238.88	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept in Part	6.5
FS1229.31	806.93	NXSki Limited	Reject	8.4
FS1229.5	361.5	NXSki Limited	Accept in part	3.3
FS1234.139	238.134	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept	2.1
FS1234.140	238.135	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept	2.15
FS1234.141	238.136	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	3.2
FS1234.142	238.137	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	2.3
FS1234.143	238.138	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	2.3
FS1234.144	238.139	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	3.5, 6.3, 6.4
FS1234.145	238.140	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	3.5, 6.3, 6.4
FS1234.146	238.141	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	2.6
FS1234.147	238.142	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept	2.9
FS1234.148	238.143	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	2.12
FS1234.149	238.144	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	2.5, 2.12

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1234.150	238.145	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	3.20, 6.3, 6.4
FS1234.151	238.146	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	2.5, 2.12
FS1234.152	238.147	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	2.12, 6.3, 6.4
FS1234.153	238.148	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	2.5, 2.12
FS1234.17	238.12	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.1
FS1234.21	238.16	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.3
FS1234.22	238.17	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.23	238.18	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.24	238.19	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.25	238.20	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.3
FS1234.26	238.21	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.3
FS1234.27	238.22	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.3
FS1234.28	238.23	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.3
FS1234.29	238.24	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.3
FS1234.30	238.25	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.31	238.26	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.3
FS1234.32	238.27	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1234.33	238.28	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.34	238.29	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.35	238.30	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.36	238.31	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.37	238.32	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.38	238.33	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.39	238.34	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.40	238.35	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.4
FS1234.41	238.36	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.5
FS1234.42	238.37	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.3, 6.5
FS1234.43	238.38	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.5
FS1234.44	238.39	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.3, 6.5
FS1234.6	238.1	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1234.69	238.64	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept	2.1
FS1234.7	238.2	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.1
FS1234.8	238.3	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	8.1-8.7
FS1234.88	238.83	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	8.1

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1234.89	238.84	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in part	8.2
FS1234.90	238.85	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept	8.3, 8.5
FS1234.91	238.86	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept	8.5
FS1234.93	238.88	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept in Part	6.5
FS1235.15	307.1	Jet Boating New Zealand	Accept in part	3.14, 8.8
FS1239.139	238.134	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept	2.1
FS1239.140	238.135	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept	2.15
FS1239.141	238.136	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	3.2
FS1239.142	238.137	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	2.3
FS1239.143	238.138	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	2.3
FS1239.144	238.139	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	3.5, 6.3, 6.4
FS1239.145	238.140	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	3.5, 6.3, 6.4
FS1239.146	238.141	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	2.6
FS1239.147	238.142	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept	2.9
FS1239.148	238.143	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	2.12
FS1239.149	238.144	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	2.5, 2.12
FS1239.150	238.145	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	3.20, 6.3, 6.4
FS1239.151	238.146	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	2.5, 2.12
FS1239.152	238.147	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	2.12, 6.3, 6.4
FS1239.153	238.148	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	2.5, 2.12
FS1239.17	238.12	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.1
FS1239.21	238.16	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.3
FS1239.22	238.17	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.23	238.18	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1239.24	238.19	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.25	238.20	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.3
FS1239.26	238.21	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.3
FS1239.27	238.22	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.3
FS1239.28	238.23	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.3
FS1239.29	238.24	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.3
FS1239.30	238.25	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.31	238.26	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.3
FS1239.32	238.27	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.33	238.28	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.34	238.29	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.35	238.30	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.36	238.31	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.37	238.32	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.38	238.33	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.39	238.34	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.40	238.35	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.4
FS1239.41	238.36	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.5
FS1239.42	238.37	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.3, 6.5
FS1239.43	238.38	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.5
FS1239.44	238.39	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.3, 6.5
FS1239.6	238.1	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1239.69	238.64	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept	2.1
FS1239.7	238.2	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.1
FS1239.8	238.3	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	8.1-8.7

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1239.88	238.83	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	8.1
FS1239.89	238.84	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in part	8.2
FS1239.90	238.85	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept	8.3, 8.5
FS1239.91	238.86	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept	8.5
FS1239.93	238.88	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept in Part	6.5
FS1241.139	238.134	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept	2.1
FS1241.140	238.135	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept	2.15
FS1241.141	238.136	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	3.2
FS1241.142	238.137	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	2.3
FS1241.143	238.138	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	2.3
FS1241.144	238.139	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	3.5, 6.3, 6.4
FS1241.145	238.140	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	3.5, 6.3, 6.4
FS1241.146	238.141	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	2.6
FS1241.147	238.142	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept	2.9
FS1241.148	238.143	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	2.12
FS1241.149	238.144	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	2.5, 2.12
FS1241.150	238.145	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	3.20, 6.3, 6.4
FS1241.151	238.146	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	2.5, 2.12

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1241.152	238.147	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	2.12, 6.3, 6.4
FS1241.153	238.148	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	2.5, 2.12
FS1241.17	238.12	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.1
FS1241.21	238.16	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.3
FS1241.22	238.17	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.23	238.18	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.24	238.19	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.25	238.20	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.3
FS1241.26	238.21	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.3
FS1241.27	238.22	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.3
FS1241.28	238.23	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.3
FS1241.29	238.24	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.3
FS1241.30	238.25	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.31	238.26	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.3
FS1241.32	238.27	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.33	238.28	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.34	238.29	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4



Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1241.35	238.30	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.36	238.31	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.37	238.32	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.38	238.33	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.39	238.34	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.40	238.35	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.4
FS1241.41	238.36	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.5
FS1241.42	238.37	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.3, 6.5
FS1241.43	238.38	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.5
FS1241.44	238.39	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.3, 6.5
FS1241.6	238.1	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1241.69	238.64	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept	2.1
FS1241.7	238.2	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.1
FS1241.8	238.3	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	8.1-8.7
FS1241.88	238.83	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	8.1
FS1241.89	238.84	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in part	8.2
FS1241.90	238.85	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept	8.3, 8.5

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1241.91	238.86	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept	8.5
FS1241.93	238.88	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept in Part	6.5
FS1242.114	238.86	Antony & Ruth Stokes	Accept	8.5
FS1242.116	238.88	Antony & Ruth Stokes	Accept in Part	6.5
FS1242.162	238.134	Antony & Ruth Stokes	Accept	2.1
FS1242.163	238.135	Antony & Ruth Stokes	Accept	2.15
FS1242.164	238.136	Antony & Ruth Stokes	Accept in part	3.2
FS1242.165	238.137	Antony & Ruth Stokes	Accept in part	2.3
FS1242.166	238.138	Antony & Ruth Stokes	Accept in part	2.3
FS1242.167	238.139	Antony & Ruth Stokes	Accept in part	3.5, 6.3, 6.4
FS1242.168	238.140	Antony & Ruth Stokes	Accept in part	3.5, 6.3, 6.4
FS1242.169	238.141	Antony & Ruth Stokes	Accept in part	2.6
FS1242.170	238.142	Antony & Ruth Stokes	Accept	2.9
FS1242.171	238.143	Antony & Ruth Stokes	Accept in part	2.12
FS1242.172	238.144	Antony & Ruth Stokes	Accept in part	2.5, 2.12
FS1242.173	238.145	Antony & Ruth Stokes	Accept in part	3.20, 6.3, 6.4
FS1242.174	238.146	Antony & Ruth Stokes	Accept in part	2.5, 2.12
FS1242.175	238.147	Antony & Ruth Stokes	Accept in part	2.12, 6.3, 6.4
FS1242.176	238.148	Antony & Ruth Stokes	Accept in part	2.5, 2.12
FS1242.29	238.1	Antony & Ruth Stokes	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1242.30	238.2	Antony & Ruth Stokes	Accept in Part	6.1
FS1242.31	238.3	Antony & Ruth Stokes	Accept in part	8.1-8.7
FS1242.40	238.12	Antony & Ruth Stokes	Accept in Part	6.1
FS1242.44	238.16	Antony & Ruth Stokes	Accept in Part	6.3
FS1242.45	238.17	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.46	238.18	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.47	238.19	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.48	238.20	Antony & Ruth Stokes	Accept in Part	6.3
FS1242.49	238.21	Antony & Ruth Stokes	Accept in Part	6.3
FS1242.50	238.22	Antony & Ruth Stokes	Accept in Part	6.3
FS1242.51	238.23	Antony & Ruth Stokes	Accept in Part	6.3
FS1242.52	238.24	Antony & Ruth Stokes	Accept in Part	6.3
FS1242.53	238.25	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.54	238.26	Antony & Ruth Stokes	Accept in Part	6.3
FS1242.55	238.27	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.56	238.28	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.57	238.29	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.58	238.30	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.59	238.31	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.60	238.32	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.61	238.33	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.62	238.34	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.63	238.35	Antony & Ruth Stokes	Accept in Part	6.4
FS1242.64	238.36	Antony & Ruth Stokes	Accept in Part	6.5
FS1242.65	238.37	Antony & Ruth Stokes	Accept in Part	6.3, 6.5

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1242.66	238.38	Antony & Ruth Stokes	Accept in Part	6.5
FS1242.67	238.39	Antony & Ruth Stokes	Accept in Part	6.3, 6.5
FS1248.139	238.134	Trojan Holdings Limited & Beach Street Holdings Limited	Accept	2.1
FS1248.140	238.135	Trojan Holdings Limited & Beach Street Holdings Limited	Accept	2.15
FS1248.141	238.136	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	3.2
FS1248.142	238.137	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	2.3
FS1248.143	238.138	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	2.3
FS1248.144	238.139	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	3.5, 6.3, 6.4
FS1248.145	238.140	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	3.5, 6.3, 6.4
FS1248.146	238.141	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	2.6
FS1248.147	238.142	Trojan Holdings Limited & Beach Street Holdings Limited	Accept	2.9
FS1248.148	238.143	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	2.12
FS1248.149	238.144	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	2.5, 2.12
FS1248.150	238.145	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	3.20, 6.3, 6.4
FS1248.151	238.146	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	2.5, 2.12
FS1248.152	238.147	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	2.12, 6.3, 6.4
FS1248.153	238.148	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	2.5, 2.12
FS1248.17	238.12	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.1

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1248.21	238.16	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.3
FS1248.22	238.17	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.23	238.18	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.24	238.19	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.25	238.20	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.3
FS1248.26	238.21	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.3
FS1248.27	238.22	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.3
FS1248.28	238.23	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.3
FS1248.29	238.24	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.3
FS1248.30	238.25	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.31	238.26	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.3
FS1248.32	238.27	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.33	238.28	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.34	238.29	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.35	238.30	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.36	238.31	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.37	238.32	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1248.38	238.33	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.39	238.34	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.40	238.35	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.4
FS1248.41	238.36	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.5
FS1248.42	238.37	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.3, 6.5
FS1248.43	238.38	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.5
FS1248.44	238.39	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.3, 6.5
FS1248.6	238.1	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1248.69	238.64	Trojan Holdings Limited & Beach Street Holdings Limited	Accept	2.1
FS1248.7	238.2	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.1
FS1248.8	238.3	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	8.1-8.7
FS1248.88	238.83	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	8.1
FS1248.89	238.84	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in part	8.2
FS1248.90	238.85	Trojan Holdings Limited & Beach Street Holdings Limited	Accept	8.3, 8.5
FS1248.91	238.86	Trojan Holdings Limited & Beach Street Holdings Limited	Accept	8.5
FS1248.93	238.88	Trojan Holdings Limited & Beach Street Holdings Limited	Accept in Part	6.5
FS1249.139	238.134	Tweed Development Limited	Accept	2.1
FS1249.140	238.135	Tweed Development Limited	Accept	2.15
FS1249.141	238.136	Tweed Development Limited	Accept in part	3.2

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FS1249.142	238.137	Tweed Development Limited	Accept in part	2.3
FS1249.143	238.138	Tweed Development Limited	Accept in part	2.3
FS1249.144	238.139	Tweed Development Limited	Accept in part	3.5, 6.3, 6.4
FS1249.145	238.140	Tweed Development Limited	Accept in part	3.5, 6.3, 6.4
FS1249.146	238.141	Tweed Development Limited	Accept in part	2.6
FS1249.147	238.142	Tweed Development Limited	Accept	2.9
FS1249.148	238.143	Tweed Development Limited	Accept in part	2.12
FS1249.149	238.144	Tweed Development Limited	Accept in part	2.5, 2.12
FS1249.150	238.145	Tweed Development Limited	Accept in part	3.20, 6.3, 6.4
FS1249.151	238.146	Tweed Development Limited	Accept in part	2.5, 2.12
FS1249.152	238.147	Tweed Development Limited	Accept in part	2.12, 6.3, 6.4
FS1249.153	238.148	Tweed Development Limited	Accept in part	2.5, 2.12
FS1249.17	238.12	Tweed Development Limited	Accept in Part	6.1
FS1249.21	238.16	Tweed Development Limited	Accept in Part	6.3
FS1249.22	238.17	Tweed Development Limited	Accept in Part	6.4
FS1249.23	238.18	Tweed Development Limited	Accept in Part	6.4
FS1249.24	238.19	Tweed Development Limited	Accept in Part	6.4
FS1249.25	238.20	Tweed Development Limited	Accept in Part	6.3
FS1249.26	238.21	Tweed Development Limited	Accept in Part	6.3
FS1249.27	238.22	Tweed Development Limited	Accept in Part	6.3
FS1249.28	238.23	Tweed Development Limited	Accept in Part	6.3
FS1249.29	238.24	Tweed Development Limited	Accept in Part	6.3
FS1249.30	238.25	Tweed Development Limited	Accept in Part	6.4
FS1249.31	238.26	Tweed Development Limited	Accept in Part	6.3
FS1249.32	238.27	Tweed Development Limited	Accept in Part	6.4
FS1249.33	238.28	Tweed Development Limited	Accept in Part	6.4
FS1249.34	238.29	Tweed Development Limited	Accept in Part	6.4
FS1249.35	238.30	Tweed Development Limited	Accept in Part	6.4
FS1249.36	238.31	Tweed Development Limited	Accept in Part	6.4
FS1249.37	238.32	Tweed Development Limited	Accept in Part	6.4
FS1249.38	238.33	Tweed Development Limited	Accept in Part	6.4
FS1249.39	238.34	Tweed Development Limited	Accept in Part	6.4
FS1249.40	238.35	Tweed Development Limited	Accept in Part	6.4
FS1249.41	238.36	Tweed Development Limited	Accept in Part	6.5
FS1249.42	238.37	Tweed Development Limited	Accept in Part	6.3, 6.5
FS1249.43	238.38	Tweed Development Limited	Accept in Part	6.5
FS1249.44	238.39	Tweed Development Limited	Accept in Part	6.3, 6.5
FS1249.6	238.1	Tweed Development Limited	Accept in Part	2.1, 2.2, 2.4, 3.5, 6.4
FS1249.69	238.64	Tweed Development Limited	Accept	2.1
FS1249.7	238.2	Tweed Development Limited	Accept in Part	6.1
FS1249.8	238.3	Tweed Development Limited	Accept in part	8.1-8.7
FS1249.88	238.83	Tweed Development Limited	Accept in part	8.1
FS1249.89	238.84	Tweed Development Limited	Accept in part	8.2
FS1249.90	238.85	Tweed Development Limited	Accept	8.3, 8.5
FS1249.91	238.86	Tweed Development Limited	Accept	8.5
FS1249.93	238.88	Tweed Development Limited	Accept in Part	6.5
FS1252.3	632.2	Tim & Paula Williams	Accept in part	2.10, 2.11, 3.16

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FS1253.5	433.47	Spark New Zealand Trading Limited	Accept in part	8.6-8.7
FS1253.6	433.48	Spark New Zealand Trading Limited	Accept in part	8.6
FS1253.7	433.49	Spark New Zealand Trading Limited	Accept in part	8.6
FS1253.8	433.50	Spark New Zealand Trading Limited	Accept in part	8.7
FS1254.1	373.6	Allenby Farms Limited	Accept in part	3.9
FS1254.108		Allenby Farms Limited	Accept	2, 2.9, 3.14
FS1254.111	145.9	Allenby Farms Limited	Accept	8.3
FS1254.114	145.12	Allenby Farms Limited	Accept in part	8.6, 8.7
FS1254.116	145.14	Allenby Farms Limited	Accept	3.16
FS1254.117	145.15	Allenby Farms Limited	Accept	3.16
FS1254.118	145.18	Allenby Farms Limited	Accept in part	8.3-8.8
FS1254.119	145.19	Allenby Farms Limited	Accept in Part	2, 2.11, 8.6
FS1254.121	145.21	Allenby Farms Limited	Accept in part	8.6
FS1254.124	145.27	Allenby Farms Limited	Accept in Part	2, 2.4, 2.9, 3.4, 3.14
FS1254.125	145.30	Allenby Farms Limited	Accept in part	8.4
FS1254.44	706.6	Allenby Farms Limited	Accept in part	2.8
FS1254.45	706.7	Allenby Farms Limited	Accept in part	2.9
FS1254.46	706.8	Allenby Farms Limited	Accept	3.9
FS1254.47	706.9	Allenby Farms Limited	Accept in part	3.9
FS1254.48	706.10	Allenby Farms Limited	Accept	3.9
FS1254.49	706.14	Allenby Farms Limited	Accept	2.9
FS1254.50	706.15	Allenby Farms Limited	Accept	3.12
FS1254.51	706.17	Allenby Farms Limited	Accept in part	2.9
FS1254.52	706.18	Allenby Farms Limited	Accept in part	3.14
FS1255.11	414.2	Arcadian Triangle Limited	Reject	6.3
FS1255.23	238.84	Arcadian Triangle Limited	Accept in part	8.2
FS1256.19	537.1	Ashford Trust	Accept in part	2.3
FS1256.20	537.2	Ashford Trust	Accept in part	3.16
FS1256.21	537.3	Ashford Trust	Accept in part	2.11
FS1256.22	537.4	Ashford Trust	Accept in part	3.16
FS1256.23	537.5	Ashford Trust	Accept in part	2.11
FS1256.24	537.6	Ashford Trust	Accept in part	2.11
FS1256.25	537.7	Ashford Trust	Accept in part	2.11
FS1256.26	537.8	Ashford Trust	Accept in part	2.3
FS1256.27	537.9	Ashford Trust	Accept in part	3.19
FS1256.28	537.10	Ashford Trust	Accept in part	2.5, 2.12
FS1256.29	537.11	Ashford Trust	Accept in part	8.7
FS1256.30	537.12	Ashford Trust	Reject	8.7
FS1256.31	537.13	Ashford Trust	Reject	8.7
FS1256.32	537.14	Ashford Trust	Accept in part	8.3
FS1256.33	537.15	Ashford Trust	Accept	8.7
FS1256.34	537.16	Ashford Trust	Reject	8.7
FS1256.35	537.17	Ashford Trust	Reject	8.3
FS1256.36	537.18	Ashford Trust	Accept in part	8.7
FS1256.37	537.19	Ashford Trust	Accept in part	8.7

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FS1256.38	537.20	Ashford Trust	Reject	8.7
FS1256.39	537.21	Ashford Trust	Reject	8.7
FS1256.61	537.43	Ashford Trust	Accept in part	2.3
FS1270.69	433.45	Hansen Family Partnership	Accept in Part	6.5
FS1270.70	271.10	Hansen Family Partnership	Accept in Part	6.3, 6.5
FS1275.176	632.2	"Jacks Point" (Submitter number 762 and 856)	Accept in part	2.10, 2.11, 3.16
FS1277.6	632.2	Jacks Point Residents and Owners Association	Accept in part	2.10, 2.11, 3.16
FS1282.10	355.9	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.100	621.32	Longview Environmental Trust	Accept	8.7
FS1282.101	621.33	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.102	621.34	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.104	716.12	Longview Environmental Trust	Accept in part	2.11
FS1282.105	716.13	Longview Environmental Trust	Accept in part	3.16
FS1282.106	805.27	Longview Environmental Trust	Accept in part	2.11
FS1282.107	805.28	Longview Environmental Trust	Accept in part	3.16
FS1282.108	805.41	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.109	805.42	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.11	355.10	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.110	805.43	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.111	805.44	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.12	355.11	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.13	355.12	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.14	355.18	Longview Environmental Trust	Accept in part	8.6
FS1282.15	375.1	Longview Environmental Trust	Accept in part	2.3
FS1282.16	375.2	Longview Environmental Trust	Accept in part	2.11
FS1282.17	375.3	Longview Environmental Trust	Accept in part	3.16
FS1282.18	375.4	Longview Environmental Trust	Accept in part	2.3
FS1282.19	375.5	Longview Environmental Trust	Accept in part	3.19



Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1282.2	355.1	Longview Environmental Trust	Accept in Part	2.11, 3.15
FS1282.20	375.6	Longview Environmental Trust	Accept in part	3.19
FS1282.21	375.7	Longview Environmental Trust	Accept in part	8.2
FS1282.22	375.8	Longview Environmental Trust	Accept in part	8.3-8.6
FS1282.23	375.9	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.24	375.10	Longview Environmental Trust	Accept in part	8.6
FS1282.25	375.11	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.26	375.12	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.27	375.13	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.28	375.14	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.29	378.5	Longview Environmental Trust	Accept in part	2.11
FS1282.3	355.2	Longview Environmental Trust	Accept in part	2.11
FS1282.30	378.6	Longview Environmental Trust	Accept in part	2.11
FS1282.32	378.14	Longview Environmental Trust	Accept in part	8.6
FS1282.33	378.15	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.34	378.16	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.35	378.17	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.36	378.18	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.37	378.19	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.38	378.20	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.39	378.21	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.4	355.3	Longview Environmental Trust	Accept in part	3.16
FS1282.40	378.22	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.43	378.33	Longview Environmental Trust	Accept in part	8.4, 8.6
FS1282.44	502.1	Longview Environmental Trust	Accept in part	2.11

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FS1282.45	502.2	Longview Environmental Trust	Accept in part	2.11
FS1282.46	502.3	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.47	502.4	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.48	519.8	Longview Environmental Trust	Accept in part	3.18
FS1282.49	519.15	Longview Environmental Trust	Accept in part	2.11
FS1282.5	355.4	Longview Environmental Trust	Accept in part	8.3-8.6
FS1282.50	519.16	Longview Environmental Trust	Accept in part	3.16
FS1282.51	519.17	Longview Environmental Trust	Accept in part	3.16
FS1282.52	519.18	Longview Environmental Trust	Accept in part	2.11
FS1282.53	519.19	Longview Environmental Trust	Accept in part	3.16
FS1282.54	519.20	Longview Environmental Trust	Accept in part	2.11, 3.18
FS1282.55	519.23	Longview Environmental Trust	Accept in part	8.6
FS1282.56	519.24	Longview Environmental Trust	Reject	8.7
FS1282.57	519.25	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.58	519.26	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.59	519.27	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.6	355.5	Longview Environmental Trust	Accept in part	8.6
FS1282.60	519.28	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.61	519.29	Longview Environmental Trust	Accept	8.6
FS1282.63	581.5	Longview Environmental Trust	Accept in part	2.11
FS1282.64	581.6	Longview Environmental Trust	Accept in part	2.11
FS1282.65	581.7	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.66	581.8	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.67	581.9	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.68	581.10	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6

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FS1282.69	581.11	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.7	355.6	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.70	581.12	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.71	598.14	Longview Environmental Trust	Accept in part	2.10
FS1282.72	598.15	Longview Environmental Trust	Accept in part	2.11
FS1282.73	598.16	Longview Environmental Trust	Accept in part	3.16
FS1282.74	598.24	Longview Environmental Trust	Accept in part	8.3, 8.6
FS1282.75	598.25	Longview Environmental Trust	Accept in part	8.6
FS1282.77	598.27	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.78	598.28	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.79	598.29	Longview Environmental Trust	Accept	8.7
FS1282.8	355.7	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.80	598.30	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.81	598.31	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.82	598.32	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.83	598.33	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.84	600.29	Longview Environmental Trust	Accept in part	2.11
FS1282.85	600.30	Longview Environmental Trust	Accept in part	3.16
FS1282.86	600.44	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.87	600.45	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.88	607.16	Longview Environmental Trust	Accept in part	2.11
FS1282.89	607.17	Longview Environmental Trust	Accept in part	3.16
FS1282.9	355.8	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.90	615.16	Longview Environmental Trust	Accept in part	3.16
FS1282.91	615.25	Longview Environmental Trust	Accept in part	2.11

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FS1282.92	621.16	Longview Environmental Trust	Accept in part	2.11
FS1282.93	621.17	Longview Environmental Trust	Accept in part	3.16
FS1282.94	621.26	Longview Environmental Trust	Accept in part	8.6
FS1282.95	621.27	Longview Environmental Trust		8.5
FS1282.96	621.28	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1282.97	621.29	Longview Environmental Trust	Accept in part	8.3,8.4, 8.6
FS1282.98	621.30	Longview Environmental Trust	Reject	8.3
FS1282.99	621.31	Longview Environmental Trust	Accept in part	8.3, 8.4, 8.6
FS1283.116	632.2	MJ and RB Williams and Brabant	Accept in part	2.10, 2.11, 3.16
FS1286.10	537.1	Mr M and Mrs J Henry	Accept in part	2.3
FS1286.11	537.2	Mr M and Mrs J Henry	Accept in part	3.16
FS1286.12	537.3	Mr M and Mrs J Henry	Accept in part	2.11
FS1286.13	537.4	Mr M and Mrs J Henry	Accept in part	3.16
FS1286.14	537.5	Mr M and Mrs J Henry	Accept in part	2.11
FS1286.15	537.6	Mr M and Mrs J Henry	Accept in part	2.11
FS1286.16	537.7	Mr M and Mrs J Henry	Accept in part	2.11
FS1286.17	537.8	Mr M and Mrs J Henry	Accept in part	2.3
FS1286.18	537.9	Mr M and Mrs J Henry	Accept in part	3.19
FS1286.19	537.10	Mr M and Mrs J Henry	Accept in part	2.5, 2.12
FS1286.20	537.11	Mr M and Mrs J Henry	Accept in part	8.7
FS1286.21	537.12	Mr M and Mrs J Henry	Reject	8.7
FS1286.22	537.13	Mr M and Mrs J Henry	Reject	8.7
FS1286.23	537.14	Mr M and Mrs J Henry	Accept in part	8.3
FS1286.24	537.15	Mr M and Mrs J Henry	Accept	8.7
FS1286.25	537.16	Mr M and Mrs J Henry	Reject	8.7
FS1286.26	537.17	Mr M and Mrs J Henry	Reject	8.3
FS1286.27	537.18	Mr M and Mrs J Henry	Accept in part	8.7
FS1286.28	537.19	Mr M and Mrs J Henry	Accept in part	8.7
FS1286.29	537.20	Mr M and Mrs J Henry	Reject	8.7
FS1286.30	537.21	Mr M and Mrs J Henry	Reject	8.7
FS1286.31	537.22	Mr M and Mrs J Henry	Accept	8.7
FS1286.52	537.43	Mr M and Mrs J Henry	Accept in part	2.3
FS1287.136	768.5	New Zealand Tungsten Mining Limited	Accept in part	3.3
FS1287.137	768.16	New Zealand Tungsten Mining Limited	Reject	8.5
FS1287.146	671.1	New Zealand Tungsten Mining Limited	Accept	2.15
FS1287.29	598.1	New Zealand Tungsten Mining Limited	Reject	2.1

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FS1287.3	373.6	New Zealand Tungsten Mining Limited	Accept in part	3.9
FS1287.30	598.2	New Zealand Tungsten Mining Limited	Accept in part	2.2
FS1287.31	598.3	New Zealand Tungsten Mining Limited	Accept in part	2.3
FS1287.32	598.4	New Zealand Tungsten Mining Limited	Accept in part	3.4
FS1287.33	598.5	New Zealand Tungsten Mining Limited	Accept in part	2.3
FS1287.34	598.6	New Zealand Tungsten Mining Limited	Reject	2.9
FS1287.35	598.7	New Zealand Tungsten Mining Limited	Accept in part	3.9
FS1287.36	598.8	New Zealand Tungsten Mining Limited	Reject	2.9
FS1287.37	598.9	New Zealand Tungsten Mining Limited	Accept in part	3.12
FS1287.38	598.10	New Zealand Tungsten Mining Limited	Accept in part	2.9
FS1287.39	598.11	New Zealand Tungsten Mining Limited	Accept in part	3.13
FS1287.4	373.12	New Zealand Tungsten Mining Limited	Reject	8.3
FS1287.40	598.12	New Zealand Tungsten Mining Limited	Accept in part	2.9
FS1287.41	598.13	New Zealand Tungsten Mining Limited	Accept in part	3.15
FS1287.42	598.14	New Zealand Tungsten Mining Limited	Accept in part	2.10
FS1287.43	598.15	New Zealand Tungsten Mining Limited	Accept in part	2.11
FS1287.44	598.16	New Zealand Tungsten Mining Limited	Accept in part	3.16
FS1287.45	598.17	New Zealand Tungsten Mining Limited	Accept in part	2.11
FS1287.46	598.18	New Zealand Tungsten Mining Limited	Accept in part	3.16
FS1287.47	598.19	New Zealand Tungsten Mining Limited	Accept in part	2.11, 3.18
FS1287.48	598.20	New Zealand Tungsten Mining Limited	Accept in part	2.3
FS1287.49	598.21	New Zealand Tungsten Mining Limited	Accept in part	3.19
FS1287.50	598.22	New Zealand Tungsten Mining Limited	Accept in part	3.19
FS1287.51	598.23	New Zealand Tungsten Mining Limited	Accept in part	8.1
FS1287.52	598.24	New Zealand Tungsten Mining Limited	Reject	8.3

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FS1287.53	598.25	New Zealand Tungsten Mining Limited	Accept in part	8.6
FS1287.55	598.27	New Zealand Tungsten Mining Limited	Accept in part	8.7
FS1287.56	598.28	New Zealand Tungsten Mining Limited	Accept in part	8.3
FS1287.57	598.29	New Zealand Tungsten Mining Limited	Reject	8.7
FS1287.58	598.30	New Zealand Tungsten Mining Limited	Accept in part	8.5
FS1287.59	598.31	New Zealand Tungsten Mining Limited	Accept	8.3
FS1287.60	598.32	New Zealand Tungsten Mining Limited	Accept in part	8.7
FS1287.61	598.33	New Zealand Tungsten Mining Limited	Reject	8.6
FS1287.62	598.34	New Zealand Tungsten Mining Limited	Accept in part	8.3
FS1287.63	598.35	New Zealand Tungsten Mining Limited	Accept in part	8.7
FS1287.64	598.36	New Zealand Tungsten Mining Limited	Reject	8.3
FS1287.65	598.37	New Zealand Tungsten Mining Limited	Accept	8.5
FS1287.66	598.38	New Zealand Tungsten Mining Limited	Reject	8.5
FS1287.83	706.6	New Zealand Tungsten Mining Limited	Accept in part	2.8
FS1287.84	706.8	New Zealand Tungsten Mining Limited	Accept	3.9
FS1287.85	706.9	New Zealand Tungsten Mining Limited	Accept in part	3.9
FS1287.86	706.11	New Zealand Tungsten Mining Limited	Accept	2.9
FS1287.87	706.14	New Zealand Tungsten Mining Limited	Accept	2.9
FS1287.88	706.15	New Zealand Tungsten Mining Limited	Accept	3.12
FS1287.89	706.17	New Zealand Tungsten Mining Limited	Accept in part	2.9
FS1287.90	706.18	New Zealand Tungsten Mining Limited	Accept in part	3.14
FS1287.91	706.10	New Zealand Tungsten Mining Limited	Accept	3.9
FS1292.10	537.6	Roger and Carol Wilkinson	Accept in part	2.11
FS1292.11	537.7	Roger and Carol Wilkinson	Accept in part	2.11
FS1292.12	537.8	Roger and Carol Wilkinson	Accept in part	2.3
FS1292.13	537.9	Roger and Carol Wilkinson	Accept in part	3.19
FS1292.14	537.10	Roger and Carol Wilkinson	Accept in part	2.5, 2.12
FS1292.15	537.11	Roger and Carol Wilkinson	Accept in part	8.7
FS1292.16	537.12	Roger and Carol Wilkinson	Reject	8.7

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FS1292.17	537.13	Roger and Carol Wilkinson	Reject	8.7
FS1292.18	537.14	Roger and Carol Wilkinson	Accept in part	8.3
FS1292.19	537.15	Roger and Carol Wilkinson	Accept	8.7
FS1292.20	537.16	Roger and Carol Wilkinson	Reject	8.7
FS1292.21	537.17	Roger and Carol Wilkinson	Reject	8.3
FS1292.22	537.18	Roger and Carol Wilkinson	Accept in part	8.7
FS1292.23	537.19	Roger and Carol Wilkinson	Accept in part	8.7
FS1292.24	537.20	Roger and Carol Wilkinson	Reject	8.7
FS1292.25	537.21	Roger and Carol Wilkinson	Reject	8.7
FS1292.26	537.22	Roger and Carol Wilkinson	Reject	8.7
FS1292.47	537.43	Roger and Carol Wilkinson	Accept in part	2.3
FS1292.5	537.1	Roger and Carol Wilkinson	Accept in part	2.3
FS1292.50	522.1	Roger and Carol Wilkinson	Accept in part	2.3
FS1292.51	522.2	Roger and Carol Wilkinson	Accept in part	2.11
FS1292.52	522.3	Roger and Carol Wilkinson	Accept in part	3.16
FS1292.53	522.4	Roger and Carol Wilkinson	Accept in part	3.16
FS1292.54	522.5	Roger and Carol Wilkinson	Accept in part	2.11
FS1292.55	522.6	Roger and Carol Wilkinson	Accept in part	2.11
FS1292.56	522.7	Roger and Carol Wilkinson	Accept in part	2.11
FS1292.57	522.8	Roger and Carol Wilkinson	Accept in part	2.3
FS1292.58	522.9	Roger and Carol Wilkinson	Accept in part	3.19
FS1292.59	522.10	Roger and Carol Wilkinson	Accept in part	3.19
FS1292.6	537.2	Roger and Carol Wilkinson	Accept in part	3.16
FS1292.60	522.11	Roger and Carol Wilkinson	Accept in part	2.5, 2.12
FS1292.61	522.12	Roger and Carol Wilkinson	Accept in part	8.7
FS1292.62	522.13	Roger and Carol Wilkinson	Reject	8.7
FS1292.63	522.14	Roger and Carol Wilkinson	Reject	8.7
FS1292.64	522.15	Roger and Carol Wilkinson	Accept in part	8.3
FS1292.65	522.16	Roger and Carol Wilkinson	Accept	8.7
FS1292.66	522.17	Roger and Carol Wilkinson	Reject	8.7
FS1292.67	522.18	Roger and Carol Wilkinson	Reject	8.3
FS1292.68	522.19	Roger and Carol Wilkinson	Accept in part	8.7
FS1292.69	522.20	Roger and Carol Wilkinson	Accept in part	8.7
FS1292.7	537.3	Roger and Carol Wilkinson	Accept in part	2.11
FS1292.70	522.21	Roger and Carol Wilkinson	Reject	8.7
FS1292.71	522.22	Roger and Carol Wilkinson	Reject	8.7
FS1292.72	522.23	Roger and Carol Wilkinson	Reject	8.7
FS1292.8	537.4	Roger and Carol Wilkinson	Accept in part	3.16
FS1292.9	537.5	Roger and Carol Wilkinson	Accept in part	2.11
FS1297.5	570.5	Robert Stewart	Accept in part	8.1-8.8
FS1301.10	635.16	Transpower New Zealand Limited (Transpower)	Accept in part	2.10, 2.11, 3.16
FS1301.11	635.17	Transpower New Zealand Limited (Transpower)	Accept in part	2.10, 2.11, 3.16
FS1301.9	635.15	Transpower New Zealand Limited (Transpower)	Accept in part	3.13
FS1312.2	677.2	AG Angus	Accept	2.15
FS1312.3	677.3	AG Angus	Accept in part	2.3
FS1312.4	677.4	AG Angus	Accept in part	3.1
FS1312.6	677.6	AG Angus	Accept in part	8.3-8.8

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1312.7	677.7	AG Angus	Accept in part	8.3-8.8
FS1313.1	373.5	Darby Planning LP	Accept	3.9
FS1313.45	636.4	Darby Planning LP	Accept in part	8.3-8.8
FS1313.46	643.8	Darby Planning LP	Accept in part	8.7
FS1313.47	669.8	Darby Planning LP	Accept in part	8.3-8.8
FS1313.48	706.8	Darby Planning LP	Accept	3.9
FS1313.49	706.9	Darby Planning LP	Accept in part	3.9
FS1313.50	806.40	Darby Planning LP	Accept in part	2.11, 3.18
FS1313.51	806.48	Darby Planning LP	Reject	6.3
FS1313.52	806.61	Darby Planning LP	Reject	8.5
FS1313.62	145.27	Darby Planning LP	Accept in Part	2, 2.4, 2.9, 3.4, 3.14
FS1313.74	145.30	Darby Planning LP	Accept in part	8.4
FS1313.76	145.18	Darby Planning LP	Accept in part	8.3-8.8
FS1313.77	145.19	Darby Planning LP	Accept in Part	2, 2.11, 8.6
FS1313.79	145.30	Darby Planning LP	Accept in part	8.4
FS1316.2	632.2	Harris-Wingrove Trust	Accept in part	2.10, 2.11, 3.16
FS1320.1	355.8	Just One Life Limited	Reject	8.3
FS1320.10	355.6	Just One Life Limited	Accept in part	8.7
FS1320.11	355.7	Just One Life Limited	Accept	8.6
FS1320.12	355.11	Just One Life Limited	Accept in part	8.3, 8.6, 8.7
FS1320.18	355.18	Just One Life Limited	Accept in part	8.6
FS1320.2	355.10	Just One Life Limited	Accept in part	8.5
FS1320.3	355.9	Just One Life Limited	Reject	8.6
FS1320.4	355.12	Just One Life Limited	Reject	8.7
FS1320.5	355.1	Just One Life Limited	Accept in Part	Part B
FS1320.6	355.2	Just One Life Limited	Accept in part	2.11
FS1320.7	355.3	Just One Life Limited	Accept in part	3.16
FS1320.8	355.4	Just One Life Limited	Accept in part	8.3
FS1320.9	355.5	Just One Life Limited	Accept in part	8.6
FS1322.10	532.6	Juie Q.T. Limited	Accept in part	2.3
FS1322.11	532.7	Juie Q.T. Limited	Accept in part	3.19
FS1322.12	532.8	Juie Q.T. Limited	Accept in part	3.19
FS1322.13	532.9	Juie Q.T. Limited	Accept in part	2.5, 2.12
FS1322.14	532.10	Juie Q.T. Limited	Accept in part	8.7
FS1322.15	532.11	Juie Q.T. Limited	Reject	8.7
FS1322.16	532.12	Juie Q.T. Limited	Reject	8.7
FS1322.17	532.13	Juie Q.T. Limited	Accept in part	8.3
FS1322.18	532.14	Juie Q.T. Limited	Reject	8.7
FS1322.19	532.15	Juie Q.T. Limited	Reject	8.3
FS1322.20	532.16	Juie Q.T. Limited	Accept in part	8.7
FS1322.41	534.1	Juie Q.T. Limited	Accept in part	2.3
FS1322.42	534.2	Juie Q.T. Limited	Accept in part	2.11
FS1322.43	534.3	Juie Q.T. Limited	Accept in part	3.16
FS1322.44	534.4	Juie Q.T. Limited	Accept in part	3.16
FS1322.45	534.5	Juie Q.T. Limited	Accept in part	2.11
FS1322.46	534.6	Juie Q.T. Limited	Accept in part	2.3
FS1322.47	534.7	Juie Q.T. Limited	Accept in part	3.19
FS1322.48	534.8	Juie Q.T. Limited	Accept in part	3.19



Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1322.49	534.9	Juie Q.T. Limited	Accept in part	2.5, 2.12
FS1322.5	532.1	Juie Q.T. Limited	Accept in part	2.3
FS1322.50	534.10	Juie Q.T. Limited	Accept in part	8.7
FS1322.51	534.11	Juie Q.T. Limited	Reject	8.7
FS1322.52	534.12	Juie Q.T. Limited	Reject	8.7
FS1322.53	534.13	Juie Q.T. Limited	Accept in part	8.3
FS1322.54	534.14	Juie Q.T. Limited	Reject	8.7
FS1322.55	534.15	Juie Q.T. Limited	Reject	8.3
FS1322.56	534.16	Juie Q.T. Limited	Accept in part	8.7
FS1322.6	532.2	Juie Q.T. Limited	Accept in part	2.11
FS1322.7	532.3	Juie Q.T. Limited	Accept in part	3.16
FS1322.78	535.1	Juie Q.T. Limited	Accept in part	2.3
FS1322.79	535.2	Juie Q.T. Limited	Accept in part	2.11
FS1322.8	532.4	Juie Q.T. Limited	Accept in part	3.16
FS1322.80	535.3	Juie Q.T. Limited	Accept in part	3.16
FS1322.81	535.4	Juie Q.T. Limited	Accept in part	3.16
FS1322.82	535.5	Juie Q.T. Limited	Accept in part	2.11
FS1322.83	535.6	Juie Q.T. Limited	Accept in part	2.3
FS1322.84	535.7	Juie Q.T. Limited	Accept in part	3.19
FS1322.85	535.8	Juie Q.T. Limited	Accept in part	3.19
FS1322.86	535.9	Juie Q.T. Limited	Accept in part	2.5, 2.12
FS1322.87	535.10	Juie Q.T. Limited	Accept in part	8.7
FS1322.88	535.11	Juie Q.T. Limited	Reject	8.7
FS1322.89	535.12	Juie Q.T. Limited	Reject	8.7
FS1322.9	532.5	Juie Q.T. Limited	Accept in part	2.11
FS1322.90	535.13	Juie Q.T. Limited	Accept in part	8.3
FS1322.91	535.14	Juie Q.T. Limited	Reject	8.7
FS1322.92	535.15	Juie Q.T. Limited	Reject	8.3
FS1322.93	535.16	Juie Q.T. Limited	Accept in part	8.7
FS1324.1	807.65	The Kingston Lifestyle Family Trust	Reject	6.3
FS1329.1	615.8	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	Accept in part	3.1
FS1329.18	621.8	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	Accept in part	3.1
FS1330.1	615.8	Treble Cone Investments Limited	Accept in part	3.1
FS1330.11	621.6	Treble Cone Investments Limited	Reject	2.15
FS1333.5	621.7	Queenstown Rafting Limited	Accept in part	2.3
FS1336.4	145.29	Peninsula Bay Joint Venture	Accept in Part	6.3
FS1340.10	271.5	Queenstown Airport Corporation	Accept in part	3.5, 6.3, 6.4
FS1340.11	805.23	Queenstown Airport Corporation	Accept in part	2.5
FS1340.12	807.48	Queenstown Airport Corporation	Accept in part	3.5, 6.3, 6.4

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1340.13	751.7	Queenstown Airport Corporation	Accept in Part	6.4
FS1340.14	805.34	Queenstown Airport Corporation	Accept in Part	6.4
FS1340.8	271.3	Queenstown Airport Corporation	Accept in part	2.3
FS1340.9	271.4	Queenstown Airport Corporation	Accept in part	2.5
FS1341.10	766.14	Real Journeys Limited	Accept	8.3
FS1341.11	766.15	Real Journeys Limited	Reject	8.8
FS1341.16	766.17	Real Journeys Limited	Reject	8.8
FS1341.17	766.16	Real Journeys Limited	Reject	8.8
FS1341.29	836.15	Real Journeys Limited	Accept in Part	2.8, 3.14
FS1341.30	836.22	Real Journeys Limited	Accept in part	8.4
FS1341.33	307.1	Real Journeys Limited	Accept in part	3.14, 8.8
FS1342.19	836.15	Te Anau Developments Limited	Accept in Part	2.8, 3.14
FS1342.20	836.22	Te Anau Developments Limited	Accept in part	8.4
FS1342.24	373.5	Te Anau Developments Limited	Accept	3.9
FS1342.25	373.6	Te Anau Developments Limited	Accept in part	3.9
FS1344.1	807.65	Tim Tayler	Reject	6.3
FS1345.13	607.6	Skydive Queenstown Limited	Reject	2.15
FS1345.14	607.7	Skydive Queenstown Limited	Accept in part	2.3
FS1345.15	607.8	Skydive Queenstown Limited	Accept in part	3.1
FS1345.16	607.10	Skydive Queenstown Limited	Accept in part	3.1
FS1345.17	607.11	Skydive Queenstown Limited	Reject	3.4
FS1345.18	607.13	Skydive Queenstown Limited	Accept in part	2.7
FS1345.19	607.12	Skydive Queenstown Limited	Accept in part	2.3
FS1345.20	607.14	Skydive Queenstown Limited	Reject	3.8
FS1345.21	607.15	Skydive Queenstown Limited	Reject	2.9
FS1345.22	621.6	Skydive Queenstown Limited	Reject	2.15
FS1345.23	621.7	Skydive Queenstown Limited	Accept in part	2.3
FS1345.24	621.8	Skydive Queenstown Limited	Accept in part	3.1
FS1345.25	621.11	Skydive Queenstown Limited	Reject	3.4
FS1345.26	621.10	Skydive Queenstown Limited	Accept in part	3.1
FS1345.27	621.13	Skydive Queenstown Limited	Accept in part	2.7
FS1345.28	621.14	Skydive Queenstown Limited	Reject	3.8
FS1345.31	716.4	Skydive Queenstown Limited	Reject	2.15
FS1345.32	716.5	Skydive Queenstown Limited	Accept in part	2.3
FS1345.33	716.6	Skydive Queenstown Limited	Accept in part	3.1
FS1345.34	716.8	Skydive Queenstown Limited	Reject	3.4
FS1346.3	807.45	Vivo Capital Limited	Accept in part	3.5
FS1347.10	145.18	Lakes Land Care	Accept in part	8.3-8.8
FS1347.11	145.19	Lakes Land Care	Accept in Part	2, 2.11, 8.6
FS1347.16	145.29	Lakes Land Care	Accept in Part	6.3
FS1347.21	373.4	Lakes Land Care	Accept in part	2.8
FS1347.22	373.5	Lakes Land Care	Accept	3.9

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1347.23	373.6	Lakes Land Care	Accept in part	3.9
FS1347.24	373.7	Lakes Land Care	Accept	2.9
FS1347.25	373.8	Lakes Land Care	Accept	2.9, 3.10
FS1347.26	373.9	Lakes Land Care	Accept in part	2.9
FS1347.27	373.10	Lakes Land Care	Accept in part	3.11
FS1347.8	145.12	Lakes Land Care	Accept in part	8.6, 8.7
FS1347.81	625.1	Lakes Land Care	Accept in part	2.9
FS1347.82	625.2	Lakes Land Care	Accept in part	3.14
FS1347.83	625.3	Lakes Land Care	Accept in part	2.12, 6.3, 6.4
FS1347.84	625.4	Lakes Land Care	Accept in part	3.20, 6.3, 6.4
FS1347.86	625.6	Lakes Land Care	Accept	2.15
FS1347.87	625.7	Lakes Land Care	Accept	2.15
FS1347.88	625.8	Lakes Land Care	Accept	2.15
FS1347.89	625.9	Lakes Land Care	Accept	2.15
FS1347.90	625.10	Lakes Land Care	Accept	2.15
FS1347.91	625.11	Lakes Land Care	Accept	2.15
FS1347.92	625.12	Lakes Land Care	Accept	8.4
FS1348.1	807.65	M & C Wilson	Reject	6.3
FS1349.1	430.3	X-Ray Trust	Accept in part	3.16
FS1349.10	430.6	X-Ray Trust	Accept in part	8.3, 8.7
FS1349.11	430.7	X-Ray Trust	Accept	8.7
FS1349.12	430.7	X-Ray Trust	Accept	8.7
FS1349.13	696.9	X-Ray Trust	Reject	8.7
FS1349.14	696.10	X-Ray Trust	Accept in part	8.7
FS1349.15	696.12	X-Ray Trust	Accept in part	8.7
FS1349.16	806.61	X-Ray Trust	Reject	8.3
FS1349.17	806.78	X-Ray Trust	Accept in part	8.3
FS1349.18	522.15	X-Ray Trust	Accept in part	8.3
FS1349.2	430.3	X-Ray Trust	Accept in part	3.16
FS1349.3	854.4	X-Ray Trust	Accept	2.15
FS1349.4	513.2	X-Ray Trust	Accept in part	2.11
FS1349.7	430.5	X-Ray Trust	Accept in part	8.3-8.4, 8.6-8.7
FS1349.8	430.5	X-Ray Trust	Accept in part	8.3-8.4, 8.6-8.7
FS1349.9	430.6	X-Ray Trust	Accept in part	8.3, 8.7
FS1352.16	72.3	Kawarau Village Holdings Limited	Accept	6.3
FS1356.10	519.10	Cabo Limited	Accept in part	2.3
FS1356.11	519.11	Cabo Limited	Accept in part	3.9
FS1356.12	519.12	Cabo Limited	Accept	2.9
FS1356.13	519.13	Cabo Limited	Accept	3.14
FS1356.14	519.14	Cabo Limited	Accept in part	3.15
FS1356.15	519.15	Cabo Limited	Accept in part	2.11
FS1356.16	519.16	Cabo Limited	Accept in part	3.16
FS1356.17	519.17	Cabo Limited	Accept in part	3.16
FS1356.18	519.18	Cabo Limited	Accept in part	2.11
FS1356.19	519.19	Cabo Limited	Accept in part	3.16
FS1356.20	519.20	Cabo Limited	Accept in part	2.11, 3.18
FS1356.21	519.21	Cabo Limited	Accept in part	3.18

Further Submission Number	Original Submission	Further Submitter	Commissioners' Recommendation	Report Reference
FS1356.23	519.23	Cabo Limited	Accept in part	8.6
FS1356.24	519.24	Cabo Limited	Reject	8.7
FS1356.25	519.25	Cabo Limited	Accept in part	8.3
FS1356.26	519.26	Cabo Limited	Accept in part	8.5
FS1356.27	519.27	Cabo Limited	Accept	8.3
FS1356.28	519.28	Cabo Limited	Accept in part	8.3, 8.4, 8.6
FS1356.29	519.29	Cabo Limited	Accept	8.6
FS1356.30	519.30	Cabo Limited	Accept in part	8.3
FS1356.31	519.31	Cabo Limited	Reject	8.5
FS1356.32	519.32	Cabo Limited	Accept	8.5
FS1356.8	519.8	Cabo Limited	Accept in part	3.18
FS1356.9	519.9	Cabo Limited	Accept in part	2.3
FS1364.2	677.2	John and Kay Richards	Accept	2.15
FS1364.3	677.3	John and Kay Richards	Accept in part	2.3
FS1364.4	677.4	John and Kay Richards	Accept in part	3.1

# QUEENSTOWN LAKES DISTRICT COUNCIL

Hearing of Submissions on Proposed District Plan

Report 11

Report and Recommendations of Independent Commissioners Regarding  
Chapter 12, Chapter 13, Chapter 14, Chapter 15, Chapter 16 and Chapter 17

Commissioners

Denis Nugent (Chair)

Paul Rogers

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## PART A: INTRODUCTORY MATTERS

### 1. PRELIMINARY

#### 1.1. Terminology in this Report

##### 1. Throughout this report, we use the following abbreviations:

Act	Resource Management Act 1991 as it was prior to the enactment of the Resource Legislation Amendment Act 2017, unless otherwise stated
ANB	Air Noise Boundary
ASAN	Activities Sensitive to Aircraft Noise
ATCZ	Arrowtown Town Centre Zone
AMUZ	Airport Mixed Use Zone
AZ	Airport Zone
BMUZ	Business Mixed Use Zone
CAA	Civil Aviation Authority
Clause 16(2)	Clause 16(2) of the First Schedule to the Act
Council	Queenstown Lakes District Council
CPTED	Crime Prevention Through Environmental Design
HSNO	Hazardous Substances and New Organisms Act 1996
KTKO NRMP 2005	Kāi Tahu ki Otago Natural Resource Management Plan 2005
LSCZ	Local Shopping Centre Zone
masl	metres above sea level
MNRMP 2008	The Cry of the People, Te Tangi a Taurira: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008
NPSET 2008	National Policy Statement for Electricity Transmission 2008
NPSFM 2011	National Policy Statement for Freshwater Management 2011
NPSFM 2014	National Policy Statement for Freshwater Management 2014
NPSREG 2011	National Policy Statement for Renewable Electricity Generation 2011



NPSUDC 2016	National Policy Statement on Urban Development Capacity
NZIA	NZIA Southern and Architecture + Women Southern
OCB	Outer Control Boundary
ODP	The Operative District Plan for the Queenstown Lakes District as at the date of this report
ONF	Outstanding Natural Feature(s)
ONL	Outstanding Natural Landscape(s)
PDP	Stage 1 of the Proposed District Plan for Queenstown Lakes District as publicly notified on 26 August 2015
Proposed RPS	The Proposed Regional Policy Statement for the Otago Region Decisions Version dated 1 October 2016, unless otherwise stated
QAC	Queenstown Airport Corporation
QTC	Queenstown Town Centre
QTCZ	Queenstown Town Centre Zone
RMA	Resource Management Act 1991 as it was prior to the enactment of the Resource Legislation Amendment Act 2017, unless otherwise stated
RPL	Remarkables Park Limited
RPS	The Operative Regional Policy Statement for the Otago Region dated October 1998
QPL	Queenstown Park Limited
SCA	Special Character Area (in QTCZ)
Stage 2 Variations	The variations, including changes to the existing text of the PDP, notified by the Council on 23 November 2017.
TCEP	Town Centre Entertainment Precinct
TCTSZ	Town Centre Transition Sub-Zone
UCES	Upper Clutha Environmental Society
UGB	Urban Growth Boundary
WSZ	Waterfront Sub Zone

WTC Wanaka Town Centre

WTCZ Wanaka Town Centre Zone

### 1.2. Topics Considered

2. The subject matter of the Stream 8 hearings was Chapters 12, 13, 14, 15, 16 and 17 of the PDP (Hearing Stream 8). The Chapters, as notified, covered the following matters.
3. Chapter 12 set out objectives, policies and rules for the Queenstown Town Centre seeking to ensure it continues to develop as a high quality and vibrant hub that offers a range of activities crucial to the Centre's economic viability, and which significantly contribute to the overall resilience of the community.
4. Chapter 13 dealt with the Wanaka Town Centre. The objectives for the WTCZ provide for it to continue to be the principal commercial, entertainment and cultural centre for the wider Wanaka area. The chapter provided through its policies and rules some intensification of the WTC by relaxing height and coverage in parts of the town centre.
5. Chapter 14 sets out objectives policies and rules for the Arrowtown Town Centre Zone. Arrowtown is noted for its special heritage character, attracting visitors to the district. The ATCZ provided for business and retailing for visitors and local residents at a boutique scale. Growth was anticipated within both the resident population and visitor numbers. However, the Centre's compact form was valued because it enabled access by foot.
6. Chapter 15 set out the objectives, policies and rules for the Local Shopping Centre Zone. The LSCZ included existing and proposed local shopping centres at Albert Town, Arrowtown, Fernhill, Frankton, Hawea, Sunshine Bay and Wanaka (Cardrona Valley Road). The purpose of establishing the LSCZ was to enable small scale commercial and business activities accessible to residents and travellers alike. They were located in predominantly residential locations seeking to reduce the need for residents and travellers to travel longer distances for convenience goods.
7. Chapter 16 set out the objectives, policies and rules for the Business Mixed Use Zone. The BMUZ enabled a variety of activities to occur compatible and supplementary to the activities and services provided in the town centres. The purpose of the zone was to provide for activities that contribute to economic growth without detracting from the town centres.
8. Chapter 17 set out the objectives, policies and rules for the Airport Mixed Use Zone. This zone provided for activities at Queenstown Airport, recognising the airport as a nationally significant asset providing a gateway for people and freight and generating economic and social benefits. The rules for this zone sought to provide performance standards in order to manage the effects of airport activities on amenity values within and outside of the zone.

### 1.3. Hearing Arrangements for Stream 8

9. The hearing of Stream 8 matters was held on 28 November to 1 December 2016 inclusive in Queenstown; and in Wanaka on 5-6 December 2016 inclusive.
10. The parties heard from on Stream 8 matters were:

#### **Queenstown Lakes District Council**

- James Winchester and Sarah Scott (Counsel)

- Dr Stephen Chiles
- Tim Church
- Tim Heath
- Jackie Gillies
- Sian Swinney
- Victoria Jones
- Amy Bowbyes
- Rebecca Holden

**New Zealand Transport Agency<sup>1</sup>**

- Tony MacColl

**Erna Spijkerbosch<sup>2</sup>**

- Duncan Ridd

**Queenstown Park Limited<sup>3</sup>, Remarkables Park Limited<sup>4</sup>, Queenstown Wharves GP Limited<sup>5</sup>**

- John Young (Counsel)
- Malcolm Hunt
- David Serjeant
- Jenny Carter

**Queenstown Airport Corporation<sup>6</sup>**

- Rebecca Wolt (Counsel)
- Rachel Tregidga
- Chris Day
- John Kyle

**Man Street Properties Limited<sup>7</sup>, Skyline Investments Limited & O'Connells Pavilion Limited<sup>8</sup>, Skyline Properties Limited & Accommodation Booking Agents Queenstown<sup>9</sup>, Trojan Holdings Limited & Beach Street Holdings Limited<sup>10</sup>, Skyline Enterprises Limited<sup>11</sup>**

- Graeme Todd (Counsel)

**Man Street Properties Limited<sup>12</sup>**

- Tim Williams

**John Thompson and MacFarlane Investments Limited<sup>13</sup>**

- Warwick Goldsmith (Counsel)

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1 Submission 719  
 2 Submission 392 and FS1059  
 3 Submission 806 and FS1097  
 4 Submission 807 and FS1117  
 5 Submission 766 and FS1115  
 6 Submission 433  
 7 Submission 398 and FS1107  
 8 Submission 606 and FS1239  
 9 Submission 609 and FS1241  
 10 Submission 616 and FS1248  
 11 Further Submission 1238  
 12 Submission 398, FS1107 and FS1368  
 13 Submission 517 and FS1274

**Real Journeys Limited<sup>14</sup> and Te Anau Developments<sup>15</sup>**

- Fiona Black
- Roger Gardiner<sup>16</sup>

**Trustees of the Gordon Family Trust<sup>17</sup>**

- Graeme Todd (Counsel)
- John Polkinghorne

**Hawea Community Association<sup>18</sup>**

- Paul Cunningham
- Dennis Hughes

**Well Smart Investment Holdings Limited<sup>19</sup>**

- Elliott Goldman
- Ben Farrell

**Gem Lake Limited<sup>20</sup>**

- Ian Greaves
- Louise Wright

**Imperium Group<sup>21</sup>**

- Jayne Macdonald (Counsel)
- James Cavanagh

**G H and PJ Hensman<sup>22</sup>, High Peaks Limited<sup>23</sup>, Ngai Tahu Property Limited<sup>24</sup>, Skyline Enterprises Limited<sup>25</sup>, Trojan Holdings<sup>26</sup>**

- Jayne MacDonald (Counsel)
- Scott Freeman

**1.4. Procedural Steps and Issues**

11. The hearings for all of Stream 8 proceeded on the basis of the pre-hearing directions made in various memoranda issued by the Chair of the Hearings Panel and summarised in the Introductory Report (Report 1).
12. The hearings on Stream 8 did not give rise to any procedural issues.

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<sup>14</sup> Submission 621  
<sup>15</sup> Submissions 607  
<sup>16</sup> Submission 260  
<sup>17</sup> Further Submission 1193  
<sup>18</sup> Submission 771  
<sup>19</sup> Submission 308  
<sup>20</sup> Submission 240  
<sup>21</sup> Submitter 151  
<sup>22</sup> Submission 542  
<sup>23</sup> Submission 545/1216  
<sup>24</sup> Submission 550/1228  
<sup>25</sup> Submission 556/574/1236/1238  
<sup>26</sup> Submission 634/1246

13. Except where necessary, this report does not include reference to all individual submissions and submission points, as these are contained in the summary of submissions and our recommendations as to whether these be accepted, accepted in part, or rejected, as contained in Appendix 7 to these recommendations.
14. Finally, in the Hearing Panel's discussion of submissions, reference is made to the section within each chapter, or the objective/policy/rule numbers in the PDP as notified. Where text changes are proposed, reference is made to the section of the chapter or objective/policy/rule numbers as amended by these recommendations. Reference should be made to Appendices 1 to 6, which set out the text of the six chapters resulting from our recommendations.
15. We would particularly wish to express its appreciation that almost all of the Counsel appearing for submitters supplied us with a synopsis of their legal submissions in advance (as requested), thereby enabling us to better understand the arguments being advanced.
16. Commissioner Ella Lawton sat and heard the submissions and took part in deliberations, but on her resignation from the Council on 21 April 2017, she also resigned from the Hearing Panel and took no further part in the drafting of this Report or its recommendations.

#### 1.5. Stage 2 Variations

17. On 23 November 2017 the Council notified the Stage 2 variations. These proposed amendments to Chapter 12, Chapter 16 and Chapter 17. Where these proposed to delete text from the relevant chapter, we have shown the deleted text in grey. We have not considered such text any further.

#### 1.6. Statutory Requirements and Collective Scope

18. The Hearing Panel's Report 1 contains a general discussion of the statutory framework within which submissions and further submissions on the PDP have to be considered, including matters that have to be taken into account, and the weight to be given to those matters. We have adopted the same approach as that report in our consideration of submissions and further submissions on the matters before us.
19. The Section 42A Reports provided us with a general overview of the matters of relevance to our deliberations, including summaries of the provisions of the RPS and the Proposed RPS.
20. Given the breadth of the matters covered in the Stream 8 Hearings there is little value in our summarising the points of each document of relevance – such a summary would, for instance, necessarily have to encompass many of the objectives and policies of the RPS and the Proposed RPS, as well as parts of each relevant National Policy Statement.
21. We have therefore adopted the approach of referring to the relevant documents in the context of our consideration of particular provisions of the Stream 8 Chapters.
22. As will be apparent, as part of these recommendations we have made a number of changes in response to the Section 42A Reports and the submissions that have been made, to the extent that this is possible within the scope of submissions. We address changes made to the notified provisions in terms of section 32AA which we now refer to.
23. The tests posed in section 32 form a key part of our review of the objectives, policies, and other provisions we have considered. We refer to and adopt the discussion of section 32 in the Hearing Panel's Report 3. In particular, for the same reasons as are set out in Report 3, we

have incorporated our evaluation of changes we have recommended into the report that follows as part of each suite of provisions rather than provide a separate evaluation of how the requirements of section 32AA are met.

24. As to collective scope, this issue first arose in Hearing Stream 1B, during the Chapter 3, 4, and 6 hearings. Within Report 3 the issue of collective scope is comprehensively addressed. That Hearing Panel recommended an approach to collective scope which we adopt and apply in this report.

#### 1.7. PDP Strategic Directions Chapter 3

25. In terms of other Chapters of the PDP, Chapter 3 is an overarching strategic chapter which sits at the top of a hierarchical structure over the PDP as a whole. It follows that Chapter 3 includes relevant objectives and policies that we need to carefully consider and provide for when reaching decisions on Stream 8.
26. Of particular relevance to considering the matters in this Hearing Stream are the following recommended Objectives and Policies:
  - a. Objectives 3.2.1.2, 3.2.13, 3.2.1.4, 3.2.1.5;
  - b. Policies 3.3.1, 3.3.2, 3.3.3, 3.3.5, 3.3.9, 3.3.11.
27. Therefore, when considering issues within the Stream 8 hearings that are linked to the above described Objectives and Policies, we need to ensure the decisions we make provide for the fact Chapter 3 is a District wide strategic chapter and subsequent chapters need to both support and respect the position of Chapter 3 within that hierarchy.
28. Within her Section 42A Report, Ms Jones identified the Reply Version of the Chapter 3 objectives we have discussed above along with some additional objectives. It was her view that those objectives would be implemented by Chapter 12 as the objectives and policies within Chapter 12 provide clear and concise direction in relation to how the Council aims to maintain and enhance the existing key commercial, civic and cultural hubs of the District.
29. Overall for the reasons we provide when we are making recommendations on objectives, policies, rules and standards within Chapter 12 to 17 inclusive, we are satisfied our recommendations implement the objectives and supporting policies of Chapter 3 as recommended by the Hearing Panel.

## PART B: CHAPTER 12 - QUEENSTOWN TOWN CENTRE

### 2. PRELIMINARY

30. Ms Vicki Jones prepared and presented the Section 42A Report for this chapter. In that report she provided a background to the QTCZ in addition to identifying the issues that arose from reviewing the ODP provisions. The PDP zone provisions sought to address those key issues. They were:
- a. A lack of capacity within the town centre and whether there was an opportunity to provide for further capacity within the existing town centre zone
  - b. Could the existing town centre be expanded in a manner that retains the compactness and walkability of the town centre, provide legible boundaries, and not exacerbate reverse sensitivity issues?
  - c. Were the existing rules, including those related to building height, bulk and location, appropriate, and would they achieve quality urban design and build efficiently and effectively, and result in efficient land use and intensification opportunities?
  - d. Management of flood risk in the QTC
  - e. Management of the interface between the town centre and lakefront
  - f. Noise and reverse sensitivity issues and acoustic insulation
  - g. The need for integrated land use and transport planning.

#### 2.1. General Submissions

31. Some submitters<sup>27</sup> submitted generally on Chapter 12, seeking that all provisions in the chapter, not otherwise submitted on within their submission, be retained as notified unless they duplicate other provisions in which case they should be deleted.
32. E J L Guthrie<sup>28</sup> requested that the QTCZ provisions, including, but not limited to, the Zone Purpose and all Objectives, Policies and Rules, be confirmed as notified; and Tweed Developments Limited<sup>29</sup> requested the chapter be confirmed as notified as it related to the zoning of Lot 1 DP 20093 and Sections 20 & 21 Block II Town.
33. Jay Berriman<sup>30</sup> supported the Zone Purpose, although it is not clear from the submission whether he supported the geographic extent of the zoning or the zone as a whole.
34. Ms Jones recommended that those submissions seeking that the provisions be confirmed in part or whole be accepted in part and that Submission 217 supporting the zoning of certain sites be accepted. We agree with Ms Jones and recommend accordingly.

#### 2.2. Extensions to the Queenstown Town Centre Zone

35. Ms Jones pointed out in her Section 42A Report that no submitter had opposed the notified QTC boundaries so she recommended no change in relation to the notified boundary.

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<sup>27</sup> Submissions 663 (opposed by FS1139 and FS1191) and 672

<sup>28</sup> Submission 212

<sup>29</sup> Submission 617

<sup>30</sup> Submission 217

36. She traversed in her report a number of submissions<sup>31</sup> supporting the notified changes to the extent of the town centre zone. Additionally, Tweed Developments Limited<sup>32</sup> specifically sought that the notified zoning be confirmed insofar as it related to the zoning of 74 Shotover Street and 11 & 13 The Mall. We recommend that submission be accepted.
37. We agree with Ms Jones' view that the notified extent of the QTCZ is appropriate for the reasons outlined in the Section 32 Evaluation Report and we support her recommendation that the supporting submissions be accepted.

### 2.3. Submissions not relating to matters controlled by the PDP

38. Downtown QT<sup>33</sup> sought that the provisions of the PDP align with the Town Centre Strategy. Ms Jones pointed out in her Section 42A Report that the Downtown QT website<sup>34</sup> notes its strategy will be a living document and will address the look and feel, transport, parking, accessibility, lighting and future development of the town centre and provide guidance on commercial resilience and growth, local relevance and sector alignment.
39. We note that the PDP cannot be aligned with a document that is forever changing without going through the Plan Change process. No evidence was provided to clarify how exactly the QTCZ should be changed. On this basis, we recommend the submission be rejected.
40. Ms Jones drew our attention to two groups of submissions which sought amendments to notified provisions, or the inclusion of additional provisions, relating to:
- a. Car parking in the QTCZ<sup>35</sup> and
  - b. Public transport links on the water<sup>36</sup>.
41. We agree that both matters are better dealt with when Chapter 29 Transport is considered for the reasons Ms Jones set out. Some of these submissions are deemed to be submissions on Chapter 29. In respect of the remainder, we note that we received insufficient evidence to justify the types of changes requested. We recommend those submissions<sup>37</sup> be rejected.

### 2.4. Section 12.1 – Zone Purpose

42. Kopuwai Investments Limited<sup>38</sup> sought that the words “*Precinct*” and “*has*” in the third paragraph of the zone purpose be amended to “*Precincts*” and “*have*”. These are minor amendments which add no further value or clarification and therefore they are ineffective and inefficient. We reject the submission on that basis.
43. Remarkables Park Limited<sup>39</sup> sought deletion of the word “*administrative*” because it failed to recognise that as the District grows the Queenstown Town Centre may not continue to provide the administrative centre of the District. Rather that centre may be found or located in

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<sup>31</sup> Submitter 630 (DowntownQT) Submitters 308 (WellSmart Investment Holdings Ltd) 398 (Man Street Properties Limited) opposed by FS 1274 (John Thompson & MacFarlane Investments Ltd) Submitter 394 (Stanley Street Investments Ltd & Kelso Investments Limited) opposed by FS 1117 (Remarkable Park Limited) Submitter 574 (Skyline Enterprises Ltd) opposed by FS 1063.22 (Peter Fleming)

<sup>32</sup> Submission 617

<sup>33</sup> Submission 630, opposed by FS1043

<sup>34</sup> <http://www.downtownqt.nz/about/#town-centre-strategy>

<sup>35</sup> V Jones, Section 42A Report, paragraph 17.7

<sup>36</sup> *ibid*, paragraphs 17.8 and 17.9

<sup>37</sup> Listed in Footnotes 84 and 85 of Ms Jones' Section 42A Report

<sup>38</sup> Submission 714, opposed by FS1318

<sup>39</sup> Submission 807



Frankton. The submitter was concerned to see that the PDP did not artificially constrain development in Frankton.

44. Other submitters<sup>40</sup> sought to clarify what the word administrative means and submitted that ambiguity could be avoided by deleting the word “*administrative*” and replacing it with the words “*Local Government*”.
45. We recommend that the word “*administrative*” be retained within the zone purpose because we consider the balance wording within the zone purpose provision supports the retention of the word administrative. As we read those words, the zone purpose is all about signalling the importance and priority of the town centre to the District. It follows that it is the principal or main location of administrative activities, whether they be civic, local government or business activities.
46. Also, we do not think that acknowledging the current reality that the existing town centre is the principal administrative centre for the District pre-determines what should happen in Frankton. However, we do accept the choice of word we recommend sends, to the extent a zone purpose can, a clear signal that the QTC is the principal or predominant centre for the District.
47. We do not see anything is gained by utilising the words “*civic*” or “*local government*”. We see these words as being more aligned to civic buildings and Council or local authority activities. Those activities, and in particular civic buildings such as libraries and the like, are only a subset of the activities and types of buildings that exist in the town centre. The existing town centre activities are much broader than civic and local government activities and related buildings, and the zone purpose provision needs to recognise and provide for that.
48. We consider our recommendation, retaining the word “*administrative*” supports the strategic directions objectives, particularly Strategic Objective 3.2.1.2 which refers to Queenstown and Wanaka being the hubs for the District, which we take to include administrative activities. We note also that new Objective 3.2.1.3 provides for the role of Frankton Flats in a more general sense.
49. Two submissions<sup>41</sup> supported the Zone Purpose, but NZIA<sup>42</sup> sought to amend the Queenstown Town Centre Guidelines 2015 by extending the application of the guidelines. Failing that the submitter sought that the Zone Purpose be amended to acknowledge the importance of natural features, existing circulation patterns, roads and pathways, grid patterns, public open spaces, the quality, scale, and configuration of the built form, experiences, and Council landscaping in achieving a well-designed, high quality Town Centre.
50. We return later to the request to extend the application of the Queenstown Town Centre Design Guidelines but we do recommend rejection of this submission point. We agree with Ms Jones that including additional statements within the Zone Purpose, as sought by this submitter, would have little statutory weight, and would complicate consenting processes as many of the design considerations of interest to this submitter are dealt with by mechanisms either outside of the District Plan or through the subdivision chapter. We also consider it would make the Zone Purpose much more complicated and complex than required.

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<sup>40</sup> Submissions 217 and 630

<sup>41</sup> Submissions 380 (opposed by FS1318) and 238 (opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248, FS1249)

<sup>42</sup> Submission 238.

51. If accepted this submission would result in the guidelines applying beyond the SCA and to more than only buildings. While such an extension could be useful, guidance on such matters is already available from a range of non-statutory documents. Also we consider expansion of the guideline, while not beyond scope would not be good practice or efficient because the opportunity to undertake widespread consultation on the proposed amendments would not be available. For these reasons we recommend rejection of this submission.
52. Ms Macdonald, legal counsel for Imperium<sup>43</sup>, was opposed to any reference to the TCEP within the last paragraph of section 12.1. In summary, she was concerned that Ms Jones' Section 42A Report failed to address adequately the issues faced by existing noise sensitive activities which, she submitted, as a result of the creation of the Entertainment Precinct, would be exposed to even higher levels of noise than what currently occurs.<sup>44</sup>
53. Ms Jones<sup>45</sup> recommended a number of additional changes in relation to matters she had reconsidered since filing her Section 42A Report, specifically in response to evidence filed by submitters. She considered that those additional amendments would result in more appropriate provisions that would better contribute to the district wide objectives, and the purpose of the Act.
54. In that regard, Ms Jones recommended amending the Zone Purpose to acknowledge the importance of the WSZ to the QTC. In particular, she recommended that the contribution that the waterfront makes to the amenity, vibrancy and sense of place of the QTC as a whole needed to be recognised within the Zone Purpose.
55. Queenstown Wharves (GP) Limited<sup>46</sup> (Queenstown Wharves) sought the recognition of the waterfront's contribution to the QTC within its submission, and in a broad way within the evidence of Ms Carter.
56. We consider there is merit in that submission and merit in Ms Jones' response to it referred to above<sup>47</sup>. We recommend the inclusion of the following words as a last paragraph to the Zone Purpose at 12.1:
- The Queenstown waterfront subzone makes an important contribution to the amenity, vibrancy and sense of place of the Queenstown Town Centre as a whole.*
57. In our view after having considered these submissions and further submissions and the officers' report and relevant replies, we consider the wording of Ms Jones's Reply version of Section 12.1 is appropriate, as it includes recognition of the importance of WSZ which is consistent with, and supports, the recognition of the importance of the waterfront to the QTC, as discussed in the evidence of Ms Carter.

### 3. SECTION 12.2 OBJECTIVES AND POLICIES

58. As notified there were five objectives with supporting policies.

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<sup>43</sup> Submission 151, supported by FS1043

<sup>44</sup> We will discuss noise in greater detail, including why we support the TCEP later in this report at 12.5.11

<sup>45</sup> V Jones, Summary of Evidence at [6]

<sup>46</sup> Submission 766

<sup>47</sup> V Jones, Summary of Evidence at [6]

3.1. **General Drafting Improvements to the Objectives and Policies and correcting Format Errors.**

59. In her Reply Statement, Ms Jones<sup>48</sup> identified for us general drafting improvements to the objectives policies and rules as well as identifying and correcting formatting errors. In so far as those drafting improvements relate to the objectives and policies we recommend those improvements be adopted and have incorporated them in our recommendations above.

60. Ms Jones<sup>49</sup> referred us to further general amendments recommended by Mr Goldsmith within his legal submissions for Mr John Thompson and MacFarlane Investments<sup>50</sup>. Those amendments relate to the consistent use of the term “RL” and removing all references to Otago datum. Ms Jones’ recommended acceptance and we agree. We note that for consistency this has been applied across all chapters in the Stream, and where relevant the reference in the provisions is to masl.

3.2. **Objective 12.2.1 and Policies 12.2.1.1 – 12.2.1.4**

61. As notified these read:

12.2.1 Objective

*A Town Centre that remains relevant to residents and visitors alike and continues to be the District’s principal mixed use centre of retail, commercial, administrative, entertainment, cultural, and tourism activity.*

Policies

12.2.1.1 *Enable intensification within the Town Centre through providing for greater site coverage and additional building height provided effects on key public amenity and character attributes are avoided or satisfactorily mitigated.*

12.2.1.2 *Provide for new commercial development opportunities within the Town Centre Transition subzone that are affordable relative to those in the core of the Town Centre in order to retain and enhance the diversity of commercial activities within the Town Centre.*

12.2.1.3 *Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre by enabling restaurant and bar activities to occur without unduly restrictive noise controls.*

12.2.1.4 *Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to the mix of activities and late night nature of the town centre.*

62. Objective 12.2.1 attracted submissions in support<sup>51</sup> and those<sup>52</sup> that sought to alter its wording by deleting the word “administrative” and replacing it with “local government”. For the same reasoning advanced when considering Section 12.1, we recommend retention of the word administrative, and therefore, recommend the objective be adopted as notified.

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<sup>48</sup> Ibid at [2]

<sup>49</sup> V Jones, Reply Statement at paragraph 2.3

<sup>50</sup> FS1274

<sup>51</sup> Submissions 217, 630 (opposed by FS1043 and FS1117) and 470

<sup>52</sup> Submission 238, opposed by FS1318, FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249

63. NZIA<sup>53</sup> sought to amend notified Policy 12.2.1.1 to provide for intensification by requiring that such intensification be undertaken in accordance with best practice in urban design principles. The submitter considered allowing intensification on the basis of effects on public amenity and character being either avoided or satisfactorily mitigated, to be too imprecise.
64. Ms Jones recommended retaining the words “*avoided or satisfactorily mitigated*”. She was of the view the submitter’s reference to best practice urban design principles helped overcome interpretive difficulties that could arise in trying to determine whether or not the effects on key public amenity and character attributes had been satisfactorily mitigated.
65. We consider that reference to the urban design principles provides a useful touchstone to answer that question. Ms Jones also recommended in her reply evidence that the policy be expanded to separate the issue of coverage from height. In her view it was the matter of height that should be guided by best practice urban design principles. In addition, she did not consider a comparison between the coverage allowed in the PDP with that allowed in the ODP to be relevant. We accept the recommendations proposed by Ms Jones for the reasons she advances. We consider the changes give effect to the operative RPS particular those objectives and policies seeking to avoid, remedy or mitigate adverse effects of the built environment.
66. Accordingly we recommend Policy 12.2.1.1 reads as follows with our changes shown as underlined and struck out:
- 12.2.1.1 *Enable intensification within the Town Centre through: ~~providing for greater site coverage and~~*
- a. *enabling sites to be entirely covered with built form other than in the Town Centre Transition Subzone and in relation to comprehensive developments provided identified pedestrian links are retained and*
- b. *enabling additional building height in some areas provided such intensification is undertaken in accordance with best practice urban design principles and the effects on key public amenity and character attributes are avoided or satisfactorily mitigated.*
67. Ms Jones pointed out the linkage by way of subject matter between Policy 12.2.1.1 and Objective 12.2.2 and Policies 12.2.2.3 and 12.2.2.4. She made the point that Policy 12.2.1.1 seeks to address the circumstance created by the PDP no longer imposing coverage rules or recession planes within the town centre, in most instances. It was her view that Policy 12.2.1.1 is not intended to provide policy guidance when Rules 12.5.1, 12.5.9 and 12.5.10, which all relate to coverage or height, are breached. The policies that are relevant to these rules are those found following Objective 12.2.2. She said if this was unclear it may need to be clarified.
68. We do not think it necessary to link a policy to a particular rule by footnote or other method. This is because a particular rule which has been triggered should be read and interpreted within the context of all relevant objectives and policies. Which objective or policy is most relevant will be informed by the factual context that triggers the rule.
69. No submissions were received on notified Policy 12.2.1.2. However, we raised questions with Ms Jones as to how the relatively affordable opportunities referred to were to be provided.

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<sup>53</sup> Submission 238, opposed by FS1318, FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249

70. She responded within her Reply, that rezoning land located at Upper Brecon Street and the Gorge Road/Memorial Avenue corner currently zoned Residential in the ODP to QTCZ would increase the supply of town centre land.<sup>54</sup> It was her opinion that, given the location of this land on the fringes of the existing town centre, it would be relatively affordable land, particularly when compared to land located within the QTC in the ODP.<sup>55</sup>
71. We agree with Ms Jones, given her Reply explanation linking the rezoning of land and the likely value of that land, the policy wording is appropriate and accordingly recommend policy 12.2.1.2 be adopted as notified.
72. Multiple submitters<sup>56</sup> sought to retain this policy and Imperium Group<sup>57</sup> requested the words “*unduly restrictive*” be replaced with the words “*subject to appropriate*”. We agree with the submitter that the word “*appropriate*” means and requires an assessment of the context in which the noise is an issue and allows for imposition of a control appropriate to that context.
73. The words as they currently appear suggest, according to the submitter, that any control on noise should not be unduly restrictive implying that noise is enabled or allowed regardless of context. We agree with those concerns.
74. For these reasons we recommend rewording the policy as follows, with additional phrasing underlined and discarded wording struck-out:
- 12.2.1.3 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre by enabling restaurant and bar activities to occur ~~without unduly restrictive~~ subject to appropriate noise controls.*
75. NZIA<sup>58</sup> requested that notified Policy 12.2.1.4 be amended: first, by deleting reference to a lower level of residential amenity; second, by including words to the effect that residential activities and visitor accommodation would be enabled while acknowledging increased noise and activity due to a mix of activities and the late night nature of the town centre.
76. We think that this policy is trying to provide for the reality of what now occurs within the town centre. It draws attention to the potential noise effects on residential amenity contributed to by the late night nature of town centre activities.
77. Notwithstanding the purpose of the policy we agree with the submitter’s request because the wording proposed is clearer and does not allow or support noise at a level that will lower levels of residential amenity. Also, in our view, the submitter’s wording appropriately captures the status quo. In reaching this recommendation we have considered the relevant sections of the Section 32 report and the opinions of Dr Chiles<sup>59</sup> relevant to this point.
78. We show these recommended amendments below as underlined and strike-through. For the reasons discussed, we recommend the wording of the policy be as follows;

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<sup>54</sup> V Jones, Reply Statement at [2.2].

<sup>55</sup> Ibid.

<sup>56</sup> Submissions 587, 589, 630, 714, and 804

<sup>57</sup> Submission 151

<sup>58</sup> Submission 238, opposed by FS1318, FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249

<sup>59</sup> Dr S Chiles, EiC at [6.2, 9.2]

12.2.1.4 *Enable residential activities and visitor accommodation activities while acknowledging that there will be a lower level of residential amenity due to increased noise and activity resulting from the mix of activities and late night nature of the town centre.*

3.3. Objective 12.2.2 and Policies 12.2.2.1 - 12.2.2.9

79. As notified these read:

12.2.2 Objective

*Development that achieves high quality urban design outcomes and contributes to the town's character, heritage values and sense of place.*

Policies

12.2.2.1 *Require development in the Special Character Area to be consistent with the design outcomes sought by the Queenstown Town Centre Design Guidelines 2015.*

12.2.2.2 *Require development to:*

- a. *Maintain the existing human scale of the Town Centre as experienced from street level through building articulation and detailing of the façade, which incorporates elements which break down building mass into smaller units which are recognisably connected to the viewer and*
- b. *Contribute to the quality of streets and other public spaces and people's enjoyment of those places and*
- c. *Positively respond to the Town Centre's character and contribute to the town's 'sense of place.'*

12.2.2.3 *Control the height and mass of buildings in order to:*

- a. *Retain and provide opportunities to frame important view shafts to the surrounding landscape and*
- b. *Maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special Character Area (as shown on Planning Maps 35 and 36).*

12.2.2.4 *Allow buildings to exceed the discretionary height standards in situations where:*

- a. *The outcome is of a high quality design, which is superior to that which would be achievable under the permitted height*
- b. *The cumulative effect of the additional height does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces and*
- c. *The increase in height will facilitate the provision of residential activity.*

- 12.2.2.5 *Allow buildings to exceed the non-complying height standards only in situations where the proposed design is an example of design excellence and building height and bulk have been reduced elsewhere on the site in order to:*
- a. *Reduce the impact of the proposed building on a listed heritage item or*
  - b. *Provide an urban design outcome that is beneficial to the public environment. For the purpose of this policy, urban design outcomes that are beneficial to the public environment include:*
    - i. *Provision of sunlight to any public space of prominence or space where people regularly congregate*
    - ii. *Provision of a pedestrian link Provision of high quality, safe public open space*
    - iii. *Retention of a view shaft to an identified landscape feature*
- 12.2.2.6 *Ensure that development within the Special Character Area reflects the general historic subdivision layout and protects and enhances the historic heritage values that contribute to the scale, proportion, character and image of the Town Centre.*
- 12.2.2.7 *Acknowledge and celebrate our cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate."*
- 12.2.2.8 *Acknowledge that parts of the Queenstown Town Centre are susceptible to flood risk and mitigate the effects of this through:*
- a. *Requiring minimum floor heights to be met*
  - b. *Encouraging higher floor levels (of at least 312.8 metres above sea level masl) where amenity, mobility, and streetscape are not adversely affected and*
  - c. *Encouraging building design and construction techniques which limit the impact of flooding or ponding in areas of known risk."*
- 12.2.2.9 *Require high quality comprehensive developments within the Town Centre Transition subzone and on large sites elsewhere in the Town Centre."*

80. This objective is a big picture objective. It links with matters to do with building heights and setbacks view shafts and the like. Notwithstanding the scope of the objective we think that the goal or desired outcome of the objective is clear.

81. Ms Jones specifically referred us to NZIA's submission<sup>60</sup> which supported this objective but sought more information on what the words "*sense of place*" meant. The submitter also requested and questioned whether or not the Queenstown Town Centre Strategy needed updating. We acknowledge the updating of the Queenstown Town Centre Strategy was opposed by a number of further submissions.<sup>61</sup> Other submitters also supported this objective as notified.<sup>62</sup>

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<sup>60</sup> Submission 238, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249, FS1318

<sup>61</sup> FS1107, FS1226, FS1234, FS1239, FS1241, and FS1248.

<sup>62</sup> Submissions 380 and 470

82. As Ms Jones pointed out, that because the Town Centre Strategy is not referred to within the PDP, it is beyond scope of this review.<sup>63</sup> We agree. In her Section 42A Report, she recommended accepting NZIA's request for relief and she included in an advice note in her Appendix 1 providing advice as to what the words "*sense of place*" might mean.
83. By the time her Reply Statement was provided, the advice note had been deleted. Ms Jones after reconsidering the issue recommended that matters to do with definition and explanation were best collected in one place and recommended definitions be located in her recommended reply rules 12.3.2.5 to 12.3.2.7. These rules provide for definitions applicable to Chapter 12. We do not agree that placing the definitions in one place within the Chapter assists readability and usability of the Chapter. We consider Chapter 2 to be the appropriate place for all definitions used in the PDP. To do otherwise would unnecessarily lengthen the document and potentially create ambiguities and inconsistencies.
84. For these reasons we recommend then the wording of Objective 12.2.2 remain as notified but that the definition of sense of place be included in Chapter 2 (this latter recommendation is to the Stream 10 Hearing Panel).
85. In her Section 42A Report, Ms Jones recommended amending Policy 12.2.1 in response to submissions by Lynda Baker<sup>64</sup> and Toni Okkerse.<sup>65</sup> However the submissions related to Policy 12.2.2.2. We deal with that below.
86. Some submitters<sup>66</sup> requested the following underlined words to be added to Policy 12.2.2.2: "12.2.2.2 Require development *visible from public places* to..."
87. In our view the inclusion of this wording would provide a limitation that is unnecessarily restrictive and as such we recommend this submission be rejected.
88. The issue which is perhaps not addressed is providing for development in those parts of the town centre which are located immediately adjacent to the Special Character Area.
89. Several submitters<sup>67</sup> considered this issue could be addressed by amending sub paragraph c. of Policy 12.2.2.2 by adding in the word "*historic*" before the word character.
90. Ms Jones recommended amending Policy 12.2.2.1 by adding words requiring development in both the Special Character Area and development adjacent to that area, a heritage precinct, or a listed heritage item, to respect its historic context. We do not think that there is scope for that relief available from the relevant submissions nor do we think it necessary.
91. We prefer to leave the wording of Policy 12.2.2.1 focused on the Special Character Area because the 2015 Guidelines only apply to the Special Character Area of the town centre as identified within the Guideline itself, and within the district plan.

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<sup>63</sup> V Jones, Section 42A Report at [13.7].

<sup>64</sup> Submission 59

<sup>65</sup> Submission 82, supported by FS1265, FS1268 and FS1063, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249 and FS1274

<sup>66</sup> Submissions 663 (opposed by FS1139 and FS1191) and 672

<sup>67</sup> Submissions 82 (supported by FS1265, FS1268 and FS1063, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249 and FS1274), 59 (supported by FS1265, FS1268 and FS1063, opposed by FS1075), 206 (supported by FS1265, FS1268 and FS1063, opposed by FS1059 and FS1274) and 217,



92. In our view, some of Ms Jones' additional recommended wording is not required as the Guideline already applies to development within the SCA. The Guidelines specifically note that they have been through an RMA process to be incorporated by reference into the PDP.
93. Also the Guidelines and the PDP addressed the circumstances of providing for historic character in the areas of the town centre outside of the Special Character Area. The Guideline records that the QTCZ includes three heritage precincts, two of which are within the Special Character Area. All three are also identified as protected items in the PDP and are subject to the provisions of Chapter 26 (Historic Heritage). Development within the historic precincts must therefore adhere to the provisions of the historic heritage chapter and to Chapter 12.
94. As the PDP itself deals with development in a heritage precinct or the development of a listed heritage item already, there is no need for those reasons to alter this policy.
95. The remaining issue is, whether these two policies adequately deal with development of a site with some historic characteristic located adjacent to a Special Character Area, a heritage precinct or a listed heritage item.
96. Policy 12.2.2.2 c. is the focus for our consideration on this issue. We consider the QTC's character reflects its historic context, but historic heritage is only one element of its character. To qualify the word character by restricting it to historic character does not recognise that the character of the town centre is more than a historic heritage character. We also consider when Policy 12.2.2.2 c. is being applied to a particular context then the particular character of that part of the town centre will be relevant. It is during this application that the effects of the proposal on those characteristics will be examined.
97. In summary, we consider Policy 12.2.2.2 c. is sufficiently broad in its language to provide for the circumstance when a development occurs adjacent to the SCA, a heritage precinct or a listed heritage item. This is because Policy 12.2.2.2 c seeks to have the intended development respond to the relevant element of the Town Centres character.
98. The other key reason why we think notified Policy 12.2.2.2 c. is appropriate is because of the link to the definition of a "sense of place". This policy requires development to "positively respond" to the towns centre's character.
99. For these reasons we do not think it necessary to amend policy 12.2.2.2 c in the manner sought by the submitters<sup>68</sup>. Nor do we consider it necessary to amend Policy 12.2.2.1 for the reasons we set out above. We recommend that both policies be adopted as notified and the submissions<sup>69</sup> be rejected.
100. Policy 12.2.2.3 addressed height and mass of buildings. Later we will address building height in relation to the various height precincts in the QTCZ. This policy is to provide the policy framework relating to building height.

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<sup>68</sup> Submissions 59, and 82

<sup>69</sup> Submissions 59 and 82

101. Toni Okkerse<sup>70</sup> supported Policy 12.2.2.3, however wanted provision made for car parking based on the size of the building. We accept this submission insofar as it supports Policy 12.2.2.3. We have addressed the submission in relation to car parking above.
102. Three submissions<sup>71</sup> sought amendments to include other matters of control, such as wind tunnel effects of buildings, or ensuring the pleasantness of the environment for pedestrians. Submissions 672 and 663<sup>72</sup> noted that the intent of Policy 12.2.2.3 was to control building height and mass but were concerned that this intent was not followed through in the rules of the PDP. The submitters contended the rules would restrict building development and would not provide any certainty that new building development could occur. They wished to see this uncertainty corrected. They sought amendments to support the controlled activity status to manage effects of building height and mass on public spaces.
103. The same submissions sought amendments to provide certainty, due to costs involved and the level of investment required to fund building developments. This concern from a building developer's perspective is understandable, but we do not think that cost concern is a valid means of achieving Objective 12.2.2. However, we can accept that controlling the height and mass of a building will provide some level of certainty about a buildings height and mass. Ms Jones' recommended the inclusion in the policy of the following as subparagraph a<sup>73</sup>:

*Provide a reasonable degree of certainty in terms of the potential building height and mass;*

104. We agree with that amendment and recommend it be adopted.
105. In relation to including reference to wind tunnel effects on pedestrian environments, we agree that this effect is appropriately connected with both Objective 12.2.2 and Policy 12.2.2.3. Ms Jones recommended the following be included as the fourth matter under this policy<sup>74</sup>:

*Minimise the wind tunnel effects of buildings in order to maintain pleasant pedestrian environments.*

106. We think that that is an appropriate matter to be included Policy 12.2.2.3 and recommend it be adopted.
107. We note Ms Jones<sup>75</sup> recommended a correction by deleting the word "and" after it appeared at the end of the second bullet point of notified Policy 12.2.2.3. We understood including the word "and" was a printing error; that the sub paragraphs of notified Policy 12.2.2.3 were to be read and applied as separate.
108. We agree with that amendment and recommend the deletion of the word "and" as correction of a minor error under Clause 16(2).
109. Accordingly, for the reasons provided, we recommend changes to Policy 12.2.2.3 underlined and struck out as follows:

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<sup>70</sup> Submission 82, supported by FS1063, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249 and FS1274

<sup>71</sup> Submissions 621, 672 and 663

<sup>72</sup> Opposed by FS1139 and FS1191

<sup>73</sup> V Jones, Section 42A Report, Appendix 1

<sup>74</sup> *ibid*

<sup>75</sup> In her Section 42A Report, Appendix 1

12.2.2.3 *Control the height and mass of buildings in order to:*

- a. *Provide a reasonable degree of certainty in terms of the potential building height and mass*
- b. *Retain and provide opportunities to frame important view shafts to the surrounding landscape ~~and~~*
- c. *Maintain sunlight access to public places and to footpaths, with a particular emphasis on retaining solar access into the Special Character Area (as shown on Planning Maps 35 and 36)*
- d. *Minimise the wind tunnel effects of buildings in order to maintain pleasant pedestrian environments.*

110. Like some other policies, the bullet points included in the notified version of Policy 12.2.2.4 were replaced with subparagraphs labelled a., b. and c. in Ms Jones' Section 42A Report version. We utilise that labelling to discuss the notified policy.
111. We consider this policy appropriately links to Objective 12.2.2 and seeks to provide for the circumstance where the building would exceed the discretionary height standards. Ms Jones made it clear that in the absence of assessment matters in the PDP, the policy should provide some guidance about how the exceedance in height would be assessed.<sup>76</sup> Submitters<sup>77</sup> sought the inclusion of words within sub paragraph a. to provide that guidance.
112. Some submissions<sup>78</sup> requested that the policy be removed so that there be no provision made for buildings to exceed the height limits in the CBD. This outcome would not allow for growth in the CBD. Taking into account the evidence received, we conclude that increases in height can be provided for while still achieving high quality urban design outcomes that support the town's character heritage values and sense of place.
113. Undertaking a resource consent process enables appropriate assessments to be undertaken. In addition removing Policy 12.2.2.4 would not ensure buildings did not exceed permitted heights. Applications would still be possible and there would be no guidance for decision-makers. Absence of an encouraging policy does not equate to a prohibited activity. So for these reason we recommend those submissions<sup>79</sup> be rejected.
114. NZIA<sup>80</sup> sought to add a specific reference within the PDP requiring the urban design panel to review all projects in the town centre. In this way, they said, high quality urban design outcomes would be achieved. We have earlier commented that the Guidelines are restricted in application to the Special Character Area of the QTC. Presumably the authors of the Guidelines considered that limited application was appropriate.

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<sup>76</sup> V Jones, Section 42A Report at [10.9a]

<sup>77</sup> Submissions 621, 238 (opposed by FS1318, FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249), 663, 672 and 630 (opposed by FS1043).

<sup>78</sup> Submissions 59 (supported by FS1063, opposed by FS1236), 82 (supported by FS1063, opposed by FS1107, FS1226, FS1234, FS1236, FS1239, FS1241, FS1248, FS1249 and FS1274) and 206.

<sup>79</sup> Submissions 59 (supported by FS1063, opposed by FS1236), 82 (supported by FS1063, opposed by FS1107, FS1226, FS1234, FS1236, FS1239, FS1241, FS1248, FS1249 and FS1274) and 206.

<sup>80</sup> Submission 238, opposed by FS1318, FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249

115. In any event, Ms Jones told us that, in her experience, most new builds and significant projects are in fact reviewed by urban design professionals or at least a single urban design professional while the project progresses through the consent phase.<sup>81</sup> She was of the view that not all buildings in the town centre would warrant such a review. She advised that the Council can, pursuant to section 92 of the Act, commission an urban design report if the context of the application so requires.<sup>82</sup>
116. Overall, she did not consider making an urban design review mandatory was appropriate primarily because mandatory reviews were not justified for all new builds and alterations.<sup>83</sup> Therefore, to do so was neither efficient nor effective. We agree. We also are persuaded to that point of view because we agree that the Council has other powers to commission urban design reports where they are warranted, for example, due to the significance of the site or the building within the town centre.
117. For these reasons we agree with her recommendation that a specific reference within subparagraph a. of Policy 12.2.2.4 requiring all buildings and alteration to obtain urban design panel approval not be included. This approach is also consistent with the approach provided for within the Guidelines themselves.
118. Two submitters<sup>84</sup> considered subparagraph b to be too restrictive because not increasing shading while increasing height was too difficult. They considered some degree of relaxation of the policy was necessary in order to implement the PDP's Strategic Objectives as expressed in Chapter 3 and, more particularly, Objective 12.2.2.
119. In response, Ms Jones sought to relax the policy by including words within subparagraph b acknowledging and accepting that increase in heights and individual developments may increase the shading of public pedestrian spaces.<sup>85</sup> However, provided that shading is limited, and provided that shading is offset or compensated for by either the provision of additional public space or a pedestrian link with the site, then that increased shading effect would be acceptable.<sup>86</sup>
120. We agree that increases in height are likely to lead to increases in shading and we agree that limiting shading of public pedestrian space is an important matter. However, we recognise and accept that a shading effect may be offset or compensated by the provision of either additional public space or a pedestrian link with the site. Available public spaces within the town centre are relatively limited. Increasing such spaces would help contribute to a high quality urban design outcome. Pedestrian links would contribute and support the town's character and its heritage values. Such links are part of both the town character and its heritage. Both public spaces and pedestrian links help add to the town centres sense of place. For these reasons we recommend the amendments to sub paragraph b of Policy 12.2.2.4 suggested by Ms Jones, be adopted.

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<sup>81</sup> V Jones, Section 42A Report at [10.10].

<sup>82</sup> Ibid.

<sup>83</sup> Ibid.

<sup>84</sup> Submissions 663 (opposed by FS1139 and FS1191) and 672.

<sup>85</sup> V Jones, Section 42A Report at [10.9c]

<sup>86</sup> Ibid.

121. So for the reasons set out above we recommend the inclusion of all of Ms Jones additions to sub paragraph b. of policy 12.2.2.4 and we recommend that the submissions seeking to disallow height exceedance being included in sub paragraph a is be rejected.
122. Accordingly, we recommend Policy 12.2.2.4 read, with the additions underlined, as follows:
- 12.2.2.4 Allow buildings to exceed the discretionary height standards in situations where:*
- a. The outcome is of a high-quality design, which is superior to that which would be achievable under the permitted height; and*
  - b. The cumulative effect of the additional height does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces, while accepting that individual developments may increase the shading of public pedestrian space to a small extent provided this is offset or compensated for by the provision of additional public space or a pedestrian link within the site and*
  - c. The increase in height will facilitate the provision of residential activity.*
123. As Policy 12.2.2.5 relates to exceeding non-complying height standards, commencing the policy with the word “allow” is challenging. Three submitters<sup>87</sup> recognised this. They also sought to include the circumstances where it may be appropriate to allow additional height. In the main, submitters wished to retain urban design excellence for such buildings as well as gaining additional public benefits, such as pedestrian links and the opening up of Horne Creek.
124. Other submitters<sup>88</sup> requested that the policy be removed in its entirety and there be no provision for buildings to exceed height limits in the CBD.
125. If growth is to be achieved, opportunity needs to be provided for that growth by way of allowing exceedance of height limits. That is provided that urban design issues are addressed to ensure the town’s character, heritage values and sense of place are respected and supported.
126. Ms Jones recommended<sup>89</sup> re-wording Policy 12.2.2.5 so as not to “allow”, but to “prevent” buildings exceeding the non-complying height standards, except where preconditions (a) and (b)(i) or(ii) are satisfied. We support that wording change as it clarifies the intent of the policy. As we read those preconditions, they fully support objective 12.2.2 because they focus on urban design outcomes and particularise those urban design outcomes as being beneficial to the public environment.
127. The rewording Ms Jones’ recommended set out in detail the urban design outcomes that would be beneficial to the public environment. The origins of the rewording arise from

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<sup>87</sup> Submissions 238 (opposed by FS1318, FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249), 663 (opposed by FS1139 and FS1191) and 672

<sup>88</sup> Submissions 59 (supported by FS1063, opposed by FS1236),<sup>82</sup> (supported by FS1063, opposed by FS1107, FS1226, FS1234, FS1236, FS1239, FS1241, FS1248, FS1249 and FS1274), 206 (supported by FS1063 and opposed by FS1236 and FS1274)

<sup>89</sup> V Jones, Section 42A Report at [10.13]

submissions<sup>90</sup> she recommended should be accepted. The submissions sought to include, as urban design benefits, new or retention of existing, uncovered pedestrian links or lanes, restoration and opening up of Horne Creek as part of the open space network where applicable, and finally, the minimising of wind tunnel effects in order to maintain pleasant pedestrian environments.

128. We consider there is merit in the submissions and in the response of Ms Jones to them. Therefore we recommend acceptance of the submission points as they provide appropriate detail on urban design outcomes that have a net benefit to the public environment so assisting in attaining Objective 12.2.2.
129. Ms Jones<sup>91</sup> dealt with an additional urban design outcome beneficial to the public environment, namely landmark buildings. She sought to include this matter as a final bullet point. She considered landmark buildings on key corner sites would be an example of the urban design outcomes sought by this policy. She accordingly supported the submission of NZIA<sup>92</sup> on this point. She also relied on the evidence of Mr Tim Williams, in particular as it related to urban design when considering additional height within the town centre environment.<sup>93</sup>
130. We are satisfied that inclusion of this additional bullet point to Policy 12.2.2.5, accepting the submission of NZIA, would help implement Objective 12.2.2. In particular a reference to landmark buildings is more consistent with the Urban Design Guidelines and will potentially contribute better to the QTC's sense of place through the creation of landmark buildings.
131. We queried at the hearing if "*landmark*" **building** should be defined. Ms Jones in her reply recorded she conferred with Mr Church who seems to have supported including a definition of a "*Landmark Building*". Ms Jones accepted this view but did not consider including a definition was essential for this particular policy. She referred us to Reply Rule 12.5.9.5(d) which she considered provided clarification.
132. However she proposed to add wording to Rule 12.3.2 which is renumbered as Rule 12.3.2.4 within her reply to provide a definition of a Landmark building.<sup>94</sup> The rule is further renumbered 12.3.2.6 in Appendix 1. She relied on the NZIA<sup>95</sup> submission for scope to add this new provision. We agree a definition is required for a "*landmark building*" within the plan and given this definition applies to all of Chapter 12 then this definition applies to policy 12.2.2.5.
133. Accordingly we recommend that the amendments and additions proposed by Ms Jones to Policy 12.2.2.5 be adopted along with replacing the bullet points with labels.
134. We consequently recommend Policy 12.2.2.5 now read as follows with amendments shown as strikethrough and underlined:

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<sup>90</sup> Submissions 238 (opposed by FS1318, FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249) and 621.

<sup>91</sup> V Jones, Summary of Evidence,

<sup>92</sup> Submissions 238 (opposed by FS1318, FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249)

<sup>93</sup> V Jones, Section 42A Report at [13.40-41]

<sup>94</sup> Section 42A Report of Ms Jones at [9.3].

<sup>95</sup> Submitter 238

12.2.2.5 ~~Allow~~ ~~Prevent~~ ~~buildings to~~ exceeding the non-complying maximum height standards, except that only it may be appropriate to allow additional height in situations where:

- a. ~~the proposed design is an example of design excellence; and building height and bulk have been reduced elsewhere on the site in order to~~
- b. ~~Building height and bulk have been reduced elsewhere on the site in order to:~~
  - i. ~~Reduce the impact of the proposed building on a listed heritage item or~~
  - ii. ~~Provide an urban design outcome that is~~ has a net beneficial ~~to the public environment.~~

*For the purpose of this policy, urban design outcomes that are beneficial to the public environment include:*

- a. *Provision of sunlight to any public space of prominence or space where people regularly congregate*
- b. *Provision of a new, or retention of an existing, uncovered pedestrian link or lane*
- c. *Where applicable, the restoration and opening up of Horne Creek as part of the public open space network*
- d. *Provision of high quality, safe public open space*
- e. *Retention of a view shaft to an identified landscape feature*
- f. *Minimising wind tunnel effects of buildings in order to maintain pleasant pedestrian environment.*
- g. *The creation of landmark buildings on key block corners and key view terminations.*

135. Policy 12.2.2.6 did not attract any submissions. The policy was directed at the Special Character Area and in our view the wording of the policy was appropriate. We consider the policy is clear and prescribed a course of action which will implement Objective 12.2.2. We recommend this policy be adopted unaltered.

136. Ms Jones pointed out within her Section 42A Report<sup>96</sup> that some submitters<sup>97</sup> requested the deletion of Policy 12.2.2.7 as notified, stating it was too difficult to interpret or apply. Ms Jones noted that these submissions were also considered within Stream 1A Section 42A Report and Appendix 2 to that report recommended that this relief be rejected.<sup>98</sup> She agreed with that recommended rejection. The Stream 1A Panel did not hear any evidence on these submissions, from the submitters or the Council, and have made no recommendation on them.

137. We agree with Ms Jones and recommend retention of this policy because tangata whenua values are part of the town centre's heritage values and contribute to its sense of place.

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<sup>96</sup> V Jones, Section 42A Report at [6.5b] and [18.14]

<sup>97</sup> Submissions 663 (opposed by FS1139 and FS1191) and 672

<sup>98</sup> V Jones, Section 42A Report at [18.14].

Notified Policy 12.2.2.7 does not place obligations on individual landowners. Expression of cultural heritage values is to occur in the design of public spaces where appropriate. The language is a little imprecise in that it is not clear how appropriateness is determined. Nevertheless we recommend retention of the policy with a minor amendment.

138. Consequently we recommend retention of this policy with our small recommended amendment struck out as follows:

*12.2.2.7 Acknowledge and celebrate ~~our~~ cultural heritage, including incorporating reference to tangata whenua values, in the design of public spaces, where appropriate.*

139. Policy 12.2.2.8 related to flooding risk which is a known risk for the QTC. Given the town centre is well established, limited options are available to address flooding effects. Minimum floor heights are an available tool, particularly where new builds or renovations to existing buildings occur. To encourage higher floor levels is also appropriate.

140. However, we also agree that amenity and access to buildings and the general streetscape are considerations when assessing the effects of higher floor levels. Given that flooding will continue to occur encouraging building design and construction techniques which include installing electrical wiring and other services in buildings well above ground and flood level are sensible and pragmatic responses.

141. Some submitters<sup>99</sup> requested the policy only apply to land affected by flood risk, with this identification included on planning maps. Lines could be placed on maps identifying areas of flood risk. However there is no absolute certainty that a flood event would comply with those lines.

142. We agree with Ms Jones' approach that Policy 12.2.2.8 and its related rule 12.5.7 should require minimum floor level for properties with scope through the matters of discretion to seek alternative floor levels. Whether or not an alternative is suitable will be determined by the extent to which the alternate mitigation measure will sufficiently mitigate either flood risk or effect while ensuring any adverse effects of that measure on the amenity, accessibility and safety of the town centre are acceptable.

143. We also note Ms Jones' recommendation that each of the three sub paragraphs (a), (b) and (c) in Policy 12.2.2.8 are intended to be linked through the use of the word "and", so that they are read and applied jointly.<sup>100</sup> We agree.

144. The only other matter raised in submissions<sup>101</sup> was to include "character values" within subparagraph (b) as a matter for assessment of the effect of higher floor levels. We agree this is appropriate because differing floor levels can have an impact on character values justifying inclusion of this matter as a matter of assessment.

145. We recommend that Policy 12.2.2.8 read with the additions underlined as follows:

*12.2.2.8 Acknowledge that parts of the Queenstown Town Centre are susceptible to flood risk and mitigate the effects of this through:*

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<sup>99</sup> Submissions 663 (opposed by FS1139 and FS1191) and 672

<sup>100</sup> V Jones, Section 42A Report, Appendix 1, at p12-3.

<sup>101</sup> Submissions 663 and 672



- a. *Requiring minimum floor heights to be met; and*
- b. *Encouraging higher floor levels (of at least RL 312.8 masl) where amenity, mobility, and streetscape, and character values are not adversely affected; and*
- c. *Encouraging building design and construction techniques which limit the impact of flooding or ponding in areas of known risk.*

146. Several submitters<sup>102</sup> requested either deletion of Policy 12.2.2.9 or amendment of it. The amendments sought to diminish the policy by seeking to “manage” the design of comprehensive developments within the Town Centre Transition Sub-zone.<sup>103</sup> The policy as notified used the word “require” in relation to high quality comprehensive developments within that transition sub-zone.
147. The TCTSZ separates the QTCZ from the immediately surrounding high density residential zone. Appropriately providing for the transitions between zones is important. The policy is, however, further focused on comprehensive developments on large sites in the QTCZ.
148. In her Reply, Ms Jones recommended that identified details be shifted from Rule 12.5.1.1 to this policy to provide greater policy direction.<sup>104</sup> She stated that these details are already in the matters of discretion included in the rule with the exception of provision of open space which she supported to be included. She recommended the addition of words that direct attention to pedestrian links and lanes, open spaces, outdoor dining and well-planned storage loading/servicing areas being provided within the development.
149. We agree with her that it is the largest sites, both within the TCTSZ and within the QTC, which offer the opportunity to make a significant and positive contribution to the overall quality and character of the town. We also agree this outcome can be achieved particularly through the provision of pedestrian links or lanes, and open spaces.
150. In our view, the policy as notified using the word “require” is appropriate, particularly when considering Objective 12.2.2. We think Ms Jones’ recommended refinement by the inclusion of additional words from Rule 12.5.1.1 within the policy is also helpful because it identifies with more precision outcomes or actions which better support Objective 12.2.2.
151. Our recommendation is to adopt Policy 12.2.2.9 with the amendments underlined as set out below:

*12.2.2.9 Require high quality comprehensive developments within the Town Centre Transition Sub-Zone and on large sites elsewhere in the Town Centre, which provides primarily for pedestrian links and lanes, open spaces, outdoor dining, and well planned storage and loading/ servicing areas within the development.*

### 3.4. Additional Policy

152. NZIA<sup>105</sup> requested that a further Policy 12.2.2.10 be added in recognition that Council has a role in managing and investing in the street environment and encouraging vitality through both soft and hard landscaping.

<sup>102</sup> Submissions 663 (opposed by FS1139 and FS1191) and 672

<sup>103</sup> V Jones, Section 42A at [13.14].

<sup>104</sup> V Jones, Reply Statement at [4.3a]

<sup>105</sup> Submission 238, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249

153. Ms Jones, in her Section 42A Report, did not support the inclusion of such a policy within the QTCZ.<sup>106</sup> Nor do we, as while such council initiatives are integral to achieving the objective, the commitment to undertake such works is more appropriately determined in the Council's long term plan process. We therefore recommend this submission be rejected.

### 3.5. Objective 12.2.3 and Policies 12.2.3.1 – 12.2.3.6

154. As notified these read:

#### 12.2.3. Objective

*An increasingly vibrant Town Centre that continues to prosper while maintaining a reasonable level of residential amenity within and beyond the Town Centre Zone."*

#### Policies

12.2.3.1 *Require activities within the Town Centre Zone to comply with noise limits, and sensitive uses within the Town Centre to insulate for noise in order to mitigate the adverse effects of noise within and adjacent to the Town Centre Zone.*

12.2.3.2 *Minimise conflicts between the Town Centre and the adjacent residential zone by avoiding high levels of night time noise being generated on the periphery of the Town Centre and controlling the height and design of buildings at the zone boundary.*

12.2.3.3 *Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by:*

- a. *Enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre*
- b. *Providing for noisier night time activity within the entertainment precinct in order to minimise effects on adjacent residential zones and*
- c. *Ensuring that the nature and scale of licensed premises located in the Town Centre Transition subzone are compatible with adjoining residential zones.*

12.2.3.4 *Enable residential and visitor accommodation activities within the Town Centre while:*

- a. *Acknowledging that the level of amenity will be lower than in residential zones due to the density, mixed use, and late night nature of the Town Centre and requiring that such sensitive uses are insulated for noise*
- b. *Discouraging residential uses at ground level in those areas where active frontages are particularly important to the vibrancy of the Town Centre*
- c. *Avoiding, or, where this is not possible, mitigating adverse traffic effects from visitor accommodation through encouraging operators to provide guests with alternatives to private car travel, discouraging the provision of onsite car*

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<sup>106</sup> V Jones, Section 42A Report at [13.16].

*parking, and through the careful location and design of any onsite parking and loading areas and*

*d. Discouraging new residential and visitor accommodation uses within the Entertainment Precinct.*

*12.2.3.5 Avoid the establishment of activities that cause noxious effects that are not appropriate for the Town Centre.*

*12.2.3.6 Ensure that the location and direction of lights in the Town Centre does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on the night sky.*

155. This objective did not attract submissions in opposition<sup>107</sup>. One submitter<sup>108</sup> did seek to clarify the meaning of the words “*reasonable level*”. That submitter sought clarification pointing out that policy 12.2.1.4 sought to enable residential activities and visitor accommodation. This raised the question as to what would a reasonable level of amenity be which would enable residential activities and visitor accommodation within and beyond the Town Centre Zone?
156. Ms Jones acknowledged the vagueness of the words. She went on to note that the vagueness was addressed when regard was had to the related policies and rules. It was her view, and we agree, that once the policies accompanying the objective and the relevant rules are considered, it is possible to better understand what is meant by the words “*reasonable level*”. We agree with her that a footnote clarifying what would be a reasonable level of amenity is not required because that clarification is provided through the linked policies and rules and their application.
157. At the heart of the issue is the challenge to provide for a range of activities within the town centre, some of which are directed at entertainment and supporting the tourism market, while at the same time providing a level of amenity conducive to activities such as residential and accommodation for visitors.
158. Overall Ms Jones was of the view that notified objective 12.2.3 would appropriately give effect to the Act. She contended that the related policy direction, which we discuss below, would be generally appropriate for the reasons that are referred to in the Section 32 report. We agree with her views in relation to the notified objective and recommend it be adopted as notified.
159. As notified Policies 12.2.3.1 - 12.2.3.3 established a clear hierarchy of anticipated noise levels within the Town Centre.<sup>109</sup>
160. Two submitters<sup>110</sup> sought deletion of Policy 12.2.3.1 and incorporation of its intent into Policy 12.2.3.3. Ms Jones recommended acceptance of those submissions<sup>111</sup> and we agree.
161. We do not see value in a policy that requires activities within the town centre to comply with the noise limits. That is a given. Next, to a lesser extent, if a new sensitive activity wished to locate in the town centre then the existing noise environment would need to be taken into

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<sup>107</sup> Submission 380 supported the objective

<sup>108</sup> Submission 714

<sup>109</sup> Section 42A Report of Ms Jones at [12.23].

<sup>110</sup> Submissions 672 and 663 (opposed by FS1191, FS1318, FS1139)

<sup>111</sup> Section 42A Report of Ms Jones at [12.17b].

account so as to provide for and avoid reverse sensitivity effects. Effectively a new noise sensitive activity in all likelihood would need to insulate for noise to achieve this outcome.

162. Finally, the issue of noise is really a night time noise issue. The evidence raised, in particular, the potential adverse impacts of night-time noise on amenity values and sleep disturbance for visitors within visitor accommodation in some areas of the QTC.
163. We agree with Ms Jones that this approach to sensitive uses within the town centre is best included within reworded Policy 12.2.3.3 as that policy relates to when noise is an issue, night time.
164. For these reasons we recommend that Policy 12.2.3.1 be deleted and its contents be addressed within Policy 12.2.3.3. This will cause a re-numbering of policies 12.2.3.2 to 12.2.3.7.
165. There were no submissions received on Policy 12.2.3.2 so we discuss it no further and recommend its adoption as notified.
166. We consider Policy 12.2.3.3 to be the key policy in this group. This policy recognises the importance to the Town Centre of the activities that cause that night time noise. It seeks to enable it by providing the Entertainment Precinct for noisier night time activity. We assume the expectation is, over time, those who need this noisier locality for their activities will gravitate or shift to it. At the same time the policy seeks compliance with noise limits in other parts of the QTCZ.
167. The provision of night-time entertainment, including dining and socialising indoors and outdoors, is an integral element of the town centre, adding to and supporting the vibrancy and economic prosperity of the town centre. Specifically providing for those activities as notified Policy 12.2.3.3 sought to do is important because many visitors to the QTC wish to avail themselves of night time dining and socialising.
168. Provision of such activities in the QTC is long standing and makes for an active and vibrant town centre. The availability of night time activities adds to the visitor's diversity of experience. Visitors know this offering is available in the Town Centre and will expect it be maintained. Many businesses have long standing investment in the broad entertainment activities the Town Centre offers.
169. Encouraging noisier night time activity within the TCEP in order to minimise noise effects on residential zones adjacent to the town centre is both a pragmatic and workable solution, albeit may take some time before the noisier night-time activities aggregate within the Entertainment Precinct.
170. Through controlling the nature and scale of licensed premises located in the Town Centre Transition Sub-Zone is also, we think, a useful and appropriate course of action to ensure that residential amenity in the adjoining residential zones is supported.
171. With the expectation that the TCEP, in particular, will both attract and provide for noisier night-time activity, we think it follows that those noise sensitive uses that wish to locate in the town centre will need to be able to mitigate the adverse effects of noise through insulation, or reverse sensitivity impacts or effects will undoubtedly arise. If this were not to occur then the desired outcome provided for within Objective 12.2.3 would not be realised.

172. Several submitters<sup>112</sup> supported the intent of Policy 12.2.3.3, and Kopuwai Investments limited<sup>113</sup> sought minor amendments to subparagraphs (b) and (c) to clarify the meaning of the policy. Imperium Group<sup>114</sup> sought to delete sub paragraph (b) of this policy.
173. Evan Jenkins<sup>115</sup> supported the general approach of the policies but broadly pointed out in his submission that ‘vibrant’ does not mean loud; that the town centre is for all age groups, and that unless well monitored, the less restrictive noise policy may be abused.
174. Ms Jones pointed out in her Section 42A Report that the notified policies and rules provide for the noisiest activity within the TCEP and they enable only minor noise increases beyond that in a manner that would effectively direct certain activities to the most suitable parts of the town centre.<sup>116</sup> Additionally, she pointed out that greater control over licenced premises within the TCTZ will create enclaves that will appeal to the different sectors of the resident and visitor community.<sup>117</sup> We also note Dr Chiles’ advice that the noise levels now proposed reflect reality and are consistent with other town centres, and that it would be possible to monitor noise levels.<sup>118</sup> We accept the submission insofar as it supports Policy 12.2.3.3 and consider that, based on the conclusions of Ms Jones and the advice of Dr Chiles, that Mr Jenkins’ concerns will be addressed.
175. We earlier referred to the submissions<sup>119</sup> seeking alteration to Policy 12.2.3.3 by amalgamating it with Policy 12.2.3.1 and we recommend this occur by including sub paragraphs (d) and (e) as we have set out below.
176. Accordingly the wording we recommend for Policy 12.2.3.3 is as follows;

*“12.2.3.3 Recognise the important contribution that night time activity makes to the vibrancy and economic prosperity of the Town Centre and specifically provide for those activities, while mitigating effects on residential amenity by:*

- a. Enabling night time dining and socialising, both indoors and outdoors, to varying degrees throughout the Town Centre and*
- b. Providing for noisier night time activity within the entertainment precinct in order to minimise effects on ~~adjacent~~ residential zones adjacent to the Town Centre and*
- c. Ensuring that the nature and scale of licensed premises located in the Town Centre Transition Sub-Zone result in effects that are compatible with adjoining residential zones and*
- d. Enabling activities within the Town Centre Zone that comply with the noise limits and*

<sup>112</sup> Submissions 187 (opposed by FS1318), 587 (opposed by FS1318), 589 (opposed by FS1318) and 804

<sup>113</sup> Submission 714

<sup>114</sup> Submission 151

<sup>115</sup> Submission 474

<sup>116</sup> Section 42A Report of Ms Jones at [12.20].

<sup>117</sup> Ibid.

<sup>118</sup> Evidence of Dr Chiles at [7.2].

<sup>119</sup> Submissions 672, and 663 (opposed by FS1139, FS1191)

e. Requiring sensitive uses within the Town Centre to mitigate the adverse effects of noise through insulation."

177. We have already recorded the importance of residential and visitor accommodation to both the town centre and the district itself. Policy 12.2.3.4 is important because it seeks recognition of the reality that the QTCZ is a noisy and active day and night time environment. In particular, night-time activities, such as entertainment bars and outdoor dining establishments, contribute to noise and high activity levels. The night-time activities can and do take place late into the night.
178. Policy 12.2.3.4 endeavoured to paint an accurate picture about what was occurring within the town centre and to send signals discouraging residential uses, particularly at ground level, and in those locations within the QTC where bars and restaurants predominate, particularly the TCEP.
179. NZIA<sup>120</sup> supported Policy 12.2.3.4 but sought amendment to refer to noisy and active rather than to lower amenity levels. We accept this as the requested change simply reflects the existing reality.
180. Kopuwai Investments Limited<sup>121</sup> sought acknowledgement of self-protection<sup>121</sup> as a method by adding the words "*and self-protected*" to subparagraph (a) after the word '*insulated*'. We agree with Ms Jones that it is unclear what is meant by this wording and therefore that it is ineffective and inefficient.<sup>122</sup> We recommend this submission be rejected for that reason.
181. Imperium Group<sup>123</sup> sought to delete notified Policy 12.2.3.4(d). Ms Jones, within her Section 42A Report agreed in part with Submitter 151 to remove part (d) of notified Policy 12.2.3.4. She recommended that it be amended to better reflect the fact that the rules do not directly discourage such uses, but rather, only anticipate such uses where sufficient insulation was provided (by making it non-complying where this was not provided).<sup>124</sup>
182. We think this would send a clear signal that the TCEP is certainly not a preferred location for new residential and visitor accommodation. However, if that location were to be used for those activities, it would only be an appropriate location if adequate insulation and mechanical ventilation were installed. We consider Ms Jones' proposed amendments in response to this submission to be appropriate.
183. Accordingly, we recommend that Policy 12.2.3.4 be amended as underlined and struckout, to read:

*12.2.3.4 Enable residential and visitor accommodation activities within the Town Centre while:*

*a. Acknowledging that ~~the level of amenity will be lower~~ it will be noisier and more active than in residential zones due to the density, mixed use, and late night*

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<sup>120</sup> Submission 238, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, FS1249

<sup>121</sup> Submission 714

<sup>122</sup> V Jones, Section 42A Report at [12.17d].

<sup>123</sup> Submission 151

<sup>124</sup> V Jones, Section 42A Report at [12.17e]

*nature of the Town Centre and requiring that such sensitive uses are insulated for noise; and*

- b. Discouraging residential uses at ground level in those areas where active frontages are particularly important to the vibrancy of the Town Centre; and*
- c. Avoiding, or, where this is not possible, mitigating adverse traffic effects from visitor accommodation through encouraging operators to provide guests with alternatives to private car travel, discouraging the provision of onsite car parking, and through the careful location and design of any onsite parking and loading areas; and*
- d. Only enabling ~~Discouraging~~ new residential and visitor accommodation uses within the Town Centre Entertainment Precinct where adequate insulation and mechanical ventilation is installed.*

- 184. No submissions on Policy 12.2.3.5 were received and we recommend it be adopted as notified.
- 185. There was only one submission received on Policy 12.2.3.6.<sup>125</sup> Mr Jenkins sought additional detail be included within this policy directed at fairy lighting in trees. He referred to the southern light strategy to support his views.
- 186. Ms Jones did not recommend any further detail be included within Policy 12.2.3.6 and we agree with her recommendation. We think the policy, as expressed, adequately provides that the issue of glare and adverse effects on the night sky be appropriately addressed.
- 187. We do recommend a minor change to make it consistent with similar policies recommended by differently constituted Hearing Panels. That is, it is the effect on views of the night sky which the policy should deal with.
- 188. We discuss this issue in greater detail when considering the glare standard now renumbered as Rule 12.5.13.1 and for the reasons we there discuss, we recommend Policy 12.2.3.5 be amended as underlined below:

*Ensure that the location and direction of lights in the Town Centre does not cause significant glare to other properties, roads, and public places and promote lighting design that mitigates adverse effects on views of the night sky.*

### 3.6. New Policy

- 189. Several submitters<sup>126</sup>, sought the inclusion of a new policy to recognise the important contribution that sunny open spaces, footpaths and pedestrian spaces make to the vibrancy and economic prosperity of the town centre.
- 190. We recognise how provision of open spaces, particularly sunny open spaces, utilisation of foot paths and provision of pedestrian space allows people to enjoy the outdoor aspect of the town centre. This is particularly so for outdoor dining during summer daytime periods. Having people in public places undertaking activities of this nature does this and we think adds to the sense of vibrancy of the town centre.

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<sup>125</sup> Submission 474

<sup>126</sup> Submissions 59, 82, 599, 206 and 417

191. In response to these submissions<sup>127</sup>, Ms Jones recommended a new Policy 12.2.3.7.<sup>128</sup> We recommend the inclusion of this new policy as it assists in realising Objective 12.2.3. This will become Policy 12.2.3.6 with the deletion of Policy 12.2.3.1 earlier.

12.2.3.6 Policy

*Recognise the important contribution that sunny open spaces, footpaths, and pedestrian spaces makes to the vibrancy and economic prosperity of the Town Centre.*

3.7. **Objective 12.2.4 and Policies 12.2.4.1 – 12.2.4.6**

192. As notified these read:

12.2.4 Objective

*A compact Town Centre that is safe and easily accessible for both visitors and residents.*

Policies

12.2.4.1 *Encourage a reduction in the dominance of vehicles within the Town Centre and a shift in priority toward providing for public transport and providing safe and pleasant pedestrian and cycle access to and through the Town Centre.*

12.2.4.2 *Ensure that the Town Centre remains compact and easily walkable by avoiding outward expansion of the Town Centre Zone. Encourage walking to and within the Town Centre by improving the quality of the pedestrian experience by:*

- a. *Maintaining and enhancing the existing network of pedestrian linkages and ensuring these are of a high quality*
- b. *Requiring new pedestrian linkages in appropriate locations when redevelopment occurs*
- c. *Strictly limiting outward expansion of the Town Centre Zone and commercial activity beyond it and*
- d. *Encouraging the provision of verandas along pedestrian-oriented streets, while acknowledging that verandas may not be appropriate or necessary in applications involving a heritage building; or where no verandas exist on adjoining buildings.*

12.2.4.3 *Minimise opportunities for criminal activity through incorporating Crime Prevention through Environmental Design (CPTED) principles as appropriate in the design of lot configuration and the street network, car parking areas, public and semi-public spaces, access ways/ pedestrian links/ lanes, and landscaping.*

12.2.4.4 *Off-street parking is predominantly located at the periphery of the Town Centre in order to limit the impact of vehicles, particularly during periods of peak visitor numbers.*

12.2.4.5 *Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements.*

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<sup>127</sup> Submissions 59, 82, 599, 206 and 417.

<sup>128</sup> V Jones, Section 42A Report at [10.14].



12.2.4.6 *Encourage visitor accommodation to be located and designed in a manner that minimises traffic issues that may otherwise affect the safety and amenity of pedestrians and cyclists, particularly in peak periods.*

193. Several submitters<sup>129</sup> supported the objective as notified. In our view one of the key attributes of the town centre is that it is compact with the result that its small geographic size enables ease of access. Accessibility is enhanced through pedestrian walkways and laneways. This compactness and ease of accessibility is one of the features of the town centre which adds to its attractiveness and interest for both visitors and residents.
194. We agree with the submitters and recommend their submissions are accepted. We also recommend retaining Objective 12.2.4 as notified.
195. The only submission<sup>130</sup> on Policy 12.2.4.1 sought that it be retained. Submission 238 referred to this policy, but when the relief is examined, the reference was in error and should have referred to Policy 12.2.4.2.
196. We consider this policy is well suited and appropriate to implement Objective 12.2.4. Priorities in public transport and providing safe and pleasant pedestrian access is critical to implementing this objective. Also important is encouraging the reduction of vehicle dominance within the town centre itself.
197. Accordingly, we recommend it be adopted as notified.
198. While several submitters<sup>131</sup> supported Policy 12.2.4.2, two<sup>132</sup> also sought to change it. The Otago Regional Council<sup>133</sup> (ORC) requested the inclusion of the word “accessibility” into the opening paragraph. NZIA<sup>134</sup> requested additional bullet points relating to the promotion and encouragement of laneways and small streets being open to the sky, as well as promoting the opening up of Horne Creek as a visual feature.
199. The ORC submission sought the limitation of car parks in the periphery of the town centre so as to encourage or support the shift to shared and active transport modes. This is a transportation issue and we agree with Ms Jones that it is more appropriately considered in relation to Chapter 29 in Stage 2 of the PDP.
200. The ORC also wished to refine provisions relating to verandas within this policy, ensuring that they do not interfere with curb side movement of high sided vehicles.
201. Other submitters<sup>135</sup> were interested to ensure that the effects of buildings did not cause additional shading degrading the pedestrian environment or enjoyment of public spaces. Those submitters did, however, seek a trade-off where there was a small increase of shading of public pedestrian spaces such that it could be offset or compensated by the provision of additional public space or a pedestrian link within the site.

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<sup>129</sup> Submissions 217, 380, 798 and 807

<sup>130</sup> Submission 719

<sup>131</sup> Submissions 719 and 807.

<sup>132</sup> Submissions 238 and 798

<sup>133</sup> Submission 798

<sup>134</sup> Submission 238, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249

<sup>135</sup> Submissions 59, 82, 206, 417, 599, 663, 672, 59, 82, 599, 206, 417 (opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249)

202. In the main, Ms Jones agreed with and supported these various submissions.<sup>136</sup> We agree. The addition of the word “*accessible*” derives a meaning from its context meaning the town centre is accessible to pedestrians in general. Verandas need to be sensibly designed so as not to interfere with curb side movement of high sided vehicles, although we thought this outcome would go without saying.
203. We agree that uncovered pedestrian links and lanes are both the key to, and an integral feature, of the QTC character. They should be promoted, retained and maintained. In respect of Horne Creek, we agree that all that can be achieved within the policy framework is to send the signal about promoting the opening up of Horne Creek as distinct from requiring the same.<sup>137</sup> We agree that those parts of the town centre where Horne Creek is opened up have a special character. The visual and aural appeal of running water in a semi natural state is a pleasing amenity feature in a busy town centre. However, given the Creek runs through both private and publicly-held land, and is partially covered over or piped, we consider the Council has no jurisdiction to require its opening, but does have the ability to promote it.
204. The final amendments link to other submissions relating to height of buildings and increasing the allowable height in various height precincts of the town centre. Increases in height lead to the need to carefully assess additional shading. Additional shading is inevitable with a height increase. That height increase enables one of the key characteristics of the town centre, namely its compact nature to be retained. We recognise an increase in height will inevitably lead to additional shading. However, the ability to offset any such effect by the provision of additional public space or pedestrian links is of value. We consider this policy, amended as recommended by Ms Jones, assists in achieving Objective 12.2.4. We recommend submissions amending Policy 12.2.4.2 be accepted.
205. We recommend Policy 12.2.4.2 read with the amendments underlined as follows:
- “Ensure that the Town Centre remains compact, accessible, and easily walkable by avoiding outward expansion of the Town Centre Zone. Encourage walking to and within the Town Centre by improving the quality of the pedestrian experience by:*
- a. Maintaining and enhancing the existing network of pedestrian linkages and ensuring these are of a high quality;*
  - b. Requiring new pedestrian linkages in appropriate locations when redevelopment occurs;*
  - c. Strictly limiting outward expansion of the Town Centre Zone and commercial activity beyond it; ~~and~~*
  - d. Encouraging the provision of verandas along pedestrian-oriented streets, while acknowledging that verandas may not be appropriate or necessary in applications involving a heritage building; or where no verandas exist on adjoining buildings; and may need to be specifically designed so as to not interfere with kerbside movements of high-sided vehicles*
  - e. Promoting and encouraging the maintenance and creation of uncovered pedestrian links and lanes wherever possible, in recognition that these are a key feature of Queenstown character;*

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<sup>136</sup> Section 42A Report of Ms Jones at [13.19].

<sup>137</sup> Ibid.

- f. Promoting the opening up of Horne Creek wherever possible, in recognition that it is a key visual and pedestrian feature of Queenstown, which contributes significantly to its character; and
- g. Ensuring the cumulative effect of buildings does not result in additional shading that will progressively degrade the pedestrian environment or enjoyment of public spaces, while accepting that individual developments may increase the shading of public pedestrian space to a small extent provided this is offset or compensated for by the provision of additional public space or a pedestrian link within the site.”
206. One submission<sup>138</sup> sought that Policy 12.2.4.3 be amended to refer to antisocial rather than criminal behaviour, and that the CPTED principles not be applied to the design of lot configuration, the street network, car parking areas, access ways, pedestrian links and/or lanes or landscaping.
207. Like Ms Jones, we think the word “antisocial behaviour” rather than “criminal activity” is more appropriate in the policy context. We also agree with Ms Jones that lot configuration and the design of any extension to the street network will be considered through the Subdivision Chapter.<sup>139</sup> Therefore, those particular matters do not need to be specifically mentioned within this policy. However, notwithstanding deletion of references to lot configuration and street network, and inclusion of reference to streetscapes, these CPTED principles are still deserving of mention and reference within this policy.
208. The references in Policy 12.2.4.3 relate in the main to the public domain. Generally CPTED matters are given effect to by councils while designing public spaces. Private land owners do tend to have differing priorities more focused on security.
209. Consequently, we recommend Policy 12.2.4.3 read:
- Minimise opportunities for ~~criminal activity~~ anti-social behaviour through incorporating Crime Prevention Through Environmental Design (CPTED) principles as appropriate in the design of ~~lot configuration and the streetscapes network~~, carparking areas, public and semi-public spaces, accessways/ pedestrian links/ lanes, and landscaping.*
210. NZTA<sup>140</sup> submitted in favour of Policy 12.2.4.4. ORC<sup>141</sup> suggested that accessibility to the Town Centre could be assisted by limiting the supply of car parks on the periphery of it. However, this submission did not directly refer to this policy and no evidence was provided in support of the submission.
211. We are satisfied this policy as worded appropriately supports the implementation of Objective 12.2.4 and accordingly recommend this policy be adopted as notified.
212. Ms Jones discussed Policy 12.2.4.5 in her Section 42A Report under Issue 9 Transportation. This policy received attention from other submitters<sup>142</sup>. However, only those submission

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<sup>138</sup> Submission 663, opposed by FS1139 and FS1191

<sup>139</sup> V Jones, Section 42A Report at [13.21].

<sup>140</sup> Submission 719

<sup>141</sup> Submission 798

<sup>142</sup> Submissions 719, 238, 621 and 798.

points that related directly to the objectives and policies contained in Chapter 12 are addressed by this Report.

213. ORC observed in its submission that public transport users are multi modal. This means they generally walk or cycle to access bus services therefore developments should create active transport connection linking existing public transport services and infrastructure where possible. ORC raised the point that poorly designed shop front veranda setbacks and heights can interfere with kerbside bus movement however no specific relief was sought. We note Ms Jones, when considering both this submission and notified Rule 12.5.5, recommended inclusion of wording to deal with this concern.<sup>143</sup>
214. NZTA<sup>144</sup> submitted in favour of retaining notified policy 12.2.4.5. NZIA<sup>145</sup> and Real Journeys Ltd<sup>146</sup> requested the policy not only be considered when designing roading improvements but also when designing any transportation related improvements, or, alternatively, when considering jetty applications.
215. Real Journeys, in particular, sought to include the consideration of jetty applications when considering current or future public transport needs. We agree with Ms Jones<sup>147</sup> that when jetty applications are being considered, it is appropriate to consider how those applications may impact on the planning for future public transport options. We consider that travel by watercraft assists in making the town centre accessible for both visitors and residents. We are satisfied that the amendments sought by the submitter support Objective 12.2.4.
216. For these reasons we recommend that Policy 12.2.4.5 be amended to include the words “*or considering jetty applications*” as shown underlined below:
- Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements or considering jetty applications.*
217. NZTA<sup>148</sup> sought amendments to Policy 12.2.4.6, while other submitters<sup>149</sup> requested the policy be deleted. The refinement sought by NZTA was to include words so as to ensure that the safety and efficiency and functionality of the roading network were matters considered when the location and design of visitor accommodation was being considered.
218. Like Ms Jones, we agree that the changes requested by NZTA are appropriate as incorporating them would help this policy better achieve Objective 12.2.4.<sup>150</sup>
219. We do not support the submissions requesting that the policy be deleted because traffic issues are an important consideration for the location and design of visitor accommodation, particularly when considering safety and accessibility of both visitors and residents alike.

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<sup>143</sup> V Jones, Section 42A Report at [13.52].

<sup>144</sup> Submission 719

<sup>145</sup> Submission 238, supported by FS1097 and FS1117, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249

<sup>146</sup> Submission 621

<sup>147</sup> V Jones, Section 42A Report at [17.5]

<sup>148</sup> Submission 719

<sup>149</sup> Submissions 663 (opposed by FS1139 and FS1191) and 672

<sup>150</sup> V Jones, Section 42A Report at [15.4].

220. We recommend the Policy read with the additions underlined as follows:

*Encourage visitor accommodation to be located and designed in a manner that minimises traffic issues that may otherwise affect the safety, efficiency, and functionality of the roading network, and the safety and amenity of pedestrians and cyclists, particularly in peak periods.*

3.8. Objective 12.2.5 and Policies 12.2.5.1 – 12.2.5.6

221. As notified, these read:

12.2.5 Objective

*Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment for the benefit of both residents and visitors.*

Policies

12.2.5.1 *Encourage the development of an exciting and vibrant waterfront, which maximises the opportunities and attractions inherent in its location and setting as part of the Town Centre.*

12.2.5.2 *Promote a comprehensive approach to the provision of facilities for water-based activities.*

12.2.5.3 *Conserve and enhance, where appropriate, the natural qualities and amenity values of the foreshore and adjoining waters.*

12.2.5.4 *Retain and enhance all the public open space areas adjacent to the waterfront.*

12.2.5.5 *Maximise pedestrian accessibility to and along the waterfront for the enjoyment of the physical setting by the community and visitors.*

12.2.5.6 *Provide for structures within the Queenstown Bay waterfront area subject to compliance with strict location and appearance criteria.*

222. The main issues Ms Jones<sup>151</sup> identified arising from the ODP were, first that the community and visual values of the land/water interface had not been properly identified in the ODP. Secondly, the extent of the Queenstown Bay Waterfront area was not clearly defined. She observed that all but one of the ODP policies had been included in the PDP.<sup>152</sup> However, those that referred to managing the waterfront area in accordance with various foreshore management plans were not included.

223. Several submitters<sup>153</sup> supported Objective 12.2.5 as notified. Te Anau Developments Limited<sup>154</sup> and Queenstown Park Limited<sup>155</sup>, requested that Objective 12.2.5 and the supporting policies be amended to ensure tourism activities, including the transport of passengers and supporting buildings, infrastructure, and structures, were specifically provided for.

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<sup>151</sup> V Jones, Section 42A Report at [16.6]

<sup>152</sup> Ibid at [16.17].

<sup>153</sup> Submissions 217, 380 and 817.

<sup>154</sup> Submission 607

<sup>155</sup> FS1097

224. In response to these submissions, Ms Jones expressed the view that it was unnecessary and inappropriate to change the objective and policies to specifically provide for tourism activities as both the objectives and policies already acknowledged the area is to be managed for visitors as well as residents<sup>156</sup>. We agree.
225. In addition, she suggested that an amended policy which provides for tourism, including supporting buildings and structures as sought, would be inconsistent with the rules. We will return to rules later, but we agree with Ms Jones that rules classify many buildings and structures that would arguably support tourism, as non-complying in this Sub-Zone.
226. Other submitters<sup>157</sup> sought the objective and all its related policies be amended to recognise the importance of public transport links on the water and better integration of land and water-based journeys. Ms Jones was of the view this matter was best addressed in Stage 2 of the proposed District Plan.<sup>158</sup> Consequently she recommended rejecting these particular submission points for those reasons.
227. The Stage 2 variations propose the addition of a seventh policy under this objective., relating to public ferry services. While this may satisfy the relief sought by those submitters, we recommend the submissions be rejected at this stage.
228. We recommend adoption of the objective with the minor wording changes recommended by Ms Jones to improve clarity<sup>159</sup>. This change can be made pursuant to Clause 16(2). We recommend Objective 12.2.5 read, with the amendments underlined, as follows:

Objective 12.2.5

*Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment ~~for the~~ that benefits ~~of~~ both residents and visitors.*

229. Multiple submitters<sup>160</sup> sought to amend notified Objective 12.2.5 and associated Policies 12.2.5.1, 12.2.5.2, 12.2.5.5, and 12.2.5.6 to recognise the importance of public transport links on the water and better integration of land and water-based journeys. The amendment proposed by the Stage 2 variations confirms that this is a matter better dealt with in association with the Transport Chapter. We recommend these submissions be rejected.
230. Real Journeys Limited<sup>161</sup> requested that Policy 12.2.5.2 be amended to promote the strategic comprehensive approach to the provision of facilities for water-based activities. Queenstown Wharves<sup>162</sup> requested it be deleted.
231. Ms Jones recognised that Policy 12.2.5.2 is an important policy which both appropriately and sufficiently signals the desire for a comprehensive approach to activities within the Sub-Zone. She was of the view<sup>163</sup>, and we agree with her, that the inclusion of the word “strategic” is unnecessary. Accordingly, we recommend that Submissions 621 and 766 are rejected.

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<sup>156</sup> V Jones, Section 42A Report at [16.14a].

<sup>157</sup> Submissions 766, 798, (supported by FS1341 and FS1342) and 807.

<sup>158</sup> V Jones, Section 42A Report at [17.8].

<sup>159</sup> V Jones, Summary of Evidence, Appendix 1

<sup>160</sup> Submissions 766, 798, 807 and FS1341.

<sup>161</sup> Submission 621

<sup>162</sup> Submission 766, supported by FS1341

<sup>163</sup> V Jones, Section 42A Report at [16.14b].

232. Remarkables Park Limited<sup>164</sup> and Queenstown Wharves<sup>165</sup> sought that Policy 12.2.5.3, regarding conserving and enhancing the natural qualities of the foreshore and adjoining waters, be deleted. Both of these submissions consider there to be a conflict between Policy 12.2.5.1 and Policy 12.2.5.3. Policy 12.2.5.1 seeks to encourage a vibrant waterfront and whilst the submitters consider retention of the waterfront amenity values to be important, they do not consider that there should be a separate policy to “*conserve and enhance*”.
233. Real Journeys Limited<sup>166</sup> also sought that this policy be amended to conserve, maintain and enhance, as far as practical where appropriate, the natural qualities and amenity values of the foreshore and adjoining waters.
234. Ms Jones was of the view that referencing amenity and natural qualities was important to support the relevant rules which prevent certain activities and built forms in the more natural parts of the Sub-Zone<sup>167</sup>. She further considered that amending Policy 12.2.5.3 as sought by Real Journeys Limited, would weaken it because the submitter sought inclusion of the word “*maintain*” and the words “*as far as practical*”<sup>168</sup>. We agree with that conclusion.
235. However, in Ms Jones’ Summary of Evidence presented at the hearing, she recommended additional wording for Policy 12.2.5.3 and Policy 12.2.5.6 to provide “more direction in terms of development within the QTC WSZ.”<sup>169</sup> Ms Jones advised that these amendments were made in response to Ms Carter’s evidence for Queenstown Wharves GP Limited.<sup>170</sup>
236. In particular Ms Carter was seeking greater direction within Policies 12.2.5.1 to 12.2.5.6 in order to achieve Objective 12.2.5, and a more integrated approach within those policies.<sup>171</sup> Indeed, we agree that Objective 12.2.5 seeks integrated management of the Queenstown Bay land –water interface.
237. Based on Ms Carter’s evidence and the Queenstown Wharves submission, Ms Jones recommended the inclusion of additional words to Policy 12.2.5.3, immediately following the word waters, they are:
- the foreshore and adjoining waters, recognising in particular, the predominantly undeveloped character of the ‘Queenstown beach and gardens foreshore area’ (as identified on the planning map) and the important contribution this area makes to providing views to the lake and mountains, pedestrian and cycle connections, water-based commercial recreation activities, and passive recreation opportunities.*
238. We agree with Ms Jones’ recommendation to include these additional words based as it is on the evidence of Ms Carter, with which we agree. We accept including these words better supports Objective 12.2.5 in achieving integrated management of this important Queenstown Bay environment. In particular, these words appropriately capture the existing context of the Bay against which integrated management can be achieved.

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<sup>164</sup> Submission 807

<sup>165</sup> Submission 766, supported by FS1341

<sup>166</sup> Submission 621

<sup>167</sup> V Jones, Section 42A Report at [16.14c].

<sup>168</sup> Ibid

<sup>169</sup> V Jones, Summary of Evidence at [6c].

<sup>170</sup> Submission 766

<sup>171</sup> J Carter, EIC at [6.7] and [7.1-7.2].

239. Queenstown Wharves<sup>172</sup> sought that Policy 12.2.5.4 be retained as notified.
240. Ms Jones in her Section 42A Report, recommended accepting this submission. Policy 12.2.5.4 relates to retention and enhancement of access to all public open space areas adjacent to the waterfront. We agree with the submission and Ms Jones' recommendation as access to public places adjacent the waterfront enables enjoyment of the Queenstown Bay area by both residents and visitors thus supporting Objective 12.2.5.
241. The only submission<sup>173</sup> on Policy 12.2.5.5 sought its amendment in relation to water transport. We agree with Ms Jones that is a matter better dealt with in the context of the Transport Chapter and recommend that submission be rejected.
242. NZIA<sup>174</sup> generally supported Policy 12.2.5.6 but requested it be amended to be read subject to the review by the urban design panel in recognition that it is not just location and appearance that is to be considered, but also the blocking of views and filling up of harbour space etc.
243. Real Journeys Limited<sup>175</sup> requested that Policy 12.2.5.6 be amended so as to provide for the development, maintenance and upgrading of structures within the Queenstown Bay waterfront area, recognising these structures are required to meet minimum safety and design standards subject to compliance with strict location and appearance criteria.
244. With regard to Policy 12.2.5.6 and the need to require structures in the Sub-Zone to be considered by the urban design panel (UDP), Ms Jones did not recommend mandating any such review through the policy in the District Plan<sup>176</sup>.
245. We agree with her because we consider that matters such as potential effect on views can already be provided for in terms of the district plan. While review by the UDP may assist in decision-making, we do not consider it appropriate to make it a mandatory requirement via the PDP in the absence of clear design guidelines.
246. After considering Ms Black's evidence for Real Journeys Limited, Ms Jones recommended a limited amendment to provide more direction in terms of development within the WSZ.<sup>177</sup>
247. We agree with Ms Jones' recommended amendments as they provide more clarity as to why structures are subject to bulk, location and appearance criteria.

### 3.9. New Policies

248. Kopuwai Investments Limited<sup>178</sup> sought the inclusion of two new policies:

*12.2.5.6 Encourage the day time and night time use of outdoor areas for the use by bars and restaurants in and around the Steamer Wharf Complex with appropriate seating, tables and/or planting to enhance the vibrancy and visual amenity.*

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<sup>172</sup> Submission 766, supported by FS1341

<sup>173</sup> Submission 766, supported by FS12341

<sup>174</sup> Submission 238, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249

<sup>175</sup> Submission 621

<sup>176</sup> Ibid at [16.14e].

<sup>177</sup> V Jones, Summary of Evidence, at [6c].

<sup>178</sup> Submission 714, opposed by FS1318



12.2.5.7 *Ensure that residential development and visitor accommodation provide acoustic insulation over and above the minimum requirements of the Building Code to avoid reverse sensitivity.*

249. Ms Jones did not recommend adding these additional policies as she considered the intent was somewhat covered by the more general notified Policy 12.2.5.1 and Policy 12.2.3.1 respectively.

250. Further, in relation to the first suggested policy, we consider that encouraging the daytime and night-time use of these areas is not a District Plan matter, rather it is an operational matter. In respect of the second suggested policy, we cannot direct that the Building Code be exceeded in the PDP. For those reasons, we recommend these two new policies not be adopted and that the Kopuwai submission is rejected.

251. Consequently, it is our recommendation that Policies 12.2.5.1 to 12.2.5.6 as set out by Ms Jones in her reply be adopted. We set out the amended policy wording below, with the amendments underlined:

12.2.5.1 *Encourage the development of an exciting and vibrant waterfront, which maximises the opportunities and attractions inherent in its location and setting as part of the Town Centre.*

12.2.5.2 *Promote a comprehensive approach to the provision of facilities for water-based activities.*

12.2.5.3 *Conserve and enhance, where appropriate, the natural qualities and amenity values of the foreshore and adjoining waters, recognising in particular, the predominantly undeveloped character of the 'Queenstown beach and gardens foreshore area' (as identified on the planning map) and the important contribution this area makes to providing views to the lake and mountains, pedestrian and cycle connections, water-based commercial recreation activities, and passive recreation opportunities.*

12.2.5.4 *Retain and enhance all the public open space areas adjacent to the waterfront.*

12.2.5.5 *Maximise pedestrian accessibility to and along the waterfront for the enjoyment of the physical setting by the community and visitors.*

12.2.5.6 *Provide for structures within the Queenstown Bay waterfront area subject to compliance with strict bulk, location and appearance criteria, provided the existing predominantly open character and a continuous pedestrian waterfront connection will be maintained or enhanced.*

#### 4. 12.3 OTHER PROVISIONS AND RULES

##### 4.1. 12.3.1 District Wide Chapters

252. Rule 12.3.1 is a cross reference to other District Wide Chapters that may apply in addition to the rules in Chapter 12.

253. There were no submissions received nor any comment in the officer's report relating to this section. Ms Jones recommended only minor amendments proposed in the interests of clarification and consistency with other parts of the Plan.
254. We recommend minor amendments be made as a minor change in accordance with Clause 16(2) consistent with our approach to this section throughout the PDP.
255. The recommended layout is shown in Appendix 1.

#### 4.2. 12.3.2 Clarification and 12.3.2.3 General Rules Preliminary Matter

256. As with other chapters, this section contains a series of provisions that establish how the rules work, including which chapters have precedence over others.
257. Within rules 12.3.2.3-.5 there are three 'rules'. Each of them commence with the words "*For the purpose of this chapter*". The rules then proceed to define a comprehensive development, a landmark building and finally a sense of place.
258. The status of the provisions within the notified subheading of "*Clarification*" and "*General Rules*" has arisen in the previous hearings. Mr Winchester, for the Council, reminded us in his opening that, within the residential hearing, counsel suggested, so as to provide more certainty as to the regulatory status of these provisions, that they be further reordered under additional headings "*General Rules*" and "*Advice Notes*".<sup>179</sup> He advised that these changes do not affect the regulatory impact of these provisions and further those changes were considered to be non-substantive.<sup>180</sup>
259. He further elaborated that for the business chapters the clarification provisions should be placed under the subheadings "*General Rules*" and "*Advice Notes*" advising us that changes have also been made to the PDP to align with other chapters.<sup>181</sup>
260. We accept Mr Winchester's submission that altering the subheadings '*Clarification*' and '*General Rules*' is required to provide more certainty as to the regulatory status of the provisions. We agree also that his recommended changes are non-substantive. However we think that a sub heading should be more descriptive than simply '*General Rules*' or '*Advice Notes*' to provide greater clarity. In our view these provisions belong within a separate section entitled "*Interpreting and Applying the Rules*" because that is their purpose.
261. We recommend these minor amendments be made as a non-substantive change in accordance with Clause 16(2).
262. The recommended layout is shown in Appendix 1.

## 5. DEFINITIONS PROPOSED TO BE INSERTED

263. There are some definitions that are applicable to the provisions of Chapter 12. In her Reply, Ms Jones recommended that the definitions be located in Chapter 12. Ms Jones explained that in her view this was more appropriate than including these definitions in Chapter 2. This was because they are definitions for the purpose of this chapter, and they are not appropriate

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<sup>179</sup> Legal Submissions of Mr Winchester at [9.6].

<sup>180</sup> Ibid.

<sup>181</sup> ibid at [9.7].

to apply across all chapters in the PDP. Ms Jones recommended these definitions all sit under the heading “General Rules”.<sup>182</sup>

264. While we do not totally disagree with Ms Jones, we understand that the officer reporting to the Stream 10 Hearing Panel (which heard submissions on Chapter 2 – Definitions) recommended that all definitions be located in that chapter. That recommendation has been accepted and we see little value in repeating definitions in this chapter also. We also note that while Ms Jones claimed the definitions were only used in this chapter, “comprehensive development” is also used in Chapter 13.
265. Our role is to consider the submissions on these definitions and recommend to the Stream 10 Hearing Panel the appropriate wording for the definitions and whether submissions are to be accepted or rejected. We discuss these definitions below.

Comprehensive Development

**Comprehensive development** means the construction of a building or buildings on a site or across a number of sites with a total land area of greater than 1400 m<sup>2</sup>.

266. At notification, the definition of a comprehensive development, in part, resided in Rule 12.5.1. Ms Jones recommended in her Reply to locate this definition with the other relevant definitions for this chapter. We consider that removing the definition element from Rule 12.5.1 assists with the legibility of the rule and makes the provisions easier for plan users to understand. We note that the area of land to be the trigger for development was a matter of contention. We discuss this in detail in relation to Rule 12.5.1.
267. As this definition is derived from Rule 12.5.1, our reasons for recommending the wording of that rule contain the reasons for recommending the wording of this definition. On that basis, we recommend to the Stream 10 Hearing Panel that comprehensive development be defined as set out above.

Landmark Building

**Landmark building** means a building that is easily recognisable due to notable physical features, including additional height. Landmark buildings provide an external point of reference that helps orientation and navigation through the urban environment and are typically located on corners or at the termination of a visual axis.

268. The term “landmark building” is used in proposed Rule 12.5.8.5 (d) and its relevance is discussed in more detail when we discuss that rule. We questioned Ms Jones as to whether a definition should be included in the PDP.
269. In her Reply, Ms Jones advised that she had discussed this with Mr Church and she recommended adding a definition for the term landmark buildings.<sup>183</sup> She did note that whilst there was some clarification in notified Policy 12.2.2.5 and Rule 12.5.8.5(d) this definition would be useful for readers.<sup>184</sup>
270. We agree that it is useful to have a definition, and, like Ms Jones, we consider the definition proposed appropriate. We consider that as the definition is primarily for clarification it can be

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<sup>182</sup> V Jones, Reply Statement at [4.3d].

<sup>183</sup> V Jones, Section 42A Report at [9.2]

<sup>184</sup> Ibid

included under Clause 16(2), and recommend to the Stream 10 Hearing Panel that it be so included in Chapter 2.

### Sense of Place

**Sense of place** means the unique collection of visual, cultural, social, and environmental qualities and characteristics that provide meaning to a location and make it distinctly different from another. Defining, maintaining, and enhancing the distinct characteristics and quirks that make a town centre unique fosters community pride and gives the town a competitive advantage over others as it provides a reason to visit and positive and engaging experience. Elements of the Queenstown Town Centre that contribute to its sense of place are the core of low rise character buildings and narrow streets and laneways at its centre, the pedestrian links, small block size of the street grid and its location adjacent the lake and surrounded by the ever present mountainous landscape.

271. NZIA<sup>185</sup> submitted that it was “good to see acknowledgement of sense of place” but sought more information on what this meant. In her Section 42A Report Ms Jones recommended that an explanation for the term “sense of place” be added as an advice note to Objective 12.2.2.<sup>186</sup> She subsequently recommended it be listed as a definition within this chapter.
272. We agree that this definition assists in responding to the NZIA submission. We recommend to the Stream 10 Hearing Panel that Submission 238 be accepted in part by including this definition in Chapter 2.
273. We set out the recommended definitions in Appendix 8.

## 6. 12.4 RULES – ACTIVITIES

### 6.1. Rule 12.4.1 Activities not listed in this table and comply with all standards

274. Rule 12.4.1 effectively provides a default permitted activity status to any activity that complies with all standards and is not otherwise listed in Activity Table 12.1.
275. Peter Fleming<sup>187</sup> opposed Rule 12.4.1 but did not give any reasons for his request. In the absence of any evidence and on the basis that we consider Rule 12.4.1 appropriate, we recommend this submission be rejected.
276. At the commencement of the Stream 8 hearings, during the Council’s opening, we queried the approach taken in the various business chapters regarding the need to comply with all standards in order to be a permitted activity. In the QTC, WTC, ATC, LSC and BMU zones, activities which are not listed in this table and comply with all standards are permitted activities.
277. In the Reply Submissions, Ms Scott pointed out that default permitted activities need to state that any activity not listed must comply with all of the standards listed in the chapter, otherwise there would be no regulation around any unlisted activity at all.<sup>188</sup>
278. Ms Scott, again in the Reply, set out the way in which the provisions are intended to work.<sup>189</sup>

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<sup>185</sup> Submission 238, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248.

<sup>186</sup> V Jones, Section 42A Report at [13.7b].

<sup>187</sup> Submission 599

<sup>188</sup> Submissions in Reply of Ms Scott on behalf of QLDC at [2.3].

<sup>189</sup> bid at [2.4].

- a. an activity not listed in the table must comply with all standards in order to be permitted
- b. if an activity not listed in the table breaches one of the standards, then it is no longer permitted, and a consent is required and
- c. the standard breached is what determines the basis on which consent is required (for example, if the unlisted activity breached Rule 12.5.1 then it would become restricted discretionary; if it breached Rule 12.5.10 then it would become noncomplying).

279. Ms Scott submitted that an argument that an activity does not contravene any District Rule in terms of section 9 of the Act merely because that activity is not expressly described in the table would not be tenable. She explained that this was because Rule 12.4.1 was drafted so as to capture all potential and described activities and require them to comply with a group of standards. In that respect, she said, Rule 12.4.1 is a catch- all District Rule for the purposes of section 9 of the RMA.
280. Ms Jones, in her Reply Statement, added that she considered the inclusion of this Rule at the start of the activity table in each chapter is the most legible approach.<sup>190</sup> She considered it important due to the fact that the default status varies between the zones.
281. She did point out the duplication arising from the advice note in 12.3.2.1 which also requires compliance with the standards table.<sup>191</sup> She pointed out that the purpose of the advice note is more focused on identifying the non-compliant status. She was of the view the inclusion within Rule 12.4.1 of the reference to compliance with all standards to be clearer and would ensure there was no room for debate as to the correct interpretation.
282. She noted that at first blush it seemed inconsistent to have listed activities default to a non-complying status in some instances and permitted and others.<sup>192</sup> However, she rationalised this apparent inconsistency, noting the vastly different purposes of the various zones.<sup>193</sup> For example, the likes of rural and residential having a relatively narrow purpose with a narrow range of uses being anticipated and the business zones being of a highly mixed use nature. Overall she did not recommend any changes to Rule 12.4.1.<sup>194</sup>
283. After considering Ms Scott's submissions and the views expressed by Ms Jones we agree that the tabular approach is appropriate. Also we agree that Rule 12.4.1 does not require change for all of the reasons advanced by both Ms Scott and Ms Jones. Accordingly, we recommend retention of the table and the approach contained in the replies to determining activity status. Also we recommend retention of Rule 12.4.1 unaltered.

## 6.2. Rule 12.4.2 Visitor Accommodation

284. As notified, Rule 12.4.2 provided for visitor accommodation (the activity rather than the buildings) in the QTCZ as a controlled activity, with control limited to (in summary):
- a. Parking and traffic
  - b. landscaping
  - c. location, nature and scale and
  - d. noise effects when adjoining a residential zone.

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<sup>190</sup> V Jones, Reply Statement at [3.3].

<sup>191</sup> Ibid at [3.4].

<sup>192</sup> Ibid at [3.5].

<sup>193</sup> Ibid.

<sup>194</sup> Ibid at [3.6].

285. NZTA<sup>195</sup> sought to have the rule amended to include the words “*maintaining the safety and efficiency of the roading network*”. The change to this rule mimicked the change NZTA sought to Policy 12.2.4.6.
286. Ms Jones supported the NZTA submission on this rule, considering that acknowledging the importance of the safety and efficiency of the roading network, was, while an important change, overall a minor change.<sup>196</sup>
287. Downtown QT<sup>197</sup> and Queenstown Chamber of Commerce<sup>198</sup> both supported the residential and visitor accommodation provisions in the QTCZ. The Chamber added the proviso that insulation and mechanical ventilation be included with residential and visitor accommodation to prevent reverse sensitivity effects. We will return to that point when we discuss noise within the QTCZ.
288. Peter Fleming<sup>199</sup> opposed the rule relating to visitor accommodation seeking that any existing use rights regarding visitor accommodation not be diminished.
289. In considering these submissions, Ms Jones noted that the rules in the PDP were similar to those within the ODP with the main difference being that external building appearance would now be subject to a restricted discretionary consent, whereas previously it was controlled. She noted that the location, nature and scale of visitor accommodation and ancillary activities within the relevant site and in relation to neighbouring sites was a new matter of control. She further noted that matters of traffic generation and traffic demand management were new matters of control and where the site adjoined a residential zone, the hours of operation of ancillary activities and noise generation were new matters of control.
290. For these reasons, she considered that Rule 12.4.2, as amended by the NZTA submission, would provide the Council with useful additional controls in terms of encouraging site layout that benefit street scape, avoid or minimise conflict between uses and avoid or minimise potential adverse effects on the roading network and pedestrian movement. We agree with Ms Jones’ reasons.
291. As for Mr Fleming’s submission<sup>200</sup> noted above, we agree with Ms Jones that it should be rejected. Adopting plan provisions only where they do not diminish existing use rights is neither a valid nor relevant consideration in determining the appropriateness of a plan provision. In any event, we observe existing use rights are provided for under section 10 of the Act and cannot be taken away.
292. We recommend the following wording for Rule 12.4.2, with our recommended amendments underlined and struck out:

12.4.2 ***Visitor Accommodation***, ~~*in respect of:*~~

*Control is reserved to:*

C

<sup>195</sup> Submission 719

<sup>196</sup> V Jones, Section 42A Report, Appendix 1 at p 12-6.

<sup>197</sup> Submission 630, opposed by FS1043

<sup>198</sup> Submission 774

<sup>199</sup> Submission 599

<sup>200</sup> Submission 599

- a. *The location, provision, and screening of access and parking, traffic generation, and travel demand management, with a view to maintaining the safety and efficiency of the roading network, and minimising private vehicle movements to/ from the accommodation; ensuring that where onsite parking is provided it is located or screened such that it does not adversely affect the streetscape or pedestrian amenity; and promoting the provision of safe and efficient loading zones for buses*
- b. *Landscaping*
- c. *The location, nature and scale of visitor accommodation and ancillary activities relative to one another within the site and relative to neighbouring uses and*
- d. *Where the site adjoins a residential zone:*
  - i Noise generation and methods of mitigation;*
  - ii Hours of operation, in respect of ancillary activities.*

6.3. **Rule 12.4.3 Commercial Activities within the Queenstown Town Centre Waterfront Subzone**

293. As notified, this rule provided for commercial activities in the QTC Waterfront Subzone (“WSZ”) as controlled activities, with control reserved to, in summary:

- a. Traffic
- b. Access and loading
- c. Temporary structures and
- d. Outdoor storage.

294. Real Journeys Limited<sup>201</sup> requested that subparagraph (a) be amended by including the bolded words as follows:

- a. Any adverse effects of additional traffic generation from the activity **and mitigation of those effects.**

295. Ms Jones did not consider it was necessary to add this additional wording.<sup>202</sup> We agree with Ms Jones because the assessment of effects of the additional traffic generation will take into account the mitigation in determining the actual adverse effects of such additional traffic.

296. Our recommended wording is shown below using strikethrough and underlining:

**12.4.3 Commercial Activities within the Queenstown Town Centre Waterfront Subzone** C  
*(including those that are carried out on a wharf or jetty) except for those commercial activities on the surface of water that are provided for as discretionary activities pursuant to Rule 12.4.7.2, ~~in respect of:~~*

*Control is reserved to:*

- a. Any adverse effects of additional traffic generation from the activity*

<sup>201</sup> Submission 621

<sup>202</sup> Section 42A Report of Ms Jones at [16.16].

- b. *The location and design of access and loading areas in order to ensure safe and efficient movement of pedestrians, cyclists, and vehicles and*
- c. *The erection of temporary structures and the temporary or permanent outdoor storage of equipment in terms of:*
  - i. *any adverse effect on visual amenity and on pedestrian or vehicle movement; and*
  - ii. *the extent to which a comprehensive approach has been taken to providing for such areas within the subzone.*

**6.4. Rules 12.4.4 and 12.4.5 Licensed Premises**

297. As notified, these rules provided for licensed premises. Rule 12.4.4 provided that a restricted discretionary consent was required for licenced premises in two circumstances:
- a. Other than in the TCTSZ for consumption of liquor on premises between 11pm and 8am and
  - b. Within the TCTSZ for the consumption of liquor between 6pm and 11pm.
298. In both circumstances, discretion was restricted to:
- a. Scale
  - b. Car parking and traffic
  - c. Amenity effects
  - d. Screening or buffering from residential areas
  - e. Configuration of activities
  - f. Noise and hours of operation and
  - g. Consideration of any alcohol policy or bylaw.
299. Rule 12.4.5 required a discretionary activity consent for the consumption of liquor on the premises between 11pm and 8am in the TCTSZ.
300. The Good Group <sup>203</sup> submitted that the activity status of Rule 12.4.4.1 should be a controlled activity, as it was under the ODP.
301. Ms Jones supported this submission<sup>204</sup>. Ms Jones considered a controlled activity status would be efficient and effective, particularly where an application was in accordance with the Sale and Supply of Alcohol Act 2012 (SSAA).<sup>205</sup> Ms Jones noted the SSAA enables a wider range of amenity and good order nuisance-related effects to be considered.<sup>206</sup> Also, based on the opinions and evidence of Ms Swinney<sup>207</sup>, Ms Jones considered this approach was proving to be effective.
302. We agree and think that effects relating to amenity, layout, screening, noise and hours of operation are all able to be managed through resource consent conditions.

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<sup>203</sup> Submission 544

<sup>204</sup> V Jones, Section 42A Report at [12.25]

<sup>205</sup> Ibid at [12.25a].

<sup>206</sup> Ibid at [12.25b]

<sup>207</sup> In particular at [5.6].



303. As such, we recommend accepting the Good Group submission and changing the activity status to controlled.
304. The Good Group also sought that there be no time restriction on serving alcohol to diners. Other submitters<sup>208</sup> requested a new rule enabling licensed premises to operate until 1.00am as a permitted activity and restricted thereafter, within a new Steamer Wharf Entertainment Precinct, and that the matters of discretion be amended.
305. Ms Jones addressed the issue of identifying Steamer Wharf as an entertainment precinct including extended hours of operation until 1.00am. She recommended against it on the basis of noise effects on nearby residentially zoned land.<sup>209</sup> This was particularly so if hours of night time operations are extended beyond 11pm. She referred us to the noise contours in the evidence of Dr Chiles to support her view.<sup>210</sup>
306. Currently, resource consents are required to extend hours of operation at Steamer Wharf. This approach allows assessment and the imposition of conditions to control details of the operation, and more effective and efficient monitoring and enforcement. Ms Jones also pointed out that extending operating hours for Steamer Wharf would be inconsistent with the rules that apply to licensed premises in the rest of the QTCZ.<sup>211</sup> We agree for the reasons advanced and recommend these submissions be rejected.
307. Peter Fleming<sup>212</sup> opposed notified Rule 12.4.4 specifically opposing the use of public areas for the consumption of liquor and hours of operation. Ms Jones pointed out that neither the ODP nor the PDP regulate liquor consumption in public areas.<sup>213</sup> However, both plans require a licensed premise to obtain a resource consent to operate after 11pm.
308. We recommend Mr Fleming's submission be rejected as the rule reflects the existing practice, and there was no evidence of any issues with that practice. In addition, there is a means of regulating the activity.
309. Kopuwai Investments Limited<sup>214</sup> sought that notified Rule 12.4.4.1 be amended and Rules 12.4.4.2 and 12.4.5 be deleted, with the effect of:
- a. Relaxing the licensed premises rule in respect of the Town Centre Transition Sub-Zone such that licensed premises would be permitted up until 11 pm and restricted discretionary activity thereafter, as opposed to requiring a restricted discretionary activity consent for such activity to occur between 6 pm and 11 pm and a full discretionary consent thereafter
  - b. Removing Council's discretion over car parking and traffic generation; the configuration of activities within the building and site (e.g. outdoor seating, entrances); and any alcohol policy or bylaw.
310. We have already recommended that the activity status of notified Rule 12.4.4 be changed from restricted discretionary activity to controlled so that deals with that part of the submission. However, we note here that we recommend a further consequential amendment following on

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<sup>208</sup> Submissions 587, 589 (opposed by FS1318) and 714.

<sup>209</sup> V Jones, Section 42A Report at [12.27].

<sup>210</sup> In particular the noise contours attached to Dr Chiles' evidence as Appendix C.

<sup>211</sup> V Jones, Section 42A Report at [12.27].

<sup>212</sup> Submission 599.

<sup>213</sup> V Jones, Section 42A Report at [12.28].

<sup>214</sup> Submission 714.

from the change in activity status for this rule. We discuss this minor change below when we discuss Ms Jones' Reply in relation to this rule.

311. In response to the remainder of Kopuwai Investments Limited submission, Ms Jones, relying in part on the evidence of Ms Swinney, was of the opinion that it remained appropriate to apply more stringent time constraints to licensed premises within the TCTZ and to apply a stricter activity status to any such premises that wished to operate after 11.00 pm.<sup>215</sup> She stated this was due to the fact that these areas were located directly across the road from residentially zoned land and as such, it was important that greater control was retained in order to ensure that the layout and noise management of any such premises was able to be conditioned or declined if necessary. We agree and support that approach for the reasons she advanced.
312. In line with having changed the activity status of notified Rule 12.4.4 to controlled, Ms Jones recommended changing the status of Rule 12.4.5 to restricted discretionary activity and to apply the matters of control listed for Rule 12.4.4 as matters of discretion in Rule 12.4.5.<sup>216</sup> Kopuwai Investments Limited sought a change in status for Rule 12.4.5 from the notified position of discretionary to restricted discretionary which Ms Jones supported.
313. We agree with this recommendation on both the status change and the using of the same control/discretion matters. As we see it the control/discretion matters are appropriate to allow assessment of the relevant effects of the activity within the context in which they would be occurring. The change in activity status would ensure Rule 12.4.5 remained effective given the TCTSZ is closer to more noise sensitive areas. This change would also ensure a consistency of approach to status as between the two rules.
314. In response to the request to amend the matters of discretion/control in notified Rule 12.4.4.<sup>217</sup>, Ms Jones was of the opinion that car parking and traffic generation should be removed as a matter of control as onsite parking is not required or generally provided in the Town Centre.<sup>218</sup> We note that the Council has notified Chapter 29 (Transport) and, as notified, item 29.9.1 in Table 29.5 specified that no parks were required in the QTCZ for any activity. Thus, we agree with Ms Jones that there is no point in having those matters listed as matters of control or discretion.
315. The configuration of "*the premises...*" should, in Ms Jones' view, remain a matter of control as the location and design of outdoor seating can exacerbate (or help alleviate) potential conflicts with neighbouring sites (especially in the TCTSZ) and affect peoples' safety/wellbeing (in terms of complying with CPTED principles).<sup>219</sup>
316. Ms Jones recommended that consideration of any alcohol policy or bylaw be removed as a matter of control as it is unreasonably uncertain. With reference to evidence presented by Ms Swinney, Team Leader Alcohol Licensing for the Council, we agree it is not appropriate to include a matter of control as "*Consideration of any alcohol policy or bylaw*".

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<sup>215</sup> Section 42A Report of Ms Jones at [12.31].

<sup>216</sup> V Jones, Section 42A Report at [12.31].

<sup>217</sup> Submission 599

<sup>218</sup> V Jones, Section 42A Report at [12.32].

<sup>219</sup> Ibid.

317. Ms Swinney told us that there were no current alcohol policies in place and that breach of any bylaw could result in enforcement action being required.<sup>220</sup>
318. Based on Ms Swinney's evidence we agree with Ms Jones' recommendation to remove the reference to this matter of control. Further, we agree with Ms Jones that the matters she has identified as matters of control/discretion are appropriate for the reasons she stated.
319. Because Ms Jones' recommendations in the above paragraphs were new, she undertook a Section 32AA assessment<sup>221</sup>. We have considered that assessment and adopt it.
320. We also considered Rule 12.4.4.2 needed a non-substantive amendment through deleting the words "*with respect to the scale of this activity, car parking, retention of amenity, noise and hours of operation*", as these matters were already listed within the matters of control causing a duplication. We recommend that this amendment be made utilising Clause 16(2).
321. Jay Berriman<sup>222</sup> requested that the Council restrict the number of liquor licenses in the QTC in order to discourage increases in noise and antisocial behaviour, and to achieve a more balanced approach to the night entertainment which promotes the town's image as a high end product.
322. After referring to Ms Swinney's evidence, which outlined the issues that have arisen when others have tried to impose a cap under the LAP process, Ms Jones' opinion<sup>223</sup> on limiting the number of premises is:
- a. There is no evidence that there is a clear relationship between the number of licenses and the environmental and economic effects that have been cited (relating to noise and economic and social wellbeing)
  - b. The capping of premises would need to be extremely well justified in order to be defensible under the Act and, on the face of it, does not sit well with the enabling and effects-based nature of the legislation
  - c. Such effects are more a function of how well designed, located, and managed the licensed premises are, rather than the sheer number of premises.
323. We agree with her reasoning and opinion and adopt it. In our view, simply restricting the number of liquor licences is a blunt instrument. Doing so would not allow resource consent applications to both made and assessed. Accordingly for these reasons we recommend rejection of this submission.
324. Real Journeys Limited<sup>224</sup> requested that notified Rule 12.4.4 be amended to also apply to premises hosting off-licenses. Ms Jones advised the ODP also only regulates the effects from on-licenses - those premises licenced for the consumption of alcohol on the premises.<sup>225</sup>
325. We note that Ms Swinney's evidence<sup>226</sup> confirmed that, in her opinion, off licenses are unlikely to result in environmental effects that cannot be adequately managed or avoided through the SSAA.

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<sup>220</sup> S Swinney, EiC at [5.32].

<sup>221</sup> V Jones, Section 42A Report, Appendix 4

<sup>222</sup> Submission 217

<sup>223</sup> V Jones, Section 42A Report at [12.35].

<sup>224</sup> Submission 621

<sup>225</sup> V Jones, Section 42A Report at [12.36].

<sup>226</sup> S Swinney, EiC at [6.43].

326. Regardless, she noted that pursuant to the SSAA, off-licenses are only able to remain open until 11.00 pm (and most close by 10.00 pm due to cost implications of staying open later) and therefore the rule would only have any effect between the hours of 6.00pm – 11.00pm within the TCTSZ.<sup>227</sup> In summary, she did not consider it necessary to require a resource consent under the District Plan for off-licenses as the effects can be adequately managed under the SSAA.
327. We agree with that view for the reasons advanced and accordingly recommend rejection of the Real Journeys Limited submission.
328. A related issue was Warren Cooper’s submission<sup>228</sup>, requesting that the status quo be retained for outside dining hours. Queenstown Chamber of Commerce<sup>229</sup> specifically requested that the rules provide for extended outdoor trading to allow patrons to enjoy the evenings until 11.00 pm.
329. Ms Jones expressed the view that there is a perceived restriction on outdoor dining after 10pm.<sup>230</sup> While not specifically regulated in the PDP (or the ODP), this has arisen as a consequence of the restrictive noise rules which effectively prevented activity outdoors after 10.00 pm, and which have resulted in conditions on consents restricting such use under the ODP.<sup>231</sup>
330. Ms Jones further noted that notified Rule 12.4.4.1 would permit the serving of alcohol to any person (inside or outside) until 11.00 pm and to diners (inside or outside) until 12.00 am (midnight). She also observed that the more lenient noise rules (notified Rule 12.5.11) were likely to enable normal outdoor dining/ drinking activity to extend beyond 10.00 pm. Further, she considered that to be wholly appropriate given the objectives of the PDP and, for that reason recommended no change be made to these rules.
331. We agree with both her recommendation and the reasons she relied on.
332. Finally, in her reply, after considering our questions at the hearing, Ms Jones recommended Rule 12.4.4 be amended to read “*control is reserved*” rather than “*discretion is restricted*”. We agree as this wording better fits the now controlled status of the activity. We are satisfied this is a minor non-substantive change under Clause 16(2) of the First Schedule.
333. We recommend Rules 12.4.4 and 12.4.5 be adopted in the form set out below:

12.4.4	<b>Licensed Premises</b>	C
	12.4.4.1 Other than in the Town Centre Transition Sub-Zone, premises licensed for the consumption of liquor on the premises between the hours of 11pm and 8am, provided that this rule shall not apply to the sale of liquor:	

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<sup>227</sup> *ibid* at [6.4]

<sup>228</sup> Submission 654, supported by FS1043, FS1063, and FS1318

<sup>229</sup> Submission 774

<sup>230</sup> V Jones, Section 42A Report at [12.37].

<sup>231</sup> *ibid*.

- a. To any person who is residing (permanently or temporarily) on the premises and/or
- b. To any person who is present on the premises for the purpose of dining up until 12am.

12.4.4.2 Premises within the Town Centre Transition sub-zone licensed for the consumption of liquor on the premises between the hours of 6pm and 11pm, provided that this rule shall not apply to the sale of liquor:

- a. To any person who is residing (permanently or temporarily) on the premises; and/or
- b. To any person who is present on the premises for the purpose of dining up until 12am.

In relation to both 12.4.4.1 and 12.4.4.2 above, control is reserved to:

- a. The scale of the activity
- b. Effects on amenity (including that of adjoining residential zones and public reserves)
- c. The provision of screening and/ or buffer areas between the site and adjoining residential zones
- d. The configuration of activities within the building and site (e.g. outdoor seating, entrances) and
- e. Noise issues, and hours of operation.

12.4.5 **Licensed Premises within the Town Centre Transition Sub-Zone** RD

Premises within the Town Centre Transition sub-zone licensed for the consumption of liquor on the premises between the hours of 11 pm and 8 am.

This rule shall not apply to the sale of liquor:

- a. To any person who is residing (permanently or temporarily) on the premises and/or
- b. To any person who is present on the premises for the purpose of dining up until 12 am.

Discretion is restricted to:

- a. The scale of the activity

- b. Effects on amenity (including that of adjoining residential zones and public reserves)
- c. The provision of screening and/ or buffer areas between the site and adjoining residential zones
- d. The configuration of activities within the building and site (e.g. outdoor seating, entrances)
- e. Noise issues, and hours of operation.

6.5. **Rule 12.4.6 Buildings- Rules 12.4.6.1 and 12.4.6.2**

334. As notified these rules read:

12.4.6 **Buildings** RD\*

12.4.6.1. Buildings, including verandas, and any pedestrian link provided as part of the building/ development:

\* Discretion is restricted to consideration of all of the following:  
 Consistency with the Queenstown Town Centre Design Guidelines (2015), where applicable;  
 External appearance, including materials and colours;  
 Signage platforms;  
 Lighting;  
 The impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas;  
 The contribution the building makes to the safety of the Town Centre through adherence to CPTED principles;  
 The contribution the building makes to pedestrian flows;  
 The provision of active street frontages and, where relevant, outdoor dining/patronage opportunities; and  
 Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property; whether the proposal will alter the risk to any site; and the extent to which such risk can be avoided or sufficiently mitigated.

And, in addition;

12.4.6.2 In the Town Centre Transition subzone and on sites larger than 1800m<sup>2</sup>, any application under this rule shall include application for approval of a structure plan in respect of the entire site and adherence with that approved plan in consequent applications under this rule.

\*In addition to those matters listed in rule 12.4.6.1 above, the Council's discretion is extended to also include consideration of the provision of and adherence with the structure plan including:

the location of buildings, services, loading, and storage areas;  
the provision of open and/or public spaces; and  
pedestrian, cycle, and vehicle linkages

335. These rules, as notified, provided the activity status for all buildings within the QTC.
336. NZIA<sup>232</sup> requested restricted discretionary activity status only apply to buildings that have been to the UDP, and otherwise full discretionary status apply. The reason given in the submission was that there needed to be some incentive to have all buildings in the QTC subject to review by the UDP.
337. For a number of reasons set out in her Section 42A Report, Ms Jones did not support this submission<sup>233</sup>. We agree with her.
338. The key reason we recommend rejecting this submission is that for such a rule to be effective some sort of pass/fail from the UDP would be needed. That outcome would determine status and we think giving this power to a third party of deciding activity status is inappropriate. It is Council's role to determine and provide for status of an activity within its district plan. Also, having a process involving the UDP, as the submitter seeks, would, we think extend the resource consenting process raising issues as to efficiency.
339. Several submitters<sup>234</sup> requested that notified Rule 12.4.6.1 be amended such that all buildings were controlled, rather than restricted discretionary.
340. Some of these submissions<sup>235</sup> sought to change the matters of control (assuming status was changed to controlled), limiting them to consideration of external building design and appearance in relation to streetscape character, building design in relation to adjoining pedestrian links listed in notified Rule 12.5.8, signage platforms, and lighting. The submitters contended that it was a more succinct approach yet captured all but the natural hazard issue and provided greater certainty and would impose less cost. There were further submissions both in support and in opposition.<sup>236</sup>
341. Ms Jones pointed out that in the ODP, buildings in the SCA are a restricted discretionary activity and buildings beyond this area are a controlled activity. She agreed with the reasoning within the Section 32 report<sup>237</sup> behind the decision to propose restricted discretionary activity status to all buildings in the QTC.
342. In summary, those reasons were that applying a restricted discretionary activity status to building(s) throughout the QTC<sup>238</sup> would:
- a. provide greater certainty and be more effective at requiring consistency with the SCA Design Guidelines, which would enable the Council to ensure that the key character elements of the SCA were recognised and reflected in designs

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<sup>232</sup> Submission 238, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1242 FS1248, and FS1249

<sup>233</sup> V Jones, Section 42A Report at [13.24]

<sup>234</sup> Submissions 606, 609, 614, 617, 596, 398, 663 (opposed by FS1139 and FS1191), 672, 724, 574, and 616.

<sup>235</sup> Submitters 663, 672, and 724

<sup>236</sup> Supported by FS1200 and opposed by FS1274, FS1063, FS1139, and FS1191

<sup>237</sup> V Jones, Section 42A Report at p23-26.

<sup>238</sup> *ibid* at [13.27].

- b. be more effective at achieving quality architecture and urban design and enable poor design to be declined
  - c. result in economic benefits to applicants and a reduction in transaction costs (and therefore the overall development costs). This conclusion was based on the fact that, even if a non-notified restricted discretionary activity consent were more costly to obtain than a controlled consent, this was counteracted by removing or relaxing the bulk and location controls of the ODP, that have routinely triggered potentially notifiable restricted discretionary activity and non-complying consents
  - d. be more efficient from a District Plan drafting and administration perspective in that it would enable a single rule to be relied on to manage the design of building(s) rather than having different rules for the SCA and the rest of the QTCZ.
343. We agree with her reasons outlined above and agree Rule 12.4.6 should have Restricted Discretionary status and so recommend.
344. Ms Jones also noted that, in the past the Council has had considerable leverage to influence design and quality at resource consent stage due to breaches in standards including building coverage standards<sup>239</sup>. Consequently, she advised, very few buildings have actually been processed as controlled activities (i.e. for design control only).
345. From Ms Jones' own experience as the Council's 'Manager: Strategy and Planning' and as a member of the UDP, she was personally aware of a number of examples where the outcome was improved greatly through a process that did not occur with controlled activity resource consents.<sup>240</sup>
346. Ms Jones did note that requiring a restricted discretionary consent for all buildings and external alterations will create greater uncertainty and cost. However, in her view this was justified by the importance of the QTC and the risks to the environment and the economy from poor design outcomes.<sup>241</sup>
347. In addition, Ms Jones was of the view that the non-notification clause for restricted discretionary buildings would reduce uncertainty, cost, and time delays considerably; and the consent would likely be less onerous than ODP rules, which, she advised, routinely trigger non-complying consent status.<sup>242</sup>
348. Finally, she noted the lack of controlled activity applications being processed under the ODP meant there was no evidence of the adequacy of the ODP classification.<sup>243</sup>
349. Ms Jones considered that a relaxation of the bulk and location rules and a strengthening of design control in the manner recommended was the most appropriate method to achieve the objectives.<sup>244</sup> As such, no change to the notified Rule 12.4.6 relating to status was recommended in her view.

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<sup>239</sup> *ibid* at [13.28].

<sup>240</sup> *ibid* at [13.30].

<sup>241</sup> *ibid* at [13.31].

<sup>242</sup> *ibid* at [13.31].

<sup>243</sup> *ibid* at [13.31].

<sup>244</sup> *ibid* at [13.32].



350. Mr Church agreed with this approach as to status for similar reasons but primarily because the restricted discretionary status would allow assessment.<sup>245</sup>
351. Taking into account all of these matters advanced by Ms Jones, and the recommendations and opinions of Mr Church, we agree and recommend no change to activity status for notified Rule 12.4.6.
352. Downtown QT<sup>246</sup> sought to provide for “pop up” buildings and art works and sculptures by providing such activities permitted activity status. The “pop up” building could be utilised for retail, bar and street entertainment purposes. For the “pop up” buildings a six month time limit would apply. The submitter contended this outcome would enable a diversity of street life. The relief sought that the rule apply to the entire QTC, or other areas such as the Lake Esplanade. The submitter suggested regulation of such activities was also provided via bylaws. Providing this exemption would help further support entertainment which is very important to the local economy.
353. In her Section 42A Report, Ms Jones agreed the exceptions sought were appropriate.<sup>247</sup> She recommended ‘Pop Ups and Art Works’ be exempted from obtaining a resource consent in respect of design.<sup>248</sup> We agree for the reasons advanced by the submitter and recommend this part of the submission be accepted resulting in an amendment to the notified version of Rule 12.4.6.
354. The ORC<sup>249</sup> sought provision for unobstructed movement of high sided vehicles within the matters of consideration. Ms Jones signalled support for this outcome in her Section 42A Report.<sup>250</sup> We agree. Efficient movement of transportation is important for the QTCZ. We recommend inclusion of this matter of consideration.
355. Finally, in relation to the matters for consideration under this rule, two submitters<sup>251</sup> sought minor changes to the matters relating to Natural Hazards. We see them as non-substantive changes and recommend they be adopted as they assist the legibility of that part of the rule.
356. In her Reply, Ms Jones recommended the removal of the word “remedied” from the natural hazard matter, and its replacement with the word “reduced” so as to make this provision consistence with other PDP Chapters.<sup>252</sup> We agree that the matter of discretion needs to be amended, but we adopt the wording used by the Stream 6 Panel so that administratively, natural hazard matters of discretion are included, rather than assessment matters. We consider this a non-substantive change and recommend it be made under Clause 16(2).
357. Ms Jones also recommended inclusion of additional words to the first assessment matter in rule 12.4.6.1 to make it clear the Design Guidelines related only to the SCA.<sup>253</sup> We agree with those clarifications and recommend acceptance.

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<sup>245</sup> Ibid at [13.29].

<sup>246</sup> Submission 630, opposed by FS1043

<sup>247</sup> V Jones, Section 42A Report at [13.60].

<sup>248</sup> Ibid at [13.68-69].

<sup>249</sup> Submission 798

<sup>250</sup> V Jones, Section 42A Report at [13.52]

<sup>251</sup> Submissions 621 and 798

<sup>252</sup> V Jones, Reply Statement at [2.1f].

<sup>253</sup> Ibid at [2.1e].

Notified Rule 12.4.6.2

358. Several submitters<sup>254</sup> sought the deletion of notified Rule 12.4.6.2 which required the provision of the structure plan for sites over 1800 m<sup>2</sup> in any area, or for any site within the TCTSZ. They contended the rule would not achieve efficient land use, would be inefficient as it would add additional consenting costs, and would be unnecessary given the control over building provided through rule 12.4.6.1.
359. Although not recorded in the body of her Section 42A Report, Ms Jones recommended to delete Rule 12.4.6.2 as it duplicated Rule 12.5.1.2. In her Reply she identified errors in her Section 42A Report.<sup>255</sup> She recorded that paragraph 14.1(a) should have stated “*that it is recommended to remove Rule 12.4.6.2 rather than amend it.*”<sup>256</sup>
360. While we discuss comprehensive development later,<sup>257</sup> we recommend deleting Rule 12.4.6.2, preferring instead Rule 12.5.1; in particular Rules 12.5.1.1 and 12.5.1.2.
361. Our recommended wording for Rule 12.4.6 is as follows, with our recommended amendments underlined or struck out:

12.4.6	<p><b><u>Buildings except temporary ‘pop up’ buildings that are in place for no longer than 6 months and permanent and temporary outdoor art installations</u></b></p> <p><del>12.4.6.1</del> Buildings, including verandas, and any pedestrian link provided as part of the building/ development:</p> <p><del>*Discretion is restricted to consideration of all of the following:</del></p> <ul style="list-style-type: none"> <li>a. Consistency with the Queenstown Town Centre <u>Special Character Area Design Guidelines (2015), (noting that the guidelines apply only to the Special Character Area); where applicable</u></li> <li>b. External appearance, including materials and colours</li> <li>c. Signage platforms</li> <li>d. Lighting</li> <li>e. The impact of the building on the streetscape, heritage values, compatibility with adjoining buildings, the relationship to adjoining verandas</li> <li>f. The contribution the building makes to the safety of the Town Centre through adherence to CPTED principles The contribution the building makes to pedestrian flows and linkages <u>and to enabling the unobstructed kerbside movement of high-sided vehicles where applicable</u></li> </ul>	RD*
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<sup>254</sup> Submissions 398,574,663 (opposed by FS1139 and FS 1191)

<sup>255</sup> Reply of Ms Jones at [13.1b].

<sup>256</sup> Ibid.

<sup>257</sup> Rule 12.5.1

	<p>g. The provision of active street frontages and, where relevant, outdoor dining/patronage opportunities and</p> <p>h. Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:</p> <ul style="list-style-type: none"> <li>i. The nature and degree of risk the hazard(s) pose to people and property</li> <li>ii. whether the proposal will alter the risk to any site; and the extent to which</li> <li>iii. <u>whether</u> such risk can be avoided or sufficiently <del>mitigated</del> <u>remedied</u> <u>reduced</u>.</li> </ul> <p><del>And, in addition;</del></p> <p><del>14.4.6.2 In the Town Centre Transition subzone and on sites larger than 1800m<sup>2</sup>, any application under this Rule <u>12.2.6.1</u> shall include application for approval of a structure plan in respect of the entire site and adherence with that approved plan in consequent applications under this rule.</del></p> <p><del>*In addition to those matters listed in rule 12.4.6.1 above, the Council's discretion is extended to also include consideration of the provision of and adherence with the structure plan including: the location of buildings, services, loading, and storage areas; the provision of open and/or public spaces; and pedestrian, cycle, and vehicle linkages</del></p>	
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- 6.6. Rule 12.4.7 Surface of Water and Interface Activities and Rule 12.4.8 Surface of Water and Interface Activities
362. As notified, this rule read:

12.4.7	<p><b>Surface of Water and Interface Activities</b></p> <p>12.4.7.1 Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone between the Town Pier and St Omer Park.</p> <p>12.4.7.2 Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Zone.</p> <p>In respect of the above activities, the Council’s discretion is unlimited but it shall consider:</p> <p>The extent to which the proposal will:</p> <ul style="list-style-type: none"> <li>a. Create an exciting and vibrant waterfront which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore</li> <li>b. Provide a continuous waterfront walkway from Horne Creek right through to St Omer Park</li> <li>c. Maximise the ability to cater for commercial boating activities to an extent compatible with maintenance of environmental standards and the nature and scale of existing activities and</li> <li>d. Provide for or support the provision of one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage pumping.</li> </ul> <p>The extent to which any proposed structures or buildings will:</p> <ul style="list-style-type: none"> <li>a. Enclose views across Queenstown Bay; and</li> <li>b. Result in a loss of the generally open character of the Queenstown Bay and its interface with the land.</li> </ul>	D
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363. These rules and the related sub-rules received attention from Ms Jones within her Section 42A Report, her summary of evidence and finally within her Reply.

364. Her summary of evidence was prepared after she had reviewed the submitters’ pre-circulated evidence. This meant she was able to both update her Section 42A Report and provide a response to some of the submitter evidence when she presented her Section 42A Report at the hearing. Later she was able to further address submitter evidence and submitter legal submissions and respond to our question within her reply. As we move through these rules from beginning to end we will identify the source of Ms Jones’ suggested changes, be it her Section 42A Report, her evidence summary or her reply. We also provide discussion and comment on submissions, submitter evidence and submitter legal submissions in the sequence that they were presented.

## 6.7. Minor Drafting Amendments

365. Ms Jones also noticed in reviewing the chapter that, while the waterfront area is referred to as the Queenstown Town Centre Waterfront Subzone in Rule 12.4.2, it is incorrectly referred to as the Queenstown Waterfront Zone in Rules 12.4.7.1, 12.4.7.2, 12.4.8.1, 12.4.8.2 and 12.4.8.3.<sup>258</sup> She advised this was a drafting error and should be corrected for consistency.<sup>259</sup> She considered that this was a non-substantive change and would not affect the regulatory impact of the rule. Further she considered it would avoid any uncertainty that the QTCZ zone-wide provisions also apply to the QTCWSZ.<sup>260</sup> In her Section 42A Report, she recommended it be changed by including the word “sub” before the word “zone” as that word appeared throughout the rules.
366. Ms Jones recommended in her Reply, following consideration of questions from us at the hearing, amending the headings of both Rules 12.4.7 and 12.4.8 from simply “*Surface of Water and Interface Activities*”, so that the headings more clearly reflect the content of each rule.<sup>261</sup> She proposed wording the headings as “*Wharfs and jetties, commercial surface of water activities, and moorings within the Queenstown Town Centre Waterfront Subzone.*”<sup>262</sup>
367. We agree both with her amended wording and that the amendment is not substantive but would improve efficiency through increased legibility.<sup>263</sup> We recommend adoption of these heading changes to Rule 12.4.7 and Rule 12.4.8 for these reasons. In our view, the recommended heading links much more directly to the content of the amended rules than the previous heading.

## 6.8. Mapping Issues

368. Next, we address mapping issues in Rules 12.4.7.1, 12.4.7.2, 12.4.8.2 and 12.4.8.3. Two submitters<sup>264</sup> requested that the Queenstown Waterfront Subzone be reinstated on proposed planning maps 35 and 36 as shown in the ODP, and that the boundary be clarified particularly in relation to the boundary of St Omer Park. The submissions noted that the intention in the PDP was to retain this as per the ODP and to make no change other than to make it clearer on the planning maps. Queenstown Wharves<sup>265</sup> noted in particular that it appeared from the planning maps that St Omer Park extended further than the lines denoting where the non-complying status ended.
369. Ms Jones advised in her Section 42A Report that the omission of the St Omer Park boundary was a mapping error in the notified planning maps.<sup>266</sup> Due to the importance of the specific rules that apply to the waterfront subzone, she recommend that the boundary be reinstated on the planning maps as per the ODP and in the manner intended. Ms Jones said adding this subzone boundary, together with a consequential change to wording of Rule 12.4.7.1, which refers specifically to the St Omer Park boundary, should rectify the ambiguity (that as currently drafted, part of the park is within the waterfront zone and part of it is outside of it) identified by the submitter.<sup>267</sup>

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<sup>258</sup> Section 42A Report of Ms Jones at [16.5].

<sup>259</sup> V Jones, Section 42A Report at [16.5].

<sup>260</sup> Ibid.

<sup>261</sup> V Jones, Reply Statement at [5.2].

<sup>262</sup> V Jones, Reply Statement, Appendix 1 at p 12-11.

<sup>263</sup> V Jones, Reply Statement at [5.2].

<sup>264</sup> Submissions 383 and 766

<sup>265</sup> Submission 766

<sup>266</sup> V Jones, Section 42A Report at [16.3]

<sup>267</sup> Ibid.

370. Real Journeys Limited<sup>268</sup> sought Rule 12.4.7. and Rule 12.4.8 be amended to ensure that all areas referred to in the rules were accurately identified on the planning maps and that the maps be referred to in the rules. Ms Jones recommended<sup>269</sup> that the reference to "*as shown on the planning maps*" be included in Rules 12.4.7.1, 12.4.7.2, 12.4.8.2 and 12.4.8.3.
371. Also in response to Submission 621, Ms Jones recognised the wording amendment she advanced for Rule 12.4.7.1, relating to including reference to St Omer Park, within her Section 42A Report was redundant.
372. Within her summary of evidence and presentation at the hearing she recommended removal of the words "between the Town Pier " and "and Queenstown Gardens" as those words would be redundant, given her recommendation to amend Rule 12.4.7.1.
373. Ms Carter, for Queenstown Wharves<sup>270</sup>, noted in her evidence that while Ms Jones's suggested amendments to Rule 12.4.7.1 were helpful, further clarification was required. She provided her Figure 1 to illustrate the three different areas that make up the QTCWSZ, namely the active Frontage, Queenstown beach and the Queenstown Gardens shoreline.<sup>271</sup>
374. Ms Carter described the characteristics of those areas in her evidence and opined that those areas each had a different set of values and resource management issues.<sup>272</sup> Ms Carter recommended that a plan clearly show the three different areas within the QTCWSZ, and that the objective and associated policies and rules be re-drafted to recognise the three areas that comprise the WSZ.<sup>273</sup>
375. Ms Jones<sup>274</sup> responded to Ms Carter's evidence by proposing amendments to the QTCZ purpose<sup>275</sup> to acknowledge the importance of the QTCWSZ; and by amending Policies 12.2.5.3 and 12.2.5.6 to provide more direction in terms of development within the QTWSZ; adding more detail on Planning Map 35 to more clearly distinguish between the '*active frontage*' and the '*Queenstown Beach and Gardens foreshore*' areas; and by making minor non-substantive amendments to Rules 12.4.7.1 by adding reference to "*active frontage area*" and to 12.4.8.1 to refer to the two areas, "*Queenstown beach and gardens foreshore area*" in the QTCWSZ.
376. In our view the points raised by the submitters<sup>276</sup>, and evidence in support from Ms Carter, along with the recommendations of Ms Jones, all assist with better defining and identifying the QTCWSZ and the key elements within it compared to the notified provisions. The amendments arising from these two sources would add clarity and certainty to these rule provisions and we recommend their adoption.
377. In her Summary of Evidence, Ms Jones also recommended making moorings within the '*Queenstown beach and gardens foreshore area*' of the QTCWSZ a restricted discretionary

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<sup>268</sup> Submission 621, supported by FS1115

<sup>269</sup> V Jones, Section 42A Report at [16.4]. 87

<sup>270</sup> Submission 766

<sup>271</sup> J Carter, EiC at p6.

<sup>272</sup> Ibid at [4.8].

<sup>273</sup> Ibid at [4.9]

<sup>274</sup> V Jones, Summary of Evidence, at paragraph 6(c)

<sup>275</sup> Section 12.1

<sup>276</sup> Submission 621, and 766

activity rather than permitted as in the notified version.<sup>277</sup> She reasoned that this would more effectively conserve the natural qualities and amenity values of the foreshore and adjoining waters, enable cumulative effects of such to be considered via resource consent, and be more consistent with the rules relating to moorings in the majority of the Frankton Arm.<sup>278</sup>

378. To include a new rule numbered 12.4.7.3 and the matters to which discretion would be restricted, Ms Jones provided a Section 32AA evaluation of her recommended amendments within her reply at Appendix 2.<sup>279</sup> Having reviewed that assessment we agree with it and adopt it for the purposes of our recommendations. We agree with her recommendation and the need and wording of new Rule 12.4.7.3. We consider the assessment matters for the new rule are appropriate. The new Rule 12.4.7.3 and its related discretionary assessment matters are set out in full below.

#### 6.9. Matters of Discretion

379. Two submissions<sup>280</sup> sought expansion of the assessment matters in respect of Rules 12.4.7.1 and 12.4.7.2 when processing applications for wharfs, jetties and surface water activities. These matters were fully detailed in paragraphs 16.21 and 16.22 of Ms Jones Section 42A Report. They included provision of one central facility in Queenstown Bay for boat refuelling, bilge and sewage pumping, maintaining or enhancing public access to the lake, water quality, navigation and people's safety. Ms Jones considered inclusion of some of these further assessment matters as appropriate to more fully inform Council discretion when processing applications for wharves, jetties and commercial surface of water activities. We agree with Ms Jones and the submitters that the inclusion within the rules of these additional assessment matters is necessary to enable an appropriate assessment of activities in this zone.

380. The same submitters also sought to include a reference to Rules 12.4.7.1 and 12.4.7.2 at the commencement of those discretionary matters. This, we consider, clarifies the overall rule and assists with legibility, particularly because of the subsequent inclusion of new Rule 12.4.7.3 and the new matters of discretion relevant to that rule. We agree and also recommend inclusion of those matters of discretion that appear in the recommended version of the rule set out below.

381. Submission 810 sought a further additional matter of discretion be included, namely the extent to which any proposed wharfs and jetties would affect the values of wahi tupuna. Ms Jones in her Section 42A Report<sup>281</sup> noted this submission was considered in Hearing Stream 1A with the relevant Section 42A Report recommending the relief sought being rejected.

382. Ms Jones recommended inclusion of this matter of discretion.<sup>282</sup> Although she provided no explanation as to her recommendation, we agree with this inclusion. We consider that this matter of discretion would aid in achieving Objective 12.2.2 and Policy 12.2.2.7. Just as we support these provisions in recognising and providing for cultural heritage, we also acknowledge and support the rule that seeks to implement the overarching objective to contribute to the town's heritage and sense of place.

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<sup>277</sup> V Jones, Summary of Evidence at [6d].

<sup>278</sup> Ibid.

<sup>279</sup> V Jones, Reply Statement at [5.6].

<sup>280</sup> Submitter 621 and 810 FS 1115.5

<sup>281</sup> V Jones, Section 42A at paragraph 16.21 on page 90

<sup>282</sup> *ibid* at [16.23].

383. Within submissions, a number of other issues were raised, such as providing for maintenance of wharves and jetties<sup>283</sup> and that the status of activities for Rules 12.4.7.1 and 12.4.7.2 be amended from discretionary to controlled.<sup>284</sup> We do not support those submissions for the same reasons as set out in Ms Jones' Section 42A Report<sup>285</sup>.

#### 6.10. Other Submissions

384. Real Journeys Limited<sup>286</sup> and Te Anau Developments Limited<sup>287</sup> wanted all of the provisions relating to the protection, use and development of the surface of lakes and rivers and their margins to be inserted into a separate chapter. We consider that these provisions fit appropriately within this Chapter because of the relationship with the town centre. Retaining these provisions within the Chapter also aids in making the PDP more legible and giving these provisions a separate section would increase the volume of the PDP. For those reasons we recommend the submissions be rejected. This recommendation is consistent with that made by the Stream 2 Hearing Panel, where the same matter was raised.

385. Two submitters<sup>288</sup> requested the amendment of Rule 12.4.7 to enable certain buildings (e.g. ticket offices) while continuing to restrict other buildings (as non-complying), with Real Journeys Limited<sup>289</sup> suggesting the inclusion of a new restricted discretionary activity provision.

386. Glare and effect on navigation was discussed by Ms Black in her evidence for Real Journeys<sup>290</sup>. However, the focus of her evidence on glare was directed at notified Rule 12.5.14.1 which dealt specifically with glare.<sup>291</sup> Rule 12.4.7 is restricted in its application to wharves, jetties, commercial surface of water activities and moorings. The glare she was concerned about emanated from buildings activities and lighting located not on wharves and jetties, but from buildings, street lights and the like in the town centre.

387. In our view, this rule can only control glare for navigation purposes from wharves and jetties. Nevertheless, even accepting the limited ambit of the application of the rule and observing Council's discretion under the rule is unlimited, we note the matters of discretion would include navigation and people's safety. Thus, to a limited extent, the submitter's concerns can be dealt with in the rule.

388. Manoeuvring of TSS Earnslaw was also raised as an issue by Ms Black. She described the challenges the characteristics of the vessel caused in relation to manoeuvring it. In that regard, she supported the discretionary activity status of Rule 12.4.7 considering that the manoeuvring issues raised could be addressed when that rule was triggered.<sup>292</sup>

389. Also, Ms Black considered these manoeuvring challenges would be assisted by making all structures and moorings between the Town Pier and Queenstown Gardens a non-complying

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<sup>283</sup> Submissions 621 (supported by FS1115) and 766

<sup>284</sup> Submissions 766 and 807.

<sup>285</sup> at paragraph 16.19.

<sup>286</sup> Submission 621

<sup>287</sup> Submission 607

<sup>288</sup> Submissions 621 and 766 (supported by FS1341)

<sup>289</sup> Submission 621

<sup>290</sup> Submission 621

<sup>291</sup> F Black, EIC at [3.1].

<sup>292</sup> F Black, EIC at [3.6].



activity so as to avoid a proliferation of such structures in this area.<sup>293</sup> Ms Jones recommended the status of moorings in this area be restricted discretionary and recommended the matters of discretion include whether the structure would cause an impediment to craft manoeuvring.

390. While Ms Jones' recommendation on status differs from the submitter's relief, we think Ms Jones' recommendation strikes an appropriate balance between the competing interests and provides an efficient and effective mechanism to address issues.
391. We think that Ms Jones' recommended Rule 12.4.7.3 will be more effective and efficient at implementing revised Objective 12.2.5 and the associated policies. This new rule provides greater certainty as to what is expected to occur in the Queenstown gardens and beach part of the QTCWSZ whilst accepting that in the main the QTCWSZ would provide a dynamic environment.
392. Finally, in addition to the recommendations in response to submitters concerns, Ms Jones recommended a non-substantive change for consistency and clarity. In her Reply, Ms Jones<sup>294</sup> recommended amending the assessment matters by replacing the assessment matter commencing '*the extent to which any proposed structures or buildings...*' to '*the extent to which any proposed wharfs and jetties...*'. This, she said, would make this rule consistent with the fact that the rule only relates to wharfs and jetties.<sup>295</sup>
393. She noted<sup>296</sup> that any other buildings in the QTCWSZ are not subject to this rule but are, in fact, non-complying (under Rule 12.4.8.2) or restricted discretionary (under Rule 12.4.6). While not substantive, this minor amendment would, she said, improve efficiency by removing the existing conflict within the rule and thereby avoiding potential confusion. We agree.

#### Rule 12.4.8.2

394. Notified Rule 12.4.8.2 provided that any buildings located on wharves and jetties within the QTCWSZ were non-complying.
395. In addition to the restricted discretionary rule sought, Submission 621 sought to amend Rule 12.4.8.2 as follows:
- Any buildings and structures, located on Wharfs and Jetties within the Queenstown Town Centre Waterfront Zone, which are not provided for by Rule 12.4.7.*
396. Queenstown Wharves<sup>297</sup> sought to delete the non-complying activity rule for buildings located on jetties and wharves. Queenstown Wharves submitted that the effects from buildings could be adequately managed by Rule 12.4.7.1.
397. The submission also suggested that if the rule were to be retained, then it should be amended to exclude provision of buildings that are for the purpose of providing water based public transport facilities.

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<sup>293</sup> Ibid at [3.9].

<sup>294</sup> V Jones, Reply Statement at [5.1].

<sup>295</sup> Ibid.

<sup>296</sup> Ibid.

<sup>297</sup> Submission 766, supported by FS1341.15

398. Ms Jones did not consider that this would achieve the objectives of the PDP.<sup>298</sup> In her opinion, buildings on wharfs and jetties within the QTCWS specified in Rule 12.4.8 would have the potential to have a significant effect on views, natural qualities, amenity, and pedestrian flows/accessibility in the waterfront subzone. Also, she advised that there was ample commercial capacity within the QTCZ adjacent to subzone for buildings in which ticketing and the like could occur. She did not recommend any change in this regard.<sup>299</sup>
399. Submitters<sup>300</sup> raised the need to provide, in this part of the PDP, specific policies and rules for the provision of public transport. We agree with Ms Jones that this is a matter better dealt with in the context of the Transport Chapter and recommend those submissions be rejected.
400. In our view, redrafted Rule 12.4.7 in combination with Rule 12.4.8 would be more effective and efficient in achieving Objective 12.2.5 and associated policies. We accept that the QTCWSZ will provide a dynamic and vibrant area, but at the same time this rule provides certainty as to what is expected to occur in this area by outlining matters that will be considered in decision-making.
401. Buildings or structures in this area have the potential to impact on the views, natural qualities, amenity and accessibility of the QTCWSZ. The wording of the rule means that effects on the natural qualities of the Queenstown gardens and beach area and the views from both will be considered and conserved to a degree. Further understanding what is anticipated in the area provides some certainty also to the Earnslaw and other boating activity, that the area will be relatively free of obstacles, such as permanently moored craft.
402. In conclusion, for all of the reasons expressed above we recommend that Rules 12.4.7 and 12.4.8 be adopted in the form set out below.

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<sup>298</sup> V Jones, Section 42A Report at [16.26].

<sup>299</sup> Ibid at [16.26].

<sup>300</sup> Parts of submissions 766.2, 798.54, FS1341.1, FS1341.3 and FS1341.25, FS1342.16, 766.3, 766.5, 766.7, 766.33, FS1341.4, and FS1341.6, and 807.81 and 807.82 .

<p><b>12.4.7</b></p>	<p><b>Wharfs and jetties, commercial surface of water activities, and moorings within the Queenstown Town Centre Waterfront Subzone</b></p> <p>12.4.7.1 Wharfs and Jetties within the ‘active frontage area’ of the Queenstown Town Centre Waterfront subzone as shown on the planning maps;</p> <p>12.4.7.2 Commercial Surface of Water Activities within the Queenstown Town Centre Waterfront Subzone, as shown on the planning maps.</p> <p>In respect of 12.4.7.1 and 12.4.7.2, the Council’s discretion is unlimited but it shall consider the extent to which the proposal will:</p> <ul style="list-style-type: none"> <li>a. Create an exciting and vibrant waterfront which maximises the opportunities and attractions inherent in a visitor town situated on a lakeshore</li> <li>b. Maintain a continuous waterfront walkway from Horne Creek right through to St Omer Park</li> <li>c. Maximise the ability to cater for commercial boating activities to an extent compatible with maintenance of environmental standards and the nature and scale of existing activities</li> <li>d. Provide for or support the provision of one central facility in Queenstown Bay for boat refuelling, bilge pumping, sewage pumping</li> <li>e. Maintain or enhance public access to the lake and amenity values including character and</li> <li>f. Affect water quality, navigation and people’s safety, and adjoining infrastructure;</li> <li>g. The extent to which any proposed wharfs and jetties structures or buildings will: <ul style="list-style-type: none"> <li>i. Enclose views across Queenstown Bay and</li> <li>ii. Result in a loss of the generally open character of the Queenstown Bay and its interface with the land</li> <li>iii. Affect the values of wahi tupuna</li> </ul> </li> </ul>	<p>D</p>
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	<p>12.4.7.3 Moorings within the 'Queenstown beach and gardens foreshore area' of the Queenstown Town Centre Waterfront Subzone (as shown on the planning maps).</p> <p>In respect of 12.4.7.3, discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands</li> <li>b. Whether the structure causes an impediment to craft manoeuvring and using shore waters</li> <li>c. The degree to which the structure will diminish the recreational experience of people using public areas around the shoreline</li> <li>d. The effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect</li> <li>e. Whether the structure will be used by a number and range of people and craft, including the general public</li> <li>f. The degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design.</li> </ul>	RD
<p><b>12.4.8</b></p>	<p><b>Wharfs and jetties, buildings on wharfs and jetties, and the use of buildings or boating craft for accommodation within the Queenstown Town Centre Waterfront Subzone</b></p> <p>12.4.8.1 Wharfs and Jetties within the 'Queenstown beach and gardens foreshore area' of the Queenstown Town Centre Waterfront Sub-Zone (as shown on the planning maps).</p> <p>12.4.8.2 Any buildings located on Wharfs and Jetties within the Queenstown Town Centre Waterfront Sub-Zone, as shown on the planning maps;</p> <p>12.4.8.3 Buildings or boating craft within the Queenstown Town Centre Waterfront Sub-Zone if used for visitor, residential or overnight accommodation, as shown on the planning maps.</p>	NC

- 6.11. Rule 12.4.9 Industrial Activities at Ground Floor Level
- Rule 12.4.10 Factory Farming
- Rule 12.4.11 Forestry Activities
- Rule 12.4.12 Mining Activities
- Rule 12.4.13 Airports other than the use of land and water for emergency landings, rescues and firefighting
- Rule 12.4.14 Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building
- Rule 12.4.15 Fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket)
- Rule 12.4.16 Any activity requiring an Offensive Trade Licence under the Health Act 1956.
- 403. Notified Rules 12.4.9 to 12.4.16 were not the subject of direct submissions but were subject to those submissions<sup>301</sup> requesting that all provisions not otherwise submitted on be retained as notified unless they duplicate other provisions, in which case they should be deleted.
- 404. We agree with the recommendation contained in Ms Jones' Section 42A Report that those seeking the provisions be confirmed in part or in whole are recommended to be accepted in part.<sup>302</sup>
- 405. Taking a broader view, in particular having regard to the desired purpose of the objectives and policies, we conclude that the activity status which is either non-complying or prohibited provided for by this group of rules is appropriate. This is because having provision for any of the activities provided for within this group of rules within the QTC would not achieve the desired purpose or the outcomes sought by the objectives and policies of the PDP.

7. 12.5 RULES – STANDARDS

- 7.1. Rule 12.5.1 Building Coverage in the Town Centre Transition subzone and comprehensive development of sites 1800m<sup>2</sup> or greater
- 406. As notified, this rule read:

12.5.1	<p><b>Building coverage in the Town Centre Transition subzone and comprehensive developments of sites 1800m<sup>2</sup> or greater</b></p> <p>12.5.1.1 In the Town Centre Transition subzone or for any comprehensive development of sites greater than 1800m<sup>2</sup>, the maximum building coverage shall be 75%. primarily for the purpose of providing pedestrian links, open spaces, outdoor dining, and well planned storage and loading/ servicing areas within the development.</p> <p>Note: While there is no maximum coverage rule elsewhere in the Town Centre, this does not suggest that 100% building coverage is necessarily anticipated on all sites as setbacks, outdoor storage areas, and pedestrian linkages might be required.</p>	RD*
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<sup>301</sup> Submissions 672, 663, 212 (supported by FS1117)  
<sup>302</sup> V Jones, Section 42A Report at [18.15].

	<p>12.5.1.2 Any application for development within the Town Centre Transition Subzone or on a site 1800m<sup>2</sup> or greater shall be accompanied by a comprehensive Structure Plan for an area of at least 1800m<sup>2</sup>.</p> <p>*In regard to rules 12.5.1.1 and 12.5.1.2, discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>a. The adequate provision of pedestrian links, open spaces, outdoor dining opportunities</li> <li>b. The adequate provision of storage and loading/ servicing areas</li> <li>c. The site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, and the amenity and safety of adjoining public spaces and designated sites.</li> </ul>	
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407. This rule deals with two matters:
- a. Rule 12.2.5.1 provided for a maximum building coverage of 75% for sites in the Town Centre Transition Subzone, or for any development on a site greater than 1800m<sup>2</sup>.
  - b. Rule 12.2.5.2 stated the need to provide a comprehensive Structure Plan when undertaking development in the Town Centre Transition Subzone, or for any development on a site greater than 1800m<sup>2</sup>.
408. The maximum building coverage as notified for these described sites was 75%. Any activity that breached the 75% maximum coverage would be a restricted discretionary activity. The matters of discretion to consider related to how well the building fitted into its surrounds and in particular public access to the building.
409. By way of context the ODP provided differing building coverage percentages for differing precincts ranging from 95% to 70%. The ODP did not use a structure plan/comprehensive development approach based on site size.
410. There were several submissions received on Rule 12.5.1, both with respect to the 1800m<sup>2</sup> as the trigger site area and also the 75% maximum coverage percentage.
411. Seven submitters<sup>303</sup> sought to remove all controls over site coverage for the majority of the QTCZ. NZIA submitted to request that development over 80% of a site in the QTCZ be a discretionary activity.
412. Redson Holdings Ltd<sup>304</sup> submitted in support of the notified rule, on the proviso that there would be no restrictive site coverage provisions within the wider QTCZ on sites smaller than 1800m<sup>2</sup>. The submitter owned a site in Beach Street which has an area of 555m<sup>2</sup>.

<sup>303</sup> Submissions 491, 596, 606, 609, 614, 616 and 650.

<sup>304</sup> Submission 491, opposed by FS1236

413. IHG Queenstown Ltd and Carter Queenstown Ltd<sup>305</sup> submitted requesting that the 75% coverage only apply to the QTCT Subzone, and not to sites over 1800m<sup>2</sup>. The submitter did not consider such a restriction would promote the efficient use of land in the QTCZ.
414. NZIA<sup>306</sup> requested that all development beyond 80% of a site be discretionary to allow for permeability and connections to be made through the sites. Further NZIA noted in its submission that this would align with that sought in Wanaka township.
415. Ms Jones advised that in her view it was still appropriate to enable 100% site coverage through the QTCZ, except in relation to large comprehensive developments and in the TCTZ.<sup>307</sup> (our emphasis added). She based this opinion on the Section 32 Evaluation Report<sup>308</sup> and Mr Church's evidence.<sup>309</sup> She said although there may be some times where there is benefit in providing some unbuilt private or semi-public space, she considered these opportunities would be rare in the heart of the QTC.<sup>310</sup> Rather, she was of the view that on balance the environmental and economic costs associated with imposing the site coverage rule on all sites would outweigh any benefits.<sup>311</sup>
416. As such, she recommended retaining the maximum site coverage rule with some amendments as follows.

## 7.2. 75% Maximum Coverage

417. Ms Jones explained how the 75% maximum coverage rule was determined. In summary:<sup>312</sup>
- a. She considered the building coverage in the comprehensive development in the Marine Parade/Church/ Earl/ Camp Street block<sup>313</sup> at 75% and the building coverage provided within the post office precinct development at 67% to be good examples of comprehensively planned developments;
  - b. If the recommended viewshafts on the Man Street carpark block were developed as open space (as recommended in her Section 42A Report) then the building coverage would be 72%;
  - c. Development within the PC50 area is subject to maximum coverage rules of 70-80% in the respective Lakeview and Isle Street subzones.
418. Ms Jones said that, in the absence of evidence to the contrary, she considered that retaining the 75% maximum coverage requirement was appropriate.<sup>314</sup> She noted that if this 75% coverage were exceeded, then the activity status would be restricted discretionary and that would not preclude proposals from being considered on a case by case basis.<sup>315</sup> She further noted that this would avoid almost all resource consents in the Town Centre from having to obtain a resource consent, which was the case with the ODP.<sup>316</sup>

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<sup>305</sup> Submission 663, opposed by FS1139 and FS1191

<sup>306</sup> Submission 238, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>307</sup> V Jones, Section 42A Report at [14.4].

<sup>308</sup> Section 32 Evaluation Report, namely at p18-19.

<sup>309</sup> T Church, EIC, at [17.1-17.11]

<sup>310</sup> V Jones, Section 42A Report at [14.4].

<sup>311</sup> Ibid.

<sup>312</sup> *ibid* at [14.9].

<sup>313</sup> RM000902

<sup>314</sup> V Jones, Section 42A Report at [14.10].

<sup>315</sup> *Ibid*.

<sup>316</sup> *Ibid*.

419. Relying on the aforementioned NZIA<sup>317</sup> submission for scope, Ms Jones recommended reducing the site size triggering the 75% maximum coverage rule to 1400m<sup>2</sup>. The NZIA submission sought all sites to be subject to an 80% coverage. That would mean all sites would be subject to a maximum site coverage restriction. As such, Ms Jones relied on that to provide scope to recommend reducing the site size that would trigger the maximum restriction in order to enable the rule to apply to more sites.
420. Ms Jones' recommendation was informed by the expert evidence of Mr Church. Ms Jones sought Mr Church's opinion as to whether the notified 75% site coverage and Structure Plan requirement for comprehensive developments was appropriate.<sup>318</sup>
421. In his evidence, Mr Church referred to the same comprehensive developments as Ms Jones.<sup>319</sup> He said his understanding was that the 75% building coverage threshold was based on the recent Church Street and Ngai Tahu Courthouse developments.<sup>320</sup> In his view, those developments represented good urban design outcomes for comprehensive development within the context of the town centre.<sup>321</sup>
- 7.3. Reducing the site area trigger to 1400m<sup>2</sup>**
422. Basing his opinion on an analysis of contiguous property across the town centre he considered the 1800m<sup>2</sup> threshold should be reduced to 1400m<sup>2</sup>.<sup>322</sup> He included in his Appendix 1 a comparison of the QTCZ to show the likely additional sites captured by this reduction, based on current property configurations.
423. Mr Church was of the view, that a 1400m<sup>2</sup> threshold would capture a better range of larger sites where there was potential for redevelopment that could contain multiple buildings, laneways, open spaces and comprehensive car parking and servicing solutions.<sup>323</sup>
424. Ms Jones also asked Mr Church if the proposed removal of any maximum coverage rules from the Town Centre (other than large sites/Transition area) would be appropriate.<sup>324</sup>
425. In his evidence, Mr Church noted that the QTC is the most intensive urban form in the District. Based on his experience, it was his view that areas of intensification typically transfer on-site amenity and some services into the public realm.<sup>325</sup> He noted that Queenstown was no exception and he considered that there was a resulting heavy reliance on public amenity in the town centre, including good quality streetscape with street trees, and landscaped open spaces.<sup>326</sup> He further noted that views to the natural landscape beyond substitute for on-site landscape and amenity and provide critical visual relief within the town centre.<sup>327</sup>

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<sup>317</sup> Submission 238

<sup>318</sup> T Church, EIC at [14.2].

<sup>319</sup> Ibid at [14.3-14.5].

<sup>320</sup> Ibid at [14.5].

<sup>321</sup> Ibid.

<sup>322</sup> Ibid at [14.6].

<sup>323</sup> T Church, EIC at [14.6].

<sup>324</sup> Ibid at [17.2].

<sup>325</sup> Ibid at [17.3-17.4]

<sup>326</sup> Ibid at [17.4].

<sup>327</sup> Ibid.



426. In summary, Mr Church supported the removal of site coverage across the whole town centre and suggested 75% coverage be consistently applied to sites over the 1,400m<sup>2</sup> threshold and delivered as part of the Comprehensive Development Plan.<sup>328</sup>
427. Ms Jones, for her part, considered her re-draft of Rule 12.5.1, as per her Section 42A Report, would more effectively implement the outcomes sought by Objectives 12.2.2 and 12.2.4 and provide complementary support to Rules 12.4.6.2 and 12.5.8.
428. At the hearing several submitters presented evidence regarding site coverage.
429. Mr Richard Staniland<sup>329</sup> gave examples on behalf of Skyline Enterprises Limited<sup>330</sup> in relation to the O'Connells Pavilion site. Based on these examples of economic loss, it was his opinion the proposal to reduce the site size trigger from 1800 m<sup>2</sup> to 1400 m<sup>2</sup> should be rejected.
430. Mr Williams<sup>331</sup> agreed that the largest sites should be considered comprehensively with matters including mid-block connections, grain of development and massing becoming more important on those larger development sites.
431. It was his opinion that reducing the site size trigger to 1400 m<sup>2</sup> would represent an inefficient use of the town centre land resource and, moreover, it was not necessary to choose this trigger point to manage the potential effects the rule sought to manage.<sup>332</sup>
432. Mr Williams was of the view that the main driver of the comprehensive development rule and accompanying site coverage rules was to encourage additional lanes and pedestrian links and/or view shafts.<sup>333</sup> He noted that because the planning framework sought to identify pedestrian links within plan provisions and to protect them, that outcome needed to be taken into consideration when determining whether or not the 1400 m<sup>2</sup> site size trigger was actually required.<sup>334</sup> In other words, in his view, the outcome sought was already available via other plan provisions.

#### 7.4. Scope for Amendments

433. Mr Todd, legal counsel for MSPL<sup>335</sup>, submitted that there was no scope for Ms Jones' recommended coverage changes to Rule 12.5.1. Mr Todd pointed out that the relief sought by NZIA was that all development in excess of 80% of the site should be a discretionary activity. Therefore he questioned how this could justify a more restrictive rule whereby all development on sites over 1400 m<sup>2</sup> would have a maximum site coverage of 75%.
434. Ms Jones relied on the submission by NZIA<sup>336</sup> for scope for her recommended changes particularly to site size. Ms Jones considered the submission was couched in a zone –wide manner, presumably linked to the QTCZ, and provided a “reasonable argument”<sup>337</sup> that it provided scope to amend the notified coverage rule 12.5.1.

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<sup>328</sup> Ibid at [17.11].

<sup>329</sup> R Staniland, EIC at [4-8].

<sup>330</sup> Submission 574.

<sup>331</sup> T Williams, EIC at paragraphs 42-50 page10

<sup>332</sup> Ibid at [45].

<sup>333</sup> Ibid at [47].

<sup>334</sup> Ibid.

<sup>335</sup> Submission 398

<sup>336</sup> Submission 238

<sup>337</sup> V Jones Section 42A Report, at Paragraph 14.8 page 81

435. Ms Scott, in the Council's legal submissions in reply, pointed out the NZIA further submission sought an 80% coverage rule for all sites rather than being limited to only those sites in the town centre transition sub-zone and sites over 1800 m<sup>2</sup>.
436. Ms Scott argued that the changes recommended by Ms Jones, principally in her Section 42A Report, also had the same effect of the NZIA submission of capturing more sites within the rule. However, she pointed out that Ms Jones took a different route to do so, being the reduction in the site size trigger to 1400 m<sup>2</sup> as distinct from 80% of site coverage across all sites as utilised by NZIA.
437. Ms Jones, in her Reply Statement, pointed out that in so far as Mr Todd's clients were concerned, the ODP already provided a 95% coverage rule for the O'Connell site with part of the site being subject to an 80% coverage rule.<sup>338</sup> Therefore, she said, her proposed rule would not represent a change from a permitted 100% coverage for the site. She made similar points for the Stratton House site, noting that a pedestrian link was offered and accepted within a resource consent in lieu of height breaches.
438. Ms Jones revisited Rule 12.5.1.1 in her Reply and suggested two alternatives, particularly if we found her suggested amendments were not in scope.
439. The first being to amend building coverage limit to 80% as sought by NZIA; or, alternatively, apply the 75% coverage as recommended in her Section 42A Report but limit its application only to sites over 1800 m<sup>2</sup>.
440. We need to decide if reducing the site size to 1400m<sup>2</sup> would be within scope, and if necessary whether the alternatives raised in Ms Jones' Reply of either 80% site coverage or 75% coverage and a site size trigger for a structure plan at 1800m<sup>2</sup> would be within scope.
441. Certainly the NZIA further submission has some clarity issues. However, of the two competing arguments on scope we prefer the view of Ms Jones and Ms Scott over that of Mr Todd. In our view Mr Todd has taken a more limited and literal interpretation of the NZIA submission.
442. We think Ms Jones and Ms Scott are correct in that the effect of the NZIA submission would be to catch more sites, just as there would be more sites caught, albeit a lesser number than that caught by the NZIA submission, if the site size trigger were reduced to 1400m<sup>2</sup>. We conclude there is scope for Ms Jones' recommendations.
443. Moving to consider the options presented to us by Ms Jones, she had, within her Section 42A Report, extensively outlined her support for a 75% threshold. Further she was in support of enabling 100% site coverage on smaller sites throughout the QTCZ. Changing to 80% of all sites seemed to us to be at odds with this earlier view. Also, increasing the allowable site coverage size even by a small amount did not seem to us to support Objectives 12.2.2 and 12.2.4 nor support Rules 12.4.6.2 and 12.5.8. We also consider adopting a site size trigger of 1400m<sup>2</sup> as opposed to the notified 1800m<sup>2</sup> better supports those same objectives and related rules.
444. Further, we are not convinced that smaller sites should be subjected to a maximum site coverage of 80%. We agree with Ms Jones and consider that in order to provide the most

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<sup>338</sup> V Jones, Rely Statement at [4.2].

efficient use of land in the QTCZ there should be no site coverage rules, for those sites under the 1400m<sup>2</sup> threshold.

445. For these reasons we recommend the NZIA further submission be accepted in part and the site coverage be 75% and the site size trigger be set at 1400m<sup>2</sup>. We recommend rejecting those submissions that sought to increase the site coverage to 80% or retain the threshold at 1800m<sup>2</sup>.

#### 7.5. Matters of Discretion

446. Several submitters<sup>339</sup> sought to include additional points within the final matter of discretion. Those additional points related to listed heritage items and heritage precincts as well as consideration of shading and wind effects.

447. In her Section 42A Report, Ms Jones recommended including these in the matters of discretion. We agree. These are relevant considerations for development and recognise the importance of the QTC heritage and also recognise and provide for amenity effects on neighbouring sites from shading and wind.

448. We recommend these submissions are accepted and the additional points are included.

#### 7.6. Rule 12.5.1.2

449. This Rule as notified required that any site to which Rule 12.5.1.2 applied should be accompanied by a comprehensive Structure Plan. Mr Church considered that based on his experience of structure planning and preparing the guidance for these, there are considerable benefits to RMA matters.<sup>340</sup> Referring to the Quality Planning website, he summarised these as the ability to:<sup>341</sup>

- a. provide integrated management of complex environmental issues
- b. coordinate the staging of development over time
- c. ensure co-ordinated and compatible patterns and intensities of development across parcels of land in different ownership, and between existing and proposed areas of development and redevelopment
- d. provide certainty regarding the layout and character of development
- e. ensure that new development achieves good urban design outcomes by defining the layout, pattern, density and character of new development and transportation networks and
- f. complement other tools such as urban design guides.

450. Mr Church noted that in some instances, namely greenfield or broad urban areas these structure planning processes can be significant undertakings.<sup>342</sup> However, both Ms Jones and Mr Church considered that the intention of the rule was not to be onerous for applicants, but rather to ensure that a *“well-considered, master planned approach is followed resulting in a plan that is carefully integrated into the town centre and surrounding context.”*<sup>343</sup>

451. Mr Church supported this approach with one recommendation to rename the term from 'Structure Plan' to a 'Comprehensive Development Plan' or similar to better describe its

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<sup>339</sup> Submissions 59, 82, 206, 417, 599 and 621.

<sup>340</sup> T Church, EIC at [14.10].

<sup>341</sup> Ibid.

<sup>342</sup> Ibid at [14.11].

<sup>343</sup> T Church, EIC at [14.11].

purpose.<sup>344</sup> He also recommended the Council provided further guidance outside the Plan regarding the expected review process, required content of an application and interpretation of the matters of discretion, to give more certainty to future applicants.<sup>345</sup>

452. We recommend renaming this term as suggested by Mr Church. We also recommend that the Council consider Mr Church's recommendation to provide guidance to applicants outside of the Plan.

#### 7.7. Minor Amendments

453. There are a number of consequential changes to the first assessment matter to include the words "*cycle and vehicle and lanes.*" This change comes about as a consequence of Ms Jones' recommendation to remove Rule 12.4.6.2.

454. The next change recommended by Ms Jones within her Reply Statement related to shifting the words "*the provision of open space within the site, for outdoor dining or other purposes:*" from within paragraph 12.5.1.2 to the list of matters informing the exercise of the discretion. We agree and recommend that change because it enhances the clarity of the rule.

455. In her Reply Statement, Ms Jones also recommended that the definition of "comprehensive development" as she enhanced it be moved to Rule 12.3.2.3. We have discussed this earlier and recommend the definition sit in Chapter 2.

456. Finally, we have identified a drafting issue with this rule. Rule 12.5.1.1 states that the maximum building coverage in the two instances discussed shall be 75%. Non-compliance is stated to be restricted discretionary and matters of discretion are listed.

457. Rule 12.5.1.2 requires that in the same two instances, a Comprehensive Development Plan is to be provided, irrespective of the maximum building coverage proposed, and non-compliance is also a restricted discretionary activity subject to the same matters of discretion. Ms Jones' recommended amendments included the statement that the Comprehensive Development Plan is "*of sufficient detail to enable the matters of discretion listed below to be fully considered*". That implies that the Comprehensive Development Plan is a necessary part of any restricted discretionary consent application, however, if the proposal involves building coverage less than 75%, the lodgement of such a plan would satisfy the standard and no consent would be required. On the other hand, failure to lodge such a plan would equally require a restricted discretionary consent application and be tested against the same matters of discretion that the plan was supposed to enable full consideration of.

458. In our view, the only practical solution to this is to delete the words quoted above, noting that such a deletion is the only amendment within the scope of the submissions. However, it seems to us that the intention was to require Comprehensive Development Plans to be subject to some form of consent, whether in every development proposal on these sites, or only when the 75% coverage limit was breached. We recommend the Council review this rule, firstly determining whether it is setting a standard or an activity, then drafting a rule that achieves the outcome desired.

459. Taking all of the above into account we recommend Rule 12.5.1 be adopted as set out below:

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<sup>344</sup> Ibid at [14.12].

<sup>345</sup> Ibid at [14.14].

<p><b>12.5.1</b></p>	<p><b>Maximum building coverage in the Town Centre Transition Sub-Zone and in relation to comprehensive developments</b></p> <p>12.5.1.1 In the Town Centre Transition Sub-Zone or when undertaking a comprehensive development (as defined), the maximum building coverage shall be 75%.</p> <p>Advice note: While there is no maximum coverage rule elsewhere in the Town Centre, this does not suggest that 100% building coverage is necessarily anticipated on all sites as outdoor storage areas, and pedestrian linkages might be required.</p> <p>12.5.1.2 Any application for building within the Town Centre Transition Sub-Zone or for a comprehensive development (as defined) shall include a Comprehensive Development Plan that covers the entire development area.</p>	<p>RD Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. The adequate provision of cycle, vehicle, and pedestrian links and lanes, open spaces, outdoor dining opportunities</li> <li>b. The adequate provision of storage and loading/ servicing areas</li> <li>c. The provision of open space within the site, for outdoor dining or other purposes</li> <li>d. The site layout and location of buildings, public access to the buildings, and landscaping, particularly in relation to how the layout of buildings and open space interfaces with the street edge and any adjoining public places and how it protects and provides for view shafts, taking into account the need for active street frontages, compatibility with the character and scale of nearby residential zones, listed heritage items, and heritage precincts, and the amenity and safety of adjoining public spaces and designated sites, including shading and wind effects.</li> </ul>
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**7.8. Rule 12.5.2 Street Scene - building setbacks**

460. As notified Rule 12.5.2 provided for a minimum setback of 0.8 m for buildings on the north side of Beach Street and 1 m for buildings on the south side of Beach Street. Any non-compliance with these setbacks was a restricted discretionary activity with the matters of discretion being the effects on overall streetscape.

461. Several submitters<sup>346</sup> sought the removal or alteration of the setbacks on both sides of Beach Street. These submitters considered that the rule would limit the efficient use of a scarce resource and would place significant limits on development potential without any identifiable benefits<sup>347</sup>. They further considered that a suitable design could be achieved without arbitrarily imposing any additional bulk and location controls, and that imposing additional setbacks would not reflect the positive effects that the existing varied setbacks of the buildings have on the streetscape.

<sup>346</sup> Submissions 383,606 (opposed by 1063),616.617

<sup>347</sup> See Submission 616 and V Jones, Section 42A Report at [14.16].

462. Having considered the submitter's position, Ms Jones<sup>348</sup> noted the most compelling reason for retaining the setbacks was that on the north-side of Beach Street they provided an indirect way of achieving two-storey buildings with 7 m high facades and a parapet at the stipulated height or within the recession plane and with minimal effect on sunlight access. However, she concluded that the setbacks on Beach Street were not the most appropriate method of achieving Objectives 12.2.2 and 12.2.4.
463. In reaching that view she relied on the evidence of Ms Gillies and Mr Church. Ms Gillies, in her evidence<sup>349</sup>, was very clear that because of the historic character of the heritage streetscape in Beach Street, which did not include setbacks from the street boundary, she did not support setbacks. She did observe that the ODP included a requirement for setbacks but explained that setbacks were an urban design theory designed to produce a varied frontage resulting in the visual interest and varied experiences.<sup>350</sup> However, she pointed out that this was a modern theory and did not relate to historic streetscape design as existed in Precinct P5.<sup>351</sup>
464. Mr Church expressed the view that he could see no urban design rationale for the Beach Street setbacks being retained, other than providing additional sunlight access to the street.<sup>352</sup> He was of the view that sunlight access could be addressed through the use of facade heights and recession planes.
465. Further, Mr Church noted Beach Street was now pedestrianised and therefore he saw no real merit in having the street any wider for other functions such as vehicle accessibility.<sup>353</sup> We assumed he did not see benefit in encouraging on-site outdoor dining. More importantly, we thought, he noted the intimacy of Beach Street without setbacks added to the character of the town centre, and it was one of the few narrow streets remaining from the early morphology of the town.<sup>354</sup>
466. Mr Church considered stepped or uneven building setbacks were not a characteristic that predominated across the SCA. He supported Ms Gillies' view and recommended removing the provision of the 0.8 m to 1.0 m setbacks on Beach Street in combination with appropriate facade height and recession plane controls to avoid any significant loss of sunlight to the Street.<sup>355</sup>
467. We note that Mr Williams, who had been engaged by submitters<sup>356</sup> with an interest in the Beach Street set back issue, supported Ms Jones' recommendation to remove the setback requirements for buildings on Beach Street. It was his view that those setbacks did not serve any real benefit to the built form outcomes and placed a constraint on efficient development of sites along Beach Street<sup>357</sup>.

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348 V Jones, Section 42A Report at [14.21].

349 J Gillies, EIC at [10.1-10.3]

350 Ibid at [10.2].

351 J Gillies, EIC at [10.2].

352 T Church, EIC at [18.1 to 18.7]

353 Ibid at [18.4].

354 Ibid at [18.5].

355 Ibid at [18.7].

356 Submission 616

357 T Williams, EIC at [15].

468. Appended to her Section 42A Report, Ms Jones undertook a Section 32AA evaluation of dispensing with the street scene setback rules for Beach Street.<sup>358</sup> Having considered that evaluation we accept it and adopt it.

469. Essentially for the reasons advanced by Ms Jones, Ms Gillies, Mr Church and Mr Williams, we agree that the notified Rule 12.5.2 applying to Beach Street should be deleted because it is not the most appropriate method of achieving Objectives 12.2.2 and 12.2.4.

470. We recommend the deletion of Rule 12.5.2 in its entirety.

**7.9. Rule 12.5.3 Waste and Recycling Storage Space**

471. This rule did not attract submissions. The only changes we recommend to it are the non-substantive minor changes to reference to the matters of discretion, consistent with the approach taken elsewhere in the PDP.

472. We recommend Rule 12.5.2 be worded as follows:

<b>12.5.2</b>	<b>Waste and Recycling Storage Space</b>	RD
	<p>12.5.2.1 Offices shall provide a minimum of 2.6m<sup>3</sup> of waste and recycling storage (bin capacity) and minimum 8m<sup>2</sup> floor area for every 1,000m<sup>2</sup> gross floor space, or part thereof.</p> <p>12.5.2.2 Retail activities shall provide a minimum of 5m<sup>3</sup> of waste and recycling storage (bin capacity) and minimum 15m<sup>2</sup> floor area for every 1,000m<sup>2</sup> gross floor space, or part thereof.</p> <p>12.5.2.3 Food and beverage outlets shall provide a minimum of 1.5m<sup>3</sup> (bin capacity) and 5m<sup>2</sup> floor area of waste and recycling storage per 20 dining spaces, or part thereof.</p> <p>12.5.2.4 Residential and Visitor Accommodation activities shall provide a minimum of 80 litres of waste and recycling storage per bedroom, or part thereof.</p>	<p>Discretion is restricted to:</p> <p>a. The adequacy of the area, dimensions, design, and location of the space allocated, such that it is of an adequate size, can be easily cleaned, and is accessible to the waste collection contractor, such that it need not be put out on the kerb for collection. The storage area needs to be designed around the type(s) of bin to be used to provide a practicable arrangement. The area needs to be easily cleaned and sanitised, potentially including a foul floor gully trap for wash down and spills of waste.</p>

<sup>358</sup> V Jones, Section 42A Report, Appendix 4, at p7.

#### 7.10. Rule 12.5.4 Screening of Storage Space

473. This notified rule is carried over from the ODP. The rule attracted submissions<sup>359</sup> seeking changes. In essence the notified rule required that all storage areas on sites with frontage to certain streets be located within a building, or otherwise, be screened.
474. Real Journeys<sup>360</sup> sought to amend the rule to clarify that temporary storage of equipment on the wharf being transported via a vessel is either permitted or exempt from the rule. The submitter also sought to amend the rule to include a permitted rule allowing for storage of rubbish provided it was screened from neighbouring properties and public places.
475. IHG Queenstown Ltd and Carter Queenstown Ltd<sup>361</sup> requested that notified Rule 12.5.4.1 be deleted and that notified rule 12.5.4.2 should be applied to all sites in the zone. This would mean that storage areas would either be situated within the building or screened from view from all public places, adjoining sites including adjoining zones.
476. Ms Jones expressed the view that notified Rule 12.5.4.1 would not apply to the storage of goods on wharves as this rule only applied to sites that have frontage to Beach Street.<sup>362</sup> In other words, frontage to Beach Street (or one of the other streets listed) was required to trigger notified Rule 12.5.4.1. Goods stored on the wharf were controlled by notified Rule 12.4.3.
477. In relation to Submission 663, Ms Jones observed that the wording of notified Rules 12.5.4.1 and 12.5.4.2 had been carried over from the ODP but simplified to remove reference to street names and instead apply to the whole of the SCA. Also she ultimately agreed it was somewhat irrelevant whether the storage was within a building or within a well screened outdoor area.<sup>363</sup> She concluded, and we agree, that relaxing notified Rule 12.5.4.2 to enable this alternative of screening without the need for the storage to be within a building would simplify the rule and provide for a greater range of suitable storage options.
478. Ms Jones had also expressed a concern that allowing outdoor storage areas could cause adverse visual effects and crime related effects.<sup>364</sup> To address this concern, she recommended adding a further matter of discretion to the redraft rule relating to CPTED principles. She considered the addition of this further matter of discretion to be a consequential amendment of removing the need for storage to be within a building as required by notified Rule 12.5.4.1
479. In summary, Ms Jones recommended <sup>365</sup> removing notified Rule 12.5.4.1 and applying redrafted Rule 12.5.4.2 to all parts of the QTCZ, as well as adding a further matter of discretion to the redraft rule relating to CPTED principles.
480. We note that this redraft negates, to a degree, Ms Jones' comments that this rule would not apply to goods stored on the wharf. In our view, using the term "storage area" implies a permanent storage arrangement, not the temporary location of goods while they are waiting to be loaded onto a boat.

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<sup>359</sup> Submissions 621 and 663 (opposed by FS1191, FS1139)

<sup>360</sup> Submission 621

<sup>361</sup> Submission 663, opposed by FS1139 and FS1191

<sup>362</sup> V Jones, Section 42A Report at [13.46].

<sup>363</sup> Ibid at [13.49]

<sup>364</sup> Ibid.

<sup>365</sup> ibid at [13.50].



481. We have considered Ms Jones' Section 32AA assessment in relation to her recommendation described above and we agree with it for the reasons she provides. Having greater flexibility for storage options provided they are well screened is a sensible outcome and preferred over the notified Rule.

482. Accordingly we recommend Rule 12.5.4 be renumbered and amended to read:

<b>12.5.3</b>	<b>Screening of Storage Areas</b>  <i>Storage areas shall be situated within a building or screened from view from all public places, adjoining sites and adjoining zones.</i>	<i>RD</i> <i>Discretion is restricted to:</i>  <i>a. Effects on visual amenity</i>  <i>b. Consistency with the character of the locality</i>  <i>c. Effects on human safety in terms of CPTED principles and</i>  <i>d. Whether pedestrian and vehicle access is compromised.</i>
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**7.11. Rule 12.5.5 Verandas**

483. As notified, Rule 12.5.5 required all new, reconstructed or altered buildings with frontage to listed roads to provide a veranda or other means of weather protection. Non-compliance with this required consent as a restricted discretionary activity.

484. This rule attracted a single submission<sup>366</sup> that requested that buildings along Hay Street need not provide a veranda. Ms Jones explained the merit of requiring a veranda on Hay Street because it would provide an increasingly important pedestrian link to the Lakeview sub-zone. However, she also acknowledged that for practical reasons, namely the steepness of Hay Street, provision of verandas were impractical.<sup>367</sup> She also noted that there was no requirement to provide verandas in the Isle Street or Lakeview Town Centre sub-zone beyond Hay Street. Finally because an all-weather pedestrian link already exists through the centre of the Man Street block, she recommended Submission 663 be accepted so that the requirement to provide a veranda on Hay Street be deleted from notified Rule 12.5.5.1.

485. We agree with that reasoning and accordingly recommend that the rule be adopted subject to deletion of Hay Street from the list of streets where verandas are to be provided, and renumbered as 12.5.4.1.

486. The ORC<sup>368</sup> raised the issue of verandas potentially interfering with high-sided vehicles, in relation to notified Rule 12.5.5.2. We have discussed this issue earlier in relation to notified Rule 12.4.6.1. We are satisfied that with the amendment we are recommending to Rule 12.4.6.1, no change is necessary to this rule in response to this submission.

487. Consequently, we recommend the rule be renumbered as Rule 12.5.4, and be adopted as follows:

<sup>366</sup> Submission 663, opposed by FS1139 and 1191

<sup>367</sup> V Jones, Section 42A Report at [13.51].

<sup>368</sup> Submission 798.

12.5.4	<p><b>Verandas</b></p> <p>12.5.4.1 Every new, reconstructed or altered building (excluding repainting) with frontage to the roads listed below shall include a veranda or other means of weather protection.</p> <ul style="list-style-type: none"> <li>a. Shotover Street (Stanley Street to Hay Street)</li> <li>b. Beach Street</li> <li>c. Rees Street</li> <li>d. Camp Street (Church Street to Man Street)</li> <li>e. Brecon Street (Man Street to Shotover Street)</li> <li>f. Church Street (north west side)</li> <li>g. Queenstown Mall (Ballarat Street)</li> <li>h. Athol Street</li> <li>i. Stanley Street (Coronation Drive to Memorial Street).</li> </ul> <p>12.5.4.2 Verandas shall be no higher than 3m above pavement level and no verandas on the north side of a public place or road shall extend over that space by more than 2m and those verandas on the south side of roads shall not extend over the space by more than 3m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Consistency of the proposal and the Queenstown Town Centre Design Guidelines (2015) where applicable and</li> <li>b. Effects on pedestrian amenity, the human scale of the built form, and on historic heritage values.</li> </ul>
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**7.12. Rule 12.5.6 Residential Activities**

488. There were no submissions on this rule. The only changes we recommend to it are renumbering it as Rule 12.5.5 and those formatting changes required for consistency with the approach we have taken through the PDP. Apart from those changes, which are shown in Appendix 1, we recommend the rule be adopted as notified.

**7.13. Rule 12.5.7 Flood Risk**

489. There were no submissions on this rule. We recommend it be renumbering as Rule 12.5.6 and rewording the standard to make it clearer. We recommend no changes to the matters of discretion. We recommend the standard read:

*No building greater than 20m<sup>2</sup> with a ground floor level less than RL 312.0 masl shall be relocated to a site, or constructed on a site, within this zone.*

**7.14. Rule 12.5.8 Provision of Pedestrian Links**

490. As notified, Rule 12.5.8 dealt with the provision of pedestrian links for any new buildings or building development in sites identified by the rule, both in Figure 1 and listed. Where the required link was not proposed, then the rule required consent as a restricted discretionary activity.
491. The NZIA submission<sup>369</sup> sought recognition of the importance of pedestrian links, particularly those that are open to the sky. Other submitters sought revisions to the pedestrian link map, complaining the link map was of an insufficient size that only detailed existing pedestrian linkages. They also suggested the map should include future linkages and encompass the Gorge Road retail area and the expanded town centre.
492. Peter Fleming<sup>370</sup> sought that the pedestrian link map include legal descriptions on sites over which pedestrian links were provided. Tweed Developments Limited<sup>371</sup> considered that the notified Rule 12.5.8 and Figure 1 should also include pedestrian connections provided as a result of covenants and agreements between the Council and property owners.
493. Ms Gillies<sup>372</sup> expressed the view that the pedestrian links were possibly a feature unique to the Queenstown town centre. She noted some have direct links to the town centre's historic beginnings while others are much more recent in time. Some were open to the sky. In her view, the character of the existing pedestrian links was varied.
494. Ms Gillies was very clear in her opinion that any existing pedestrian links should be retained.<sup>373</sup> She was less certain on whether or not new links should be open to the sky or closed. She agreed Figure 1 (showing the existing pedestrian links) was inaccurate and should be updated.<sup>374</sup> She supported new pedestrian links being encouraged as part of new developments. However, she did not think intended or proposed links should be shown on the PDP maps.<sup>375</sup> She considered that new links should evolve from an assessment of the relevant site and after careful regard of design issues arising.
495. Mr Church<sup>376</sup> supported Ms Gillie's opinion on the amendments and additions to the identified pedestrian links plan.<sup>377</sup> He supported the approach of a network of pedestrian links being maintained and enhanced through the targeted notified Rule 12.5.8.1.<sup>378</sup>
496. Mr Church also did not support potential future pedestrian links being included on the identified pedestrian links plan.<sup>379</sup> He, however, noted that recording those potential future links would have the benefit of potentially expanding the pedestrian link network across the

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<sup>369</sup> Submission 238, supported by FS1368, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248, and FS1249

<sup>370</sup> Submission 599

<sup>371</sup> Submission 617

<sup>372</sup> J Gillies, EIC at [11.3 - 11.5].

<sup>373</sup> Ibid at [11.2]

<sup>374</sup> Ibid at [11.4]

<sup>375</sup> ibid at [11.5].

<sup>376</sup> T Church, EIC at paragraphs 15.1 to 15.3

<sup>377</sup> Ibid at [15.6].

<sup>378</sup> Ibid.

<sup>379</sup> Ibid at [15.8].

town centre which would lead, he said, to positive urban design outcomes.<sup>380</sup> In his opinion it was preferred that provision of those potential future pedestrian links be reviewed more holistically with other parts of the movement and open space networks and be incorporated into non-statutory guidance, such as a revised town centre strategy or preparation of a streetscape framework.<sup>381</sup>

497. Essentially Mr Church supported identification of potential alignment of lanes through both non-statutory documents and the use of ongoing restricted discretionary applications for comprehensive development plans, site coverage and building rules to achieve identification.
498. He was also of the opinion that utilising pedestrian links and other types of open space as an incentive to fulfilling restricted discretionary or non-complying planning requirements was appropriate.<sup>382</sup> Overall he considered this halfway house where Council identified potential alignment of lanes early through non-statutory documents and then utilised the resource consenting process, provided an appropriate balance between anticipated outcomes and provided flexibility around exact alignment for future applicants.<sup>383</sup>
499. In Mr Church's view, the benefits of lanes being open to the sky would be that it would allow the narrow width of the lane to feel more spacious and allow the users to remain in touch with changes in the external environment and activities.<sup>384</sup> Being open to the sky would also allow connection with the surrounding natural and cultural landscape.
500. However, he also recognised that there was a place for covered lanes, bridging lanes and/or arcades, particularly in larger scale buildings with larger floor plates.<sup>385</sup> Overall, he was of the view that any new pedestrian link should be established as a lane that was open to the sky and with a minimum width of some 4 m.<sup>386</sup>
501. Following consideration of the submissions and the expert evidence of Ms Gillies and Mr Church, Ms Jones made a number of recommendations:<sup>387</sup>
- a. Correction of the notified pedestrian link map, Figure 1, so as to improve the map, accurately capture related legal descriptions, and ensure that all formal existing laneways in pedestrian links were included;
  - b. The pedestrian link map be referred to in notified Rule 12.5.8 but the actual map be inserted at the end of Chapter 12;
  - c. Future potent links and laneways not be included on the pedestrian link map in the PDP;
  - d. Provision of links and laneways when consenting the buildings, or when development plans and building coverage applications were being considered. She agreed with Mr Church that it was appropriate that future links should be shown on documents such as the Queenstown Town Centre Strategy (2009), which document could be taken into account when consents were sought;
  - e. Amending notified Policy 12.2.2.5 (b) to specify that where such links or laneways were being offered as a trade-off for height, then those laneways should be open to the sky. She noted that this could also include the uncovering and restoration of Horne Creek;

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ibid.

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ibid at [15.8].

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ibid at [15.10].

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ibid at [15.10].

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ibid at [15.14].

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ibid at [15.16-15.17].

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ibid at [15.17].

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V Jones, Section 42A Report at [13.56].

- f. Amending notified Rule 12.5.8 to clarify that where existing lanes and links were open to the sky, then they were to remain so. Also, if provided as part of a redevelopment of the site, lanes would be a minimum of 4 m wide, but where the existing link was covered then when the site is redeveloped it could remain covered but be at least 1.8 m wide;
- g. The pedestrian link map should not be extended beyond the town centre because to do so would be beyond the scope of Chapter 12;
- h. It was unnecessary to include text in the PDP recognising covenants or the such like because the existence of such a covenant was available as a consequence of a title search and further, the rules specify connections only need be in a general location as distinct from a specific location. (In relation to the submission by Tweed Developments Limited<sup>388</sup>).
502. Ms Jones considered it was preferable for lanes and links to be open to the sky.<sup>389</sup> However, she recognised that existing use rights make such an outcome unrealistic, particularly in relation to existing links.<sup>390</sup> Further, she considered if the nature and scale of the development with an existing link was changing then it could be opened to the sky.<sup>391</sup> She observed, however, that the fine grain of the SCA could limit the suitability of wider mid-block lanes in that area and narrower pedestrian lanes, even those not open to the sky made an important contribution to the town centre character.<sup>392</sup>
503. Overall, Ms Jones was of the view that, provided any redevelopment of those existing lanes was of a high quality, and importantly the CPTED principles were adhered to, then those narrower closed lanes could continue to make a positive contribution in the town centre.<sup>393</sup> However, she was of the view that the narrower closed lanes should not be replicated in any new development areas on the periphery of the town centre where the scale of the grid and built form differs and where lanes of the sort provided in the Church Street and Post Office precincts were much more suited.<sup>394</sup>
504. Mr Williams, appearing for several submitters<sup>395</sup>, accepted the desirability of providing pedestrian links but was concerned about the economic implications for the affected landowners of providing protection for those pedestrian links.
505. He referred us to the evidence of Mr Staniland and Mr Johnston for illustrations of the significance of the financial impact of providing pedestrian links.
506. Mr Johnston<sup>396</sup> made the point that a rule requiring a pedestrian link would not only greatly diminish potential future design flexibility and earning capability in the form of rental income but would be effectively a designation.<sup>397</sup> He added that it would strip Trojan Holding Limited of its development rights, with that company, not the designating authority, having to bear financial responsibility for the pedestrian link.<sup>398</sup> Mr Todd elaborated on this point in his legal submissions which we will return to later.

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<sup>388</sup> Submission 617

<sup>389</sup> V Jones, Section 42A Report at [13.57].

<sup>390</sup> Ibid.

<sup>391</sup> Ibid.

<sup>392</sup> Ibid.

<sup>393</sup> Ibid.

<sup>394</sup> Ibid.

<sup>395</sup> Submissions 398, 596, 606, 609, 616 and 617.

<sup>396</sup> On behalf of Trojan Holdings Limited

<sup>397</sup> N Johnston, EiC at [8].

<sup>398</sup> Ibid.

507. Mr Staniland<sup>399</sup> was concerned that the PDP sought to formalise pedestrian links within the Skyline Arcade building. He explained that informal pedestrian access was provided as part of the development of the Arcade Building when it was erected many years ago.<sup>400</sup>
508. It was his opinion and concern that it was unfair for the Council to impose a penalty in the form of a de facto designation of a pedestrian link on the submitter because future development options would be reduced as would rental returns.<sup>401</sup> Also, because this was a de facto designation SEL would not be able to obtain compensation as would usually be the case from the designating authority.<sup>402</sup> He wished to see the pedestrian links proposal for the QTCZ rejected.
509. Mr Williams was concerned that while Objective 12.2.2.5 identified the potential to enable additional height, it only made reference to connections or pedestrian links if they were uncovered.<sup>403</sup> He noted, insofar as his clients were concerned, the Skyline Arcade and the link through Stratton House are covered.<sup>404</sup> He observed that those connections gave rise to a significant financial cost to development but under the objective as worded there did not appear to be methods to offset this cost or loss. As he put it, because the policy did not provide additional height when the proposed pedestrian link was covered, he considered the provision of a covered link should also enable consideration of offsets.<sup>405</sup>
510. Mr Williams also considered that, given the financial cost of providing a pedestrian link through a building, some regard should be had to already established existing pedestrian links.<sup>406</sup>
511. As an example he drew attention to the link through Stratton House, noting that link was within 15 m of another lane which provided connection from Beach Street to Cow Lane.<sup>407</sup> He also considered the PDP needed to recognise the significant financial cost of providing links and provide methods to compensate for this loss.<sup>408</sup>
512. Mr Todd, for these submitters<sup>409</sup>, identified for us that those submitters had voluntarily provided pedestrian walkways. He identified two such pedestrian walkways within the Trojan Holdings and Beach Street Holdings Limited building known as Stratton House located between the Beach Street and Cow Lane and the other being within the Skyline Arcade between Cow Lane and the Mall.<sup>410</sup>
513. In essence, Mr Todd's clients' concern was the PDP<sup>411</sup> seeking to provide for the formalisation, the retention and, in some cases, enhancement to these pedestrian links and others, through various properties in the Queenstown Town Centre.<sup>412</sup> As we understood Mr Todd's

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399 On behalf of Skyline Enterprises Limited.  
400 R Staniland, EIC at [12].  
401 Ibid.  
402 Ibid.  
403 T Williams, EIC at [53].  
404 Ibid.  
405 Ibid.  
406 ibid at [54].  
407 Ibid.  
408 Ibid at [55].  
409 Submitters 1238, 1239, 1241, 1248 and FS606, 609 and 616.  
410 Synopsis of Legal Submissions of Mr Todd at [3].  
411 Suggested in the Section 42A Report.  
412 Synopsis of Legal Submissions of Mr Todd at [1].

submission, identification of those pedestrian links on the pedestrian link plan amounted to the formalisation he was concerned with.

514. Mr Todd submitted that the proposal to include in the PDP rules requiring such linkages was in effect the imposition of *de facto* designations.<sup>413</sup> Moreover, the Council had not taken any financial responsibility or indeed offered any compensation for the offsetting of such links.<sup>414</sup> This was exacerbated by the resultant potential loss of land available for development and subsequently leasing.
515. He further submitted that such a proposal was repugnant to sound resource management practice where no compensation or incentive was offered to the affected parties in return for something for which the public would benefit.<sup>415</sup> He further noted that it would be wrong to think that the Council was doing nothing more than formalising what was in existence through promoting this rule.<sup>416</sup>
516. Mr Todd submitted that it would be wrong for the Council to seek to take advantage of what is a public benefit from a developer who has chosen to provide a pedestrian link in a particular design of a building.<sup>417</sup> He referred to the Environment Court case of *Thurlow Consulting Engineers and Surveyors Ltd v Auckland City Council*<sup>418</sup> where the Court found it would be inappropriate to provide for what was effectively a designation over land providing for the identification of a future road without the Council using its designation powers to take the land and compensate the land owner.<sup>419</sup>
517. Within her Reply Statement, Ms Jones carried over many of the amendments to notified Rule 12.5.7 she recommended within her original Section 42A Report. The additional changes she recommended were matters of clarification, and we consider all of her further recommended changes provided certainty and clarity.
518. We find ourselves in agreement with her recommendations primarily for the reasons she advanced within her Section 42A Report. We agree with her that correctly referring to the location of existing pedestrian links with the QTC is important. We agree with the amendments she has made to correctly identify the location of these existing pedestrian links.
519. As to the submitters' concerns that including existing pedestrian links on Figure 1 within the PDP would amount to a *de facto* designation without providing them access to compensation, we find that we disagree.
520. We prefer the approach taken by Ms Scott in her legal submissions in reply<sup>420</sup>. We agree that the case relied upon by Mr Todd is capable of being distinguished. We also agree that the *Thurlow* case is not about the Court refusing to uphold a rule only because it was a *de facto* designation. More correctly, the Court refused to uphold the rule because of uncertain wording of the rule.

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<sup>413</sup> Ibid at [4].

<sup>414</sup> Ibid.

<sup>415</sup> Ibid.

<sup>416</sup> Ibid at [5].

<sup>417</sup> Ibid.

<sup>418</sup> [2001] NZEnvC 82 (substantive) and [2001] NZEnvC 97 (costs)

<sup>419</sup> Synopsis of Legal Submissions of Mr Todd at [6].

<sup>420</sup> Legal Submissions in Reply of Mr Winchester at [5.13 to 5.17]

521. None of the uncertainty evident in the *Thurlow* case exists here. There is no uncertainty about the location of the existing pedestrian links. As we read the rules, it is clear that if a pedestrian link is not provided, resource consent will be required but that the link needs to be in the general rather than the exact location shown as per the Reply version of Rule 12.5.8.1.
522. Also, we think it clear from the advice note included in the rule that where an alternative link is proposed, as part of the resource consent application, which is not on the development site but achieves the same or better outcome, then that is likely to be considered appropriate.
523. There was no evidence presented to us that the pedestrian links require a designation. We accept Ms Scott's submission that the plan provisions for pedestrian links can be compared to other built form standards and requirements. Also, provided these plan rules are related to achieving the purpose of the Act, they can be included in a district plan as a standard as they have been in this case. We think the evidence of the submitters, as well as Mr Todd's submissions, ignore the fact that provision of new pedestrian links could result in gains for a resource consent applicant through additional height.
524. In conclusion, it is our view that the submitters' concerns about *de facto* designations and alternative nearby pedestrian links not being properly taken into account, are unfounded.
525. Accordingly, we recommend that the changes to notified Rule 12.5.8, renumbered 12.5.7, as set out below be adopted for the reasons we have set out above.

<b>12.5.7</b>	<b>Provision of Pedestrian Links and lanes</b>	RD Where the required link is not proposed as part of development, discretion is restricted to: a. The adverse effects on the pedestrian environment, connectivity, legibility, and Town Centre character from not providing the link.
	12.5.7.1 All new buildings and building redevelopments located on sites which are identified for pedestrian links or lanes in Figure 1 (at the end of this chapter) shall provide a ground level pedestrian link or lane in the general location shown.	
	12.5.7.2 Where a pedestrian link or lane required by Rule 12.5.8.1 is open to the public during retailing hours the Council will consider off-setting any such area against development levies and car parking requirements.	
	12.5.7.3 Where an existing lane or link identified in Figure 1 is uncovered then, as part of any new building or redevelopment of the site, it shall remain uncovered and shall be a minimum of 4m wide and where an existing link is covered then it may remain covered and shall be at least 1.8 m wide, with an average minimum width of 2.5m.	
	12.5.7.4 In all cases, lanes and links shall be open to the public during all retailing hours.	



	<p><b>Location of Pedestrian Links within the Queenstown Town Centre.</b></p> <ul style="list-style-type: none"> <li>a. Shotover St/ Beach St, Lot 2 DP 11098, Lot 3 DP 11098</li> <li>b. Trustbank Arcade (Shotover St/ Beach St), Lot 1 DP 11098, Pt Sec 23 Bk VI Tn of Queenstown</li> <li>c. Plaza Arcade, Shotover St/ Beach St, Lot 1 DP 17661</li> <li>d. Cow Lane/ Beach Street, Sec 30 Blk I Tn of Queenstown</li> <li>e. Cow Lane/ Beach Street, Lot 1 DP 25042</li> <li>f. Cow lane/ Ballarat Street, Lot 2 DP 19416</li> <li>g. Ballarat St/ Searle Lane, Sec 22 &amp; Pt Sec 23 Blk II Tn of Queenstown</li> <li>h. Ballarat Street/ Searle Lane, part of the Searle Lane land parcel</li> <li>i. Church St/ Earl St, Lot 1 DP 27486</li> <li>j. Searle Lane/ Church St, Lot 100 DP 303504</li> <li>k. Camp/ Stanley St, post office precinct, Lot 2 DP 416867</li> <li>l. Camp/ Athol St, Lot 1 DP 20875.</li> </ul> <p>Advice Notes:</p> <ul style="list-style-type: none"> <li>a. Where an uncovered pedestrian link or lane (i.e. open to the sky) is provided in accordance with this rule, additional building height may be appropriate pursuant to Policies 12.2.2.4 and 12.2.2.5.</li> <li>b. Where an alternative link is proposed as part of the application, which is not on the development site but achieves the same or a better outcome then this is likely to be considered appropriate.</li> </ul>	
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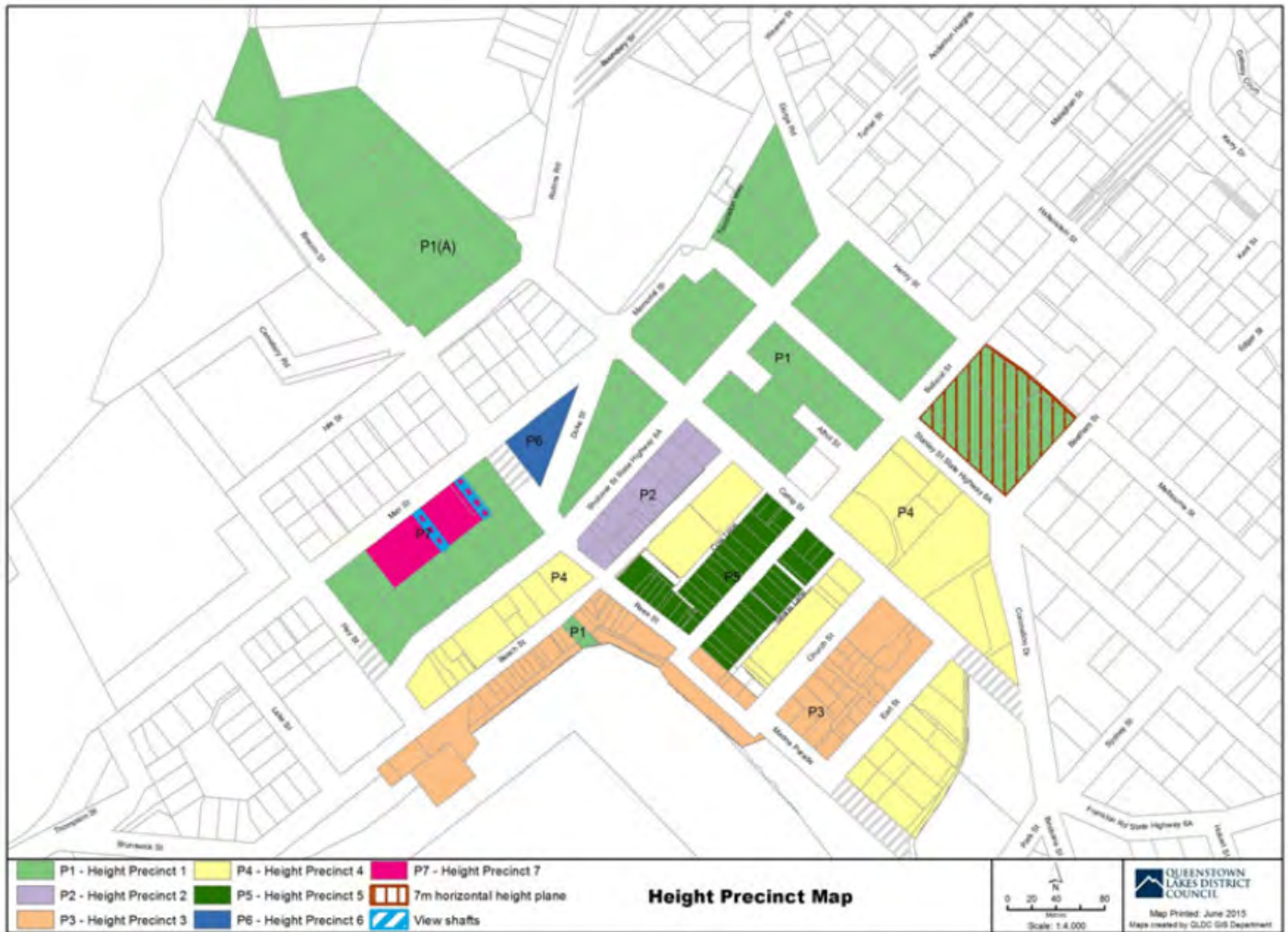
## 7.15. Height Rules

### Height - General

526. As notified, the QTCZ introduced the concept of mapped height precincts as a clearer way of applying different heights to the various parts of the QTC than the approach taken in the ODP.
527. The two notified Rules, 12.5.9 and 12.5.10, dealt not only with height for the various precincts, but included recession line controls. The discretionary height controls for Precincts 1 and 1A were included within notified Rule 12.5.9.1, and the recession line controls for Precinct 1A were in Rule 12.5.9.2. Non-compliance with these rules required consent as a restricted discretionary activity.
528. Notified Rule 12.5.10 included horizontal and recession plane line rules for Precincts 1, 2, 3, 4, 5, 6. This rule also provided view shaft rules for Precinct 7. We will return to these recession control sub-rules when we discuss each precinct. Rule 12.5.10 also set what was referred to in the rule as an “absolute” height limit in Precinct 1, and maximum height limits in all other parts of the QTC. Non-compliance with Rule 12.5.10 required consent as a non-complying activity.
529. Rules 12.5.9 and 12.5.10 both referred to the Height Precinct Map, Figure 2, which identified the height precincts and their locations. We will refer to this throughout our report as Figure 2, and identify which version we refer to. In addition to this, we include Figure 2 in the following discussion in order to aid the reader in understanding how the height precincts and rules evolved through the hearing process.
530. Christine Byrch<sup>421</sup> neither supported nor opposed notified Figure 2 and therefore we recommend this submission be rejected.
531. Notified Figure 2 was included in Chapter 12 as follows:

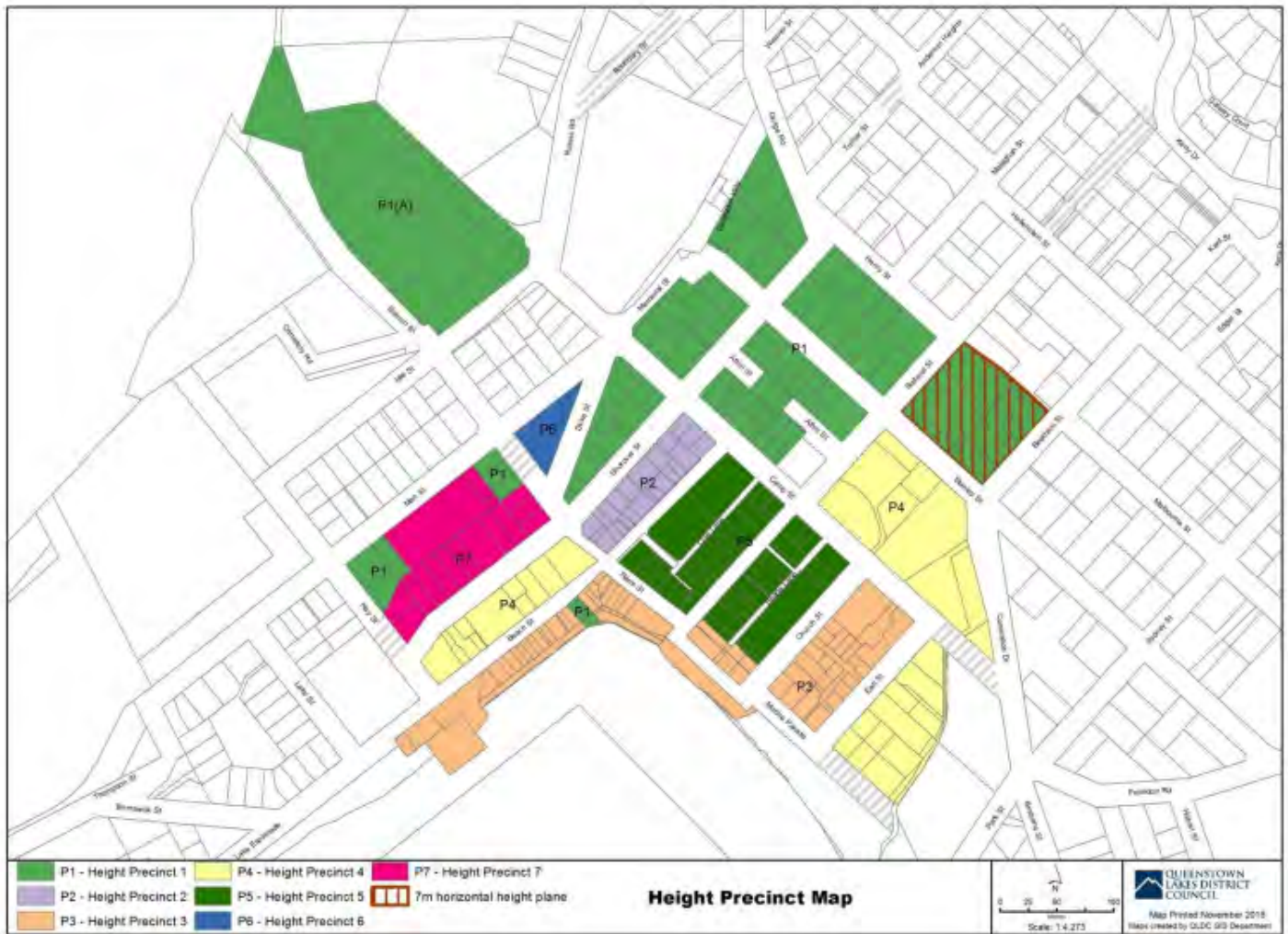
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<sup>421</sup> Submission 243, opposed by FS1224



532. While out of chronological order, we note here the version of Figure 2 attached to Ms Jones Section 42A Report was inserted by error. Prior to the hearing, by memorandum of 8 November 2016, a version of Figure 2 consistent with the recommendations in her Section 42A Report, was circulated to all participants. That Map contained the following amendments to the Precincts:
- Precinct 7 was extended down to Shotover Street to include the majority of the Man/Hay/Shotover/Brecon Street Block
  - Precinct 5 was extended to include those parts of the south side of Upper Beach Street and the North side of Church Street, which were shown as Precinct 4 in the notified version
  - That part of Precinct 3 between the Mall and Church Street was extended north-east to include the adjacent sites.

533. The 8 November 2016 version of Figure 2 (S42A Figure 2) was as follows:



**Background to the Notified Height Rules**

534. Before we discuss the submissions, we provide some background to the notified provisions, utilising the information in Ms Jones’ Section 42A Report. Building height within the QTCZ was one of the principal issues in the Chapter 12 hearings and as such we think it important to provide a full discussion to aid in understanding the rules and the recommendations we make to amend the height rules.
535. Within her Section 42A Report, Ms Jones<sup>422</sup> helpfully included a table setting out a comparison between the ODP and PDP height rules for Precincts 1 to 7 and buildings on wharves.<sup>423</sup> She also identified if there were submissions on the changes to the various precincts.
536. Ms Jones summarised<sup>424</sup> the effect of the notified rules in the PDP, and we repeat that summary here:
- a. Permitted heights in Precinct 1/ Precinct 1A were increased by virtue of the fact that the recession plane rule had been removed and buildings between 12m and 14m (15/ 15.5m on identified sites) were restricted discretionary rather than non-complying. However, given the 4 story maximum rule, the amount of additional floor space/ mass provided for

422 at Issue 2

423 V Jones, Section 42A Report at p 24-26.

424 Ibid at [10.20].

- by the rules was unlikely to change significantly. Of significance, Precinct 1 sites adjacent to the proposed Precinct 7 were no longer subject to a horizontal plane rule
- b. Permitted heights in Precinct 2 were increased along the Shotover Street frontage and a minor (0.5 m) height increase had been provided along the Beach Street frontage in order to achieve better design while minimising shading effects
  - c. The rules relating to Precinct 5, Precinct 6, and buildings on wharves/ jetties were unchanged and no submitter opposed those
  - d. Two large developed areas which were previously subject to restrictive (character-based) recession plane rules were now included in Precinct 4
  - e. In Precinct 7, the maximum height enabled was set at 11 m above the existing concrete slab (created by the underground carpark), which meant the height enabled a consistent building height across the site that was higher than under the ODP in some parts of the site, and possibly lower in others.
537. As to the reasons for the changes between the ODP and PDP in relation to height, Ms Jones referred us to the Monitoring Report for the town centre.<sup>425</sup> She identified that between 2004 and 2011 there were a sizeable number of resource consent applications seeking to obtain consent for over-height buildings.<sup>426</sup> Ms Jones also gave us a summary of development in the QTC over the last 17 years based on her own knowledge.<sup>427</sup> Whilst she advised this was not an exhaustive list, we found it helpful to gain an appreciation of the extent of resource consents obtained for recently constructed buildings.<sup>428</sup> She concluded that very few buildings managed to be designed within the ODP height rules and as such the emerging character of the town centre did not reflect those rules.<sup>429</sup>
538. Ms Jones further concluded that the height rules within the ODP were not efficient and did not provide any certainty or direction as to what level or extent of height breaches would be appropriate and why.<sup>430</sup> Further, she went on to say that the ODP rules did not accurately reflect the existing character/environment. The PDP rules proposed were, she advised, a more accurate reflection of the bulk and form evolving, particularly in Precinct 1, over recent years via non-complying resource consent applications<sup>431</sup>.
539. Ms Jones set out in detail the shade modelling<sup>432</sup> used to test the extent of additional shading under various height scenarios so as to inform the ultimate height level rules within the PDP. She noted that the model provided an indication of the outcome that could be expected in terms of bulk and mass of buildings relative to street widths, adjacent buildings and open spaces.<sup>433</sup>
540. In the case of Precinct 7 and the surrounding Precinct 1 sites (the Man Street Block), Ms Jones told us that the effects that the various height scenarios could have on visual amenity, architectural outcomes, economic viability, and public and private views within the zone were also able to be considered utilising the model.<sup>434</sup>

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<sup>425</sup> Ibid at [10.21].

<sup>426</sup> Ibid.

<sup>427</sup> Ibid.

<sup>428</sup> Ibid at [10.21].

<sup>429</sup> Ibid at [10.22].

<sup>430</sup> Ibid at [10.22a].

<sup>431</sup> Ibid at [10.22b].

<sup>432</sup> Undertaken by the QLDC IT Department in 2014 using CityEngine software.

<sup>433</sup> V Jones, Section 42A Report at [10.23].

<sup>434</sup> Ibid.

541. Ms Jones noted that, for all areas, other than Precinct 1A, the existing built environment was included in the model.<sup>435</sup> This provided a useful context in terms of the existing use rights/receiving environment of the town centre. It also demonstrated how extensively the buildings encroached beyond the ODP permitted heights.

542. For the precincts where Ms Jones recommended change, or submitters sought change, we utilised the results of the modelling to help us determine which outcome in terms of height was to be preferred. In some instances, where height had been specifically opposed by submitters, snap shots of various scenarios were created, enabling better evaluation of options. These snap shots were attached to Mr Church's evidence<sup>436</sup>.

#### Shade Modelling

543. Ms Jones described the methodology, assumptions and limitations of the model.<sup>437</sup> She also detailed<sup>438</sup> how the model had been utilised for the purpose of considering submissions on the notified chapter. She described for us the dates chosen for modelling and reasons why.<sup>439</sup> Two dates were modelled: lunchtime on 11 July and 11 August, lunchtime being a busy time for pedestrians and diners wishing to eat outside. The July date fell within the winter peak season and coincided with New Zealand and Australian school holidays. She also provided specific details relating to the Man Street Block assessment methodology.

544. Ms Jones identified those submitters<sup>440</sup> who had lodged general submissions in relation to the height rules either seeking significantly higher heights, or opposing building height increases. Her response to those general submissions was that she considered, in principle, building height could be increased beyond those in the ODP in some parts of the town centre in order to achieve the objectives of a high quality urban design, character, heritage values and sense of place for the town centre.<sup>441</sup>

#### Policy Context for Consideration

545. Before turning to consider the height precincts we remind ourselves the policy settings focus on ensuring positive outcomes or net environmental benefits as a result of enabling additional height, rather than simply minimising adverse effects from allowing height increases. Also, the policy setting contemplates breaches in only exceptional circumstances and only where there are specific public benefits provided, such as pedestrian links, which outweigh negative effects. Increases in height can and do cause issues for public spaces, particularly loss of sunlight, increases in winter shading, and general reduction in amenity of those spaces. Again the policy setting recognises and addresses such issues.

546. Ms Jones discussed each of the precincts in turn in relation to the submissions received specifically on each precinct, drawing mainly on the evidence of Mr Church to develop and support her recommendations. We will discuss the issues, precinct by precinct. In doing so, we refer to them as precincts, although in the rules they are formally called Height Precincts.

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<sup>435</sup> Ibid.

<sup>436</sup> T Church, EIC, Appendix A

<sup>437</sup> V Jones, Section 42A Report at [10.25].

<sup>438</sup> Ibid, at paragraph 10.26

<sup>439</sup> Ibid at [10.26 b].

<sup>440</sup> Submissions 20, 187, 438, 159, 417, (opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249), 238 (supported by FS1368 and opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249)

<sup>441</sup> V Jones, Section 42A Report at [10.27].

- 7.16. Notified Rule 12.5.9 Discretionary Building Height in Precinct 1 and Precinct 1(A) and Rule 12.5.10 maximum building and façade height.
547. As notified, Rule 12.5.9 provided for heights in Precinct 1 and 1(A) as follows:
- a. In Precinct 1, buildings had a maximum permitted height of 12m, exceedance to 14m being a restricted discretionary activity, and higher than 14m being a non-complying activity. The exception being 48-50 Beach Street that had permitted height to 12m, restricted discretionary between 12m and 15m, above which was non-complying
  - b. Precinct 1(A) had a permitted height of 12m, restricted discretionary to 15.5m, above which was non-complying.

Precinct 1

548. Notified Precinct 1 included land outside the SCA which Ms Jones considered held potential for redevelopment and that would result in the least shading effects over and above the existing situation.<sup>442</sup>
549. In particular, Precinct 1 included most of the land fronting Shotover and Stanley Streets, the newly added (by virtue of the PDP) QTCZ on Upper Brecon Street and 48 to 50 Beach Street<sup>443</sup>, currently occupied by AVA backpackers, adjacent to Earnslaw Park. Ms Jones reminded us that 48 to 50 Beach Street was recognised as a unique case due to existing use rights and the opportunity that particular site provided to create a landmark building when developed in the future.<sup>444</sup> She informed us the highest building heights in the town centre were allowed in this area.<sup>445</sup>
550. Precinct 1A was the area bounded by Isle Street, Brecon Street, and Roberts Road, all being land around and neighbouring the PC 50 land which has had its building height limits increased by that Plan Change.
551. Three submitters<sup>446</sup> sought that the maximum height limit in Precinct 1 be changed from 12 m down to 8.5 m. The reasons given, primarily in Ms Baker-Galloway's submission<sup>447</sup>, were that an increase in height would adversely affect views, sunlight, and the quality of public spaces, and also would contradict notified Policies 12.2.2.2 and 12.2.2.3.
552. Ms Baker-Galloway was also concerned that an increase in height would, in turn, increase the number of workers and visitors to the town centre resulting in an increase in traffic congestion, pollution and parking. Peter Fleming<sup>448</sup> also opposed the notified height in Precinct 1 because increasing height would, in his view, effect the village square proposal and the waterfront.
553. Skyline Investments Limited & O'Connells Pavilion Limited<sup>449</sup> supported the 15m height allowance for secs 4-5 Blk XV Queenstown Tn (the lake front site adjacent to Earnslaw Park currently occupied by AVA backpackers); Skyline Properties Limited & Accommodation and

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<sup>442</sup> V Jones, Section 42A Report at [10.29].

<sup>443</sup> Legal description: sections 4-5 Blk XV Queenstown Town

<sup>444</sup> V Jones, Section 42A Report at [10.29].

<sup>445</sup> Ibid.

<sup>446</sup> Submissions 59 (supported by FS1059, FS1063, opposed by FS1236, FS1075, FS1125), 82 (supported by FS1063, opposed by FS1107, FS1125, FS1226, FS1234, FS1236, FS1239, FS1241, FS1248, FS1249, FS1274), 206 (supported by FS1063, opposed by FS1060, FS1236, FS1274)

<sup>447</sup> Submission 59

<sup>448</sup> Submission 599

<sup>449</sup> Submission 606 (opposed by FS1063)

Booking Agents Queenstown Limited<sup>450</sup> supported the 14m height allowed on the Chester building site on Shotover Street; Shotover Memorial Properties Limited & Horne Water Holdings Limited<sup>451</sup> supported the inclusion of 9 Shotover St in Precinct 1 and the 14m/ no recession plane height rule that applied; and The New Zealand Fire Service<sup>452</sup> requested that notified Rule 12.5.9 be retained.

554. Relying upon Mr Church's evidence, and the Section 32 Report, with the exception of removing the reference to 4 storeys from notified Rule 12.5.9 and enabling the creation of landmark buildings to be considered at resource consent stage, Ms Jones considered the Precinct P1 height rules as notified (12 m) to be the most appropriate, when compared with the alternatives proposed: a maximum 8.5 m height; the ODP rules; or increase in heights beyond the 12 m height.<sup>453</sup>
555. Ms Jones was also of the view that the proposed height rules for Precinct 1 would be both effective and efficient at achieving the relevant objectives: Objectives 12.2.1, 12.2.2 and 12.2.4.<sup>454</sup> Overall, she considered the rules struck a balance between the status quo and enabling some modest increases in height which would help design and efficiency, without adversely affecting shading to any extent.<sup>455</sup>
556. Ms Jones relied heavily upon Mr Church's expert evidence<sup>456</sup> as to the results of the shade modelling and shade effects of heights at both 12 m and 14 m. She noted from these shading diagrams that buildings above 12m could potentially have unacceptable adverse effects on sunlight access to public space.<sup>457</sup> She considered the 14m height allowance as a restricted discretionary activity sent the signal that there should be no presumption that granting consent at 14m would be appropriate in all circumstances.<sup>458</sup> She observed beyond 14m would be subject to non-complying resource consent.
557. Ms Jones paid particular attention to the shading effects from the heights permitted by the notified rules on the sites specifically mentioned in submissions, with reference to Mr Church's evidence.<sup>459</sup> She concluded those heights were appropriate.
558. Ms Jones described that she undertook a shading analysis using the model when drafting the provisions.<sup>460</sup> She and Mr Church undertook a further analysis prior to preparation of both his evidence and her Section 42A Report.<sup>461</sup>
559. The criteria they chose was that the maximum permitted building height should not create any more than minor additional shading on a 2.5 m strip of public pedestrian space on the opposite side of the road up until at least 12:30 PM, that is, mid lunchtime. This time would be assessed at or around the time of year that this pedestrian strip came into full sun under the ODP rules following the mid-winter months.

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450 Submission 609 (opposed by FS1063)

451 Submission 614 (supported by FS1200)

452 Submission 428

453 V Jones, Section 42A Report at [10.33].

454 Ibid at [10.34].

455 Ibid.

456 In particular figures 10 and 12 in Appendix A to Mr Church's evidence.

457 V Jones, Section 42A Report at [10.36].

458 Ibid

459 Ibid.

460 Ibid at [10.37].

461 Ibid.



560. Applying that criteria, Ms Jones and Mr Church found that on most streets, this pedestrian strip would be in full shade during the busy lunch hour for many of the winter months even under the ODP rules.<sup>462</sup> Her conclusion was that there was little point in considering shading effects during those months as they would essentially be nil.
561. The criteria, as Ms Jones explained, was further developed so as to ensure this key pedestrian strip of public space should be in sunlight for as many months of the year as possible.<sup>463</sup> She considered this outcome was important to achieve the amenity and vibrancy of the town centre, leading to its economic development and resulting in the social well-being of the wider community.<sup>464</sup> Essentially, access to sunlight was an important component in the criteria and that access was to be extended for as many months of the year as possible. She and Mr Church concluded that a model using the equinox as the key date was of little use, because in most instances there would be little if any effect on sunlight over the critical public space at that time of year, regardless of the height being tested.<sup>465</sup>
562. Ms Jones concluded that, given the objective, which was to recognise and provide for the amenity, social and economic benefits that accrue from providing sunny outdoor space, it was inappropriate to impose heights which would provide little or no sun to key public spaces and busy foot paths for up to 6 months of the year.<sup>466</sup> She explained this resulted in testing the model on the wider streets such as Shotover Street on 11 July, which is one of the busiest months in terms of tourism, and the narrow pedestrian streets of Beach Street and the Mall on 11 August.<sup>467</sup>
563. Taking into account Ms Jones' opinions and explanations as to the criteria chosen, how it was developed over time, the objective or outcome, and deployment of the model, we agree and accept all of these matters are appropriate to properly enable and inform choices in height for the various precincts. Our findings in this regard are also made in reliance upon Mr Church's evidence.
564. After undertaking the modelling exercises and other assessments described, Ms Jones expressed the opinion that a 14m high building could be designed to achieve a human scale and to accommodate four stories of reasonable internal quality, plus an interesting roof.<sup>468</sup>
565. Ms Jones considered that enabling a 14m height as a restricted discretionary activity, as opposed to being non-complying under the ODP, was a far more efficient outcome than triggering a non-complying consent.<sup>469</sup> She also considered this outcome would have the indirect effect of discouraging those wishing to develop four stories from trying to squeeze them into the 12m height available under the ODP, which resulted in a relatively poor outcome.<sup>470</sup>

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<sup>462</sup> Ibid.

<sup>463</sup> Ibid at [10.38].

<sup>464</sup> Ibid.

<sup>465</sup> Ibid at [10.38].

<sup>466</sup> Ibid.

<sup>467</sup> Ibid.

<sup>468</sup> Ibid at [10.39].

<sup>469</sup> Ibid.

<sup>470</sup> Ibid

566. We agree with that opinion, particularly given the resource consent history Ms Jones referred us to. We see that adopting a restricted discretionary activity status as opposed to non-complying is preferred because it would be more efficient and effective.
567. We are also satisfied that the various heights promoted by Ms Jones have been properly and robustly assessed using appropriate criteria which has been informed by the overall objective or outcome sought for Precinct 1.
568. Specifically referring to 48 to 50 Beach Street, Ms Jones agreed with Mr Church's analysis and investigations that the shading effects of the proposed height limits at 12m as per Rule 12.5.9, as compared with the ODP building height, would be minimal.<sup>471</sup>
569. Ms Jones relied on Mr Church's view and opinion that the role of landmark buildings should be included as a matter of discretion in relation to whether granting restricted discretionary height is appropriate.<sup>472</sup> She recommended inclusion of this matter as new item d.
570. Taking all of the above into account, particularly the shading analysis, and the prior resource consent history within Precinct 1, we recommend that:
- a. the permitted height limit in Precinct 1 be 12 m;
  - b. between 12 to 14 m be a restricted discretionary activity; and
  - c. above 14 m be non-complying.
571. We also recommend that, in terms of 48 – 50 Beach Street:
- a. 12 m be the permitted height;
  - b. between 12 to 15 m be a restricted discretionary activity; and
  - c. above 15m be non-complying.
572. In coming to this conclusion, we have accepted the shading evidence of Mr Church, and the opinion of Mr Jones that these revised PDP rules would impose a lesser consenting barrier and lower consenting costs. In addition, we agree the increased height is likely to enable or encourage only a modest increase in capacity which would have no significant effect on the number of workers and visitors to the town centre, traffic congestion, pollution or parking.
573. Within Precinct 1 there is an area with a 7m horizontal plane rule, notified as a Rule 12.5.10.1 b including an explanatory diagram. That rule was not the subject of submissions. However, consequent on alterations to the Height Precinct Map, Ms Jones recommended some drafting alterations. We have suggested some clearer wording to this rule as well.
574. Our recommended wording of this rule, renumbered as Rule 12.5.9.b, is set out at the end of our discussion on height rules.

#### Precinct 1A

575. For Precinct 1A, QLDC<sup>473</sup> requested an amendment to notified Rules 12.5.9 and 12.5.10.1 such that building height up to 12 m would be permitted, heights between 12 and 15.5 m would be restricted discretionary, and those beyond 15.5 m would be non-complying. Skyline Enterprises Limited<sup>474</sup> opposed this relief, seeking an absolute height limit of 17.5 m over Section 1 SO 22971. We note that a further submission may only support or oppose a

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<sup>471</sup> *ibid* at [10.40].

<sup>472</sup> *ibid*

<sup>473</sup> Submission 383, opposed by FS 1236

<sup>474</sup> FS1236

submission, not substitute a relief which goes beyond that in the original submission. We therefore disregard this request for additional height.

576. In its original submission<sup>475</sup>, Skyline Enterprises Limited sought that the proposed maximum height allowed in Precinct 1A be changed to 15.5 m.
577. Other submissions<sup>476</sup> sought minor wording amendments to the Precinct 1A rule, which Ms Jones considered to be clarification only.
578. Ms Jones, referring to the Section 32 Evaluation Report and her further Section 32AA, said she considered the amendments sought by QLDC in terms of height within Precinct 1A to be the most appropriate compared to the alternatives of the ODP permitted building height (7-8 m), or retaining the notified PDP provisions (permitted up to 14 m and non-complying thereafter).<sup>477</sup>
579. As well, it was Ms Jones' view that the key reasons for recommending 12 m as permitted with a recession plane and up to 15.5 m as restricted discretionary, were that doing so would utilise the rule framework that was proposed for Precinct 1.<sup>478</sup>
580. That framework provided a base level of allowable height and an additional height providing the building was well designed. It also enabled more height, 15.5 m rather than 14 m, as is provided for in most parts of Precinct 1, in order to be consistent with building heights on the surrounding properties.
581. Ms Jones noted that on the surrounding properties, ODP Plan Change 50 had become operative with the effect that sites on the opposite side of Isle Street were subject to a 12 m height limit plus an additional 2 m roof bonus.<sup>479</sup> Also height could further be extended up to 15.5 m if the site exceeded 2000 m<sup>2</sup> and fronted Isle or Man Street. She considered the ODP 7-8 m limit to be inconsistent with the heights that were enabled by Plan Change 50, which affected many of the properties adjacent to Precinct 1A.<sup>480</sup>
582. Ms Jones pointed out that the notified limits were inconsistent, in that Rule 12.5.10.1 made all buildings over 14 m non-complying, thereby making notified Rule 12.5.9.2, which in theory enabled buildings up to 15.5 m high as restricted discretionary activities, redundant.<sup>481</sup>
583. In terms of the requests to increase height, Ms Jones was of the view a height of either 14 m or 15.5 m, as sought by Skyline, to be too high in the context of the site which was highly prominent from Gorge Road, Hallenstein Street and the Cemetery, and could result in unacceptable shading on Brecon Street.<sup>482</sup>
584. Similar alternatives to those considered in Precinct 1 were assessed. They were the ODP provisions, the notified PDP provisions, or submitter requests. Considering these available

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<sup>475</sup> Submission 574, opposed by FS1063

<sup>476</sup> Submissions 663 (opposed by FS1139 and FS1191), 667 (opposed by FS1236) and 672

<sup>477</sup> V Jones, Section 42A Report at [10.45].

<sup>478</sup> Ibid at [10.46].

<sup>479</sup> Ibid at [10.45].

<sup>480</sup> Ibid at [10.46].

<sup>481</sup> Ibid at [10.47].

<sup>482</sup> Ibid.

alternatives, we agree with Ms Jones that 12 m as a permitted activity with a recession plane, and up to 15.5 m as a restricted discretionary activity, are the preferred outcomes.

585. This has the benefit of utilising the same rule framework as that recommended for Precinct 1, namely a base level of allowable height and additional height provided a building is well designed. However, in the case of Precinct 1A, more height would be allowed, 15.5 m rather than 14 m, so as to be consistent with building heights on surrounding properties.
586. We agree and accept that the ODP height limit for Precinct 1A of 7/8 m is inconsistent with heights enabled by Plan Change 50 and does not synchronise with the Precinct 1 rule framework. We also agree with and adopt Ms Jones' Section 32AA evaluation, particularly as it relates to providing discretionary activity status for height between 12 m and 15.5 m.
587. Accordingly, we recommend these heights be included in what will be a re-numbered Rules 12.5.8 and 12.5.9.
588. The final matters to address in this rule are the recession planes. As notified, the Precinct 1A recession planes were provided for within notified Rule 12.5.9.2.
589. QLDC<sup>483</sup> sought to simplify and clarify that rule. Ms Jones recommended acceptance of those amendments. We agree. The amendments assist legibility and clarity of the rule.
590. We recommend adoption of notified Rule 12.5.9.2 as amended and re numbered as rule 12.5.8.2.

#### Precinct 2

591. Precinct 2 covered the block bounded by Shotover, Camp, Rees and Beach Streets. Ms Jones explained that it was unique in that the narrow width of Upper Beach Street meant that buildings within this precinct must adhere to shallow recession planes off boundaries, yet there were no adverse shading effects from enabling heights to extend up to 14 m, subject to complying with the recession plane.
592. QLDC<sup>484</sup> had identified clarity issues with notified Rule 12.5.10.1. As notified, it could be interpreted that Precinct 2 would be subject to this rule, as alluded to by Rule 12.5.10.1 (d), or that it would be subject to a 12m height as per the notified Rule 12.5.10.5.
593. Ms Jones recommended this submission be accepted and referred to the reasoning set out in the Section 32 Report. She explained that greater height would be enabled in order to offset the relatively restrictive recession plane/facade height enabled on the Beach Street frontage of that block.<sup>485</sup> This recognised, she said, that a considerable portion of ownerships within the block run through the whole block and have frontage to both streets.<sup>486</sup>
594. Trojan Holdings Limited and Beach Street Holdings Limited<sup>487</sup> requested that notified Rule 12.5.10.1 (d), which set a maximum and minimum parapet height along part of each street, be deleted. Modelling various facade heights and differing recession planes which represent the ODP, PDP, and submitter's outcomes, was undertaken in the manner described in relation to

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<sup>483</sup> Submission 383

<sup>484</sup> Submission 383

<sup>485</sup> V Jones, Section 42A Report at [10.52].

<sup>486</sup> Ibid.

<sup>487</sup> Submission 616

Precinct 1. These were illustrated in the visuals attached as Appendix A to Mr Church's evidence. The outcome was that at 12:30 PM on 11 August, 2.5 m of public space was fully in sun under the ODP rules, and the only effect on sunlight access at the same time under the PDP rules was minor, along the frontage of Glassons.

595. Ms Jones told us that such minor reduction in sunlight access would remain for about a week.<sup>488</sup> The modelling also disclosed the effect on sunlight access at the same time under a 7m high recession plane was significant. In Ms Jones' view, that was unacceptable, and not justified by the small increase in building height.<sup>489</sup>
596. For all of the above reasons and those provided with the Section 32 Evaluation Report, Ms Jones was of the opinion the proposed heights for Precinct 2 as amended and clarified as earlier described,<sup>490</sup> were considered to be the most appropriate way of enabling development within Precinct 2 that would achieve the objectives of the PDP.
597. We accept the reasons supporting the Precinct 2 heights advanced by Ms Jones and we accept and adopt the outcomes of Mr Church's modelling. We have carried through these recommendations into our Appendix 1.
598. Turning to recession lines under notified Rule 12.5.10 d, a breach of this rule within Precinct 2 was a non-complying activity. After reviewing the evidence of Mr Williams<sup>491</sup> and Mr Farrell<sup>492</sup>, Ms Jones accepted this recession rule was more appropriately relocated to notified Rule 12.5.9. She agreed that the breach of the rule was more appropriately a restricted discretionary activity subject to the matters of discretion provided for in Rule 12.5.9.<sup>493</sup> We agree for the reasons she advanced and recommend adoption. The rule has been re numbered as Rule 12.5.8.3.

### Precinct 3

599. Notified Precinct 3 covered the land directly abutting the QTCWSZ, extending from Poole Street to and including Steamer Wharf, as well as a recently developed block bound by Marine Parade, Church, Earl, and Camp Streets. This precinct allowed the lowest absolute height in the QTC by providing for a maximum height of 8m, above which was non-complying.
600. Ms Jones noted two submitters<sup>494</sup> supported Rule 12.5.10, including removal of the ODP parapet and recession plane controls. One submitter<sup>495</sup> sought the operative height rules for the QTC be reinstated. Another submitter<sup>496</sup> supported the removal of the ODP parapet and recession plane controls that would otherwise be applicable to the Town Pier site and to the Eichardts site.
601. In terms of heights, for the reasons advanced by Ms Jones, we recommend a height of 8m for Precinct 3, above which it would be non-complying.

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<sup>488</sup> V Jones, Section 42A Report at [10.56].

<sup>489</sup> Ibid.

<sup>490</sup> 12m permitted, 12m-14m restricted discretionary and above 14m non-complying.

<sup>491</sup> Supporting Submissions 606 and 616

<sup>492</sup> Supporting Submission 308

<sup>493</sup> V Jones, Summary of Evidence at [6(b)]

<sup>494</sup> Submissions 606 and 609 (opposed by FS1063)

<sup>495</sup> Submission 417, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249

<sup>496</sup> Submission 609, opposed by FS1063

602. The other issue that arose was a point of clarification around the boundaries of Precinct 3.
603. QLDC<sup>497</sup> requested that Precinct 3 be extended to include those areas to the immediate north which are currently either included in Precinct 5 or not included within any precinct. That is, the rear parts of the Marine Parade site at the corner of Marine Parade and Church Street which have no precinct assigned to them.
604. Skyline Investments Limited and O'Connells Pavilion Limited<sup>498</sup> sought that the same area be included within Precinct 4.
605. These sites were more particularly shown on three figures within Ms Jones' Section 42A Report<sup>499</sup>. What was clear was that realigning the Precinct 3 boundary to include the two areas referred to above would correspond with the ODP boundary and with the physical buildings and cadastral boundaries. We consider it impractical to split these existing sites into different height precincts.
606. We therefore agree with Ms Jones' recommendation that the Height Precinct Map be amended so as to include those sites within Height Precinct 3. We have included this site within Precinct 3 within Appendix 1 and recommend this inclusion be adopted.
607. Turning to recession and parapet rules, as notified (Rule 12.5.10.2) this precinct did not have such sub-rules. Relying on Ms Gillies<sup>500</sup> and the scope provided by Mr Boyle's submission<sup>501</sup>, Ms Jones recommended reinstating the ODP rule specifying that a parapet be between 7.5 and 8.5 m in height and able to protrude through the maximum height plane.<sup>502</sup> This was because a recession plane commencing just 0.5 m below the maximum allowable height would be ineffective at mitigating shading effects or influencing design in any positive way. We agree and recommend this change to the notified rule be adopted.
608. For the reasons set out in Ms Gilles' evidence and Ms Jones' Section 42A Report<sup>503</sup>, we recommend this amendment be adopted. We have included it re-numbered Rule 12.5.9.3 set out below at the end of our discussion on height.

#### Precinct 4

609. Notified Precinct 4 included the land to the north of Earnslaw Park on the northern side of Beach Street, the Novotel Hotel site, the land on the north side of Camp Street and east of and including the Post Office, most of the western side of Church Street, and most of the eastern side of Upper Beach Street.
610. The ODP height rule allowed 12 m building heights with a 10m high recession plane. Ms Jones explained these areas had either been recently redeveloped or the shading effects of not imposing a recession plane were not considered acceptable.<sup>504</sup>

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<sup>497</sup> Submission 383

<sup>498</sup> Submission 606

<sup>499</sup> V Jones, Section 42A Report at p 39.

<sup>500</sup> J Gillies, EIC at [7.2].

<sup>501</sup> Submission 417, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249

<sup>502</sup> V Jones, Section 42A Report at [10.63].

<sup>503</sup> Ibid.

<sup>504</sup> Ibid at [10.66].

611. Notified Rule 12.5.10.5 carried forward the 12m height and the recession plane requirement in clause a.
612. Skyline Investments Limited and O’Connells Pavilion Limited<sup>505</sup> sought the removal of the recession plane controls in respect of the O’Connell Street site Trojan Holdings Limited and Beach Street Holdings Limited<sup>506</sup> supported the removal of the ODP parapet control from Stratton House.
613. Mr Boyle<sup>507</sup>, as earlier noted, sought a return to the ODP rules zone wide.
614. Ms Jones noted that both Ms Gillies<sup>508</sup> and Mr Church<sup>509</sup>, favoured replacing Precinct 4 as applied to the majority of the north side of Church Street (the premises extending from Nomads to the Night and Day), and to the majority of the south side of upper Beach Street, with Precinct 5.<sup>510</sup> Ms Jones explained that the effect of this was that a 45° recession plane commencing at 7.5 m above the street boundary would be applied to these sites rather than the recession plane commencing at 10 m as in notified Rule 12.5.10.5 a.
615. We agree with that reasoning and we recommend a height limit of 12 m for Precinct 4 with retention of the recession line as per notified rule 12.5.10.5 a. We further recommend that those sites identified above be placed within Precinct 5.
616. Turning to recession lines, under notified Rule 12.5.10.5 a, a breach of this rule within Precinct 4 was a non-complying activity. After reviewing the evidence of Mr Williams<sup>511</sup> and Mr Farrell<sup>512</sup>, Ms Jones accepted this recession rule was more appropriately relocated to notified Rule 12.5.9. Also, she agreed that the breach of the rule was more appropriately a restricted discretionary activity subject to the matters of discretion provided for in Rule 12.5.9. We agree for the reasons she advanced and recommend adoption. The rule has been renumbered as Rule 12.5.8.4.

#### Precinct 5

617. Notified Precinct 5 included the land either side of The Mall on Lower Ballarat Street and that area on the north eastern side of Rees Street between The Mall and Beach Street.
618. As notified, Rule 12.5.10.5 enabled buildings up to 12 m and a 7.5 m recession plane was imposed, reflecting the fact this area was at the core of the Special Character Area and within a heritage precinct, and acknowledging the narrowness of the Mall.
619. Notified Rule 12.5.10 applying to this area was unchanged from the ODP. The Rule attracted no submissions. Accordingly we recommend the notified Rule 12.5.10.5 be adopted for Precinct 5, renumbered as Rule 12.5.9.5.
620. Turning to recession lines under notified rule 12.5.10.5 b, a breach of this rule within Precinct 5 was a non-complying activity. Consistent with her approach to rules as applied to the

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<sup>505</sup> Submission 606

<sup>506</sup> Submission 616

<sup>507</sup> Submission 417, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249

<sup>508</sup> J Gillies, EIC at [8.1 to 8.6].

<sup>509</sup> T Church, EIC at [18.1 to 18.7].

<sup>510</sup> V Jones, Section 42A Report at [10.69].

<sup>511</sup> On behalf of Submitters 606 and 616

<sup>512</sup> On behalf of Submitter 308

precincts previously discussed, Ms Jones accepted this recession rule was more appropriately relocated to, as it then was, notified Rule 12.5.9, as she considered that the breach of the rule would be more appropriately dealt with as a restricted discretionary activity.<sup>513</sup> We agree for the reasons she advanced and recommend adoption. The rule has been re-numbered as Rule 12.5.8.5.

#### Precinct 6

621. Notified Precinct 6 included the triangular parcel of land bound by Duke, Man, Brecon and Shotover Streets. Notified Rule 12.5.10 applied a height limit of 12m, subject to horizontal and recession plane conditions.
622. This represented no change from the ODP and did not attract any submissions.
623. Accordingly we recommend the notified Rule 12.5.10.5 applying to Precinct 6 be adopted as renumbered Rule 12.5.9.5 a.

#### Precinct 7 and the surrounding Precinct 1 land within the Man Street Block

##### The Plans and the Precincts

624. Notified Precinct 7 included the majority of the land bound by Man, Brecon, Hay, and Shotover Streets (the Man Street Block) and notified Rule 12.5.10.4 applied a range of site specific height rules to this block. The maximum height limit proposed was 11 m above 327.1 masl, except that the two view shafts identified on the Height Precinct Map imposed a limit of 4 m above 321.7 masl.
625. No recession rules were proposed for Precinct 7.
626. This precinct would apply to the Man Street car park and all of the land in the Man Street Block fronting Shotover Street. The existing Man Street car park we generally refer to as the northern area, and that area fronting Shotover Street we refer to as the southern area.
627. Under the ODP the permitted height provided was up to 8 m above ground level and up to the height allowed on any adjacent sites. Sites below the Man Street car park fronting Shotover Street could be 1.5 m above the Man Street car park. The outcome was a height of 9.5 m. Thereafter, exceedance was non-complying.
628. Under the ODP, on the sites either side of Precinct 7 (fronting Hay and Brecon Streets), buildings up to 8 m were permitted and up to the maximum height permitted on any adjacent site and non-complying thereafter. Sites on the Shotover Street frontage<sup>514</sup> were permitted to 12 m and no more than 1.5 m above Man Street and non-complying thereafter. On other sites, height was permitted to 12 m and no more than 4 m above the level of Man Street and non-complying thereafter.
629. Within the Man Street Block there were, as well, two separate areas of Precinct 1, one to the east and one to the west. To help orientate, 10 Man Street, 10 and 14 Brecon Street and the Language School were located within Precinct 1 at the eastern end of Precinct 7, adjacent the Brecon Street steps. 30 Man Street was within the other area of Precinct 1 at the western end.
630. As notified, Precinct 1, applying notified Rules 12.5.9 and 12.5.10, provided for permitted height of up to 12 m, restricted discretionary between 12m and 14m, and non-complying

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<sup>513</sup> V Jones, Summary of Evidence at [6(b)].

<sup>514</sup> Secs 23-26 The Lofts and Hamilton Extension



thereafter. Horizontal plane requirements were not imposed in Precinct 1 as it applied to the Man Street Block.

*The Man Street Block and Issues*

631. The Man Street Block slopes downhill from Man Street to Shotover Street. It is understood the slope is not uniform over the whole block. The properties in the block are in different ownership.
632. The issues, as we see them in relation to this area, revolve around determining what the appropriate building heights are for the various parts of the block, and how those heights interrelate to each other and height levels beyond the block.
633. First, there is the northern part of the block, the area above the existing Man Street car park, which includes the two view shafts. The issues for this part of the block include determining height levels that are appropriate given the Man Street streetscape and the need to ensure views via the view shafts are appropriate.
634. The two Precinct 1 areas on the western and eastern end of the Man Street Block had their own separate issues, though both areas step down the slope from Man Street.
635. On the eastern end, or the Language School site, the issues related to what was the appropriate height levels given the sloping nature of the site, the sites' relationship with the adjacent Brecon Street Steps and the adjoining Sofitel Hotel site. The heights selected also needed to relate well to the heights for the balance of the block.
636. For the western end, 30 Man Street, height relative to adjoining surrounding buildings and their height was the issue. Again linkage back to the balance of the block was important.
637. On the remaining part of the block, the southern side, being the area fronting Shotover Street, the issues were: height relative to building heights on the Man Street car park; effect of height on shading Shotover Street; and the impact of differing natural ground levels on how to determine appropriate heights.
638. The first issue we deal with is, we think, a relatively minor one. QLDC<sup>515</sup> requested that the topographical error in notified rule 12.5.10.4 be amended such that the reference to 321.7 masl is changed to 327.1 masl. While this was opposed, we agree with Ms Jones that this was an error which needs correction.<sup>516</sup> Accordingly we recommend accepting that submission.

*Submissions on the PDP*

639. Dealing with height limits (notified Rule 12.5.10.4) for Precinct 7, Mr Boyle<sup>517</sup> requested that the maximum building heights be no greater than in the ODP and any other related, consequential or alternate relief.
640. In relation to the view shafts above the Man Street car park, Man Street Properties Limited ("MSP")<sup>518</sup> supported the notified height for Precinct 7 at 11 m but requested the view shafts on the site be confirmed or moved so that the Western most view shaft was repositioned to correspond with section 26 Block IX Town of Queenstown.

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<sup>515</sup> Submission 383, opposed by FS1274

<sup>516</sup> V Jones, Section 42A Report, Appendix 1 at p12-19.

<sup>517</sup> Submission 417, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249

<sup>518</sup> Submission 398, opposed by FS1274

641. In relation to the two Precinct 1 sites, MSP sought that those sites also be subject to the rules which imposed a maximum height based on specified reduced levels or RLs rather than simply allowing 12 m above ground level.
642. For 30 Man Street, at the western end within Precinct 1, MSP sought height controls alternative to those notified.
643. On the eastern end of Precinct 7, within the Language School site, Maximum Mojo Holdings Limited<sup>519</sup> sought that the building height limit for that site (10 Man Street) be the same as the height limit for Precinct 7.

*Ms Jones' Section 42A Report*

644. Ms Jones advised she relied on the submission of Mr Cowie<sup>520</sup> to provide scope to recommend the amended heights, which may be higher than those achievable under the ODP or the PDP on some parts of the Man Street Block.<sup>521</sup> She also relied on the NZIA submission<sup>522</sup> to provide extra height in some areas of the Man Street car park site in lieu of lowering it on the view shafts and other parts so they could serve as open space and potentially as linkages through the site.<sup>523</sup> We note that we return to scope later.
645. Mr Cowie<sup>524</sup> sought that all areas should have significantly higher property heights, especially towards the centre of Queenstown, and far greater density with buildings of 4 to 5 storeys as the norm with hotels being higher.
646. NZIA<sup>525</sup> sought relief under the zone wide height rules and suggested that there could be incentives within the rules such as an additional height in exchange for linkages offered in desired areas.
647. Ms Jones pointed out<sup>526</sup>, and we agree with her, that enabling buildings on the Man Street Block to extend up to heights of 14 m above original ground level, including on relatively elevated rear parts of their sites, without corresponding horizontal plane rules, would result in adverse effects on views, visual amenity, mass and bulk. Doing so would also impact on the overall quality of the resultant architectural and urban design outcomes particularly in relation to the Shotover Street frontage.
648. To address the site issues identified above, Ms Jones requested Mr Church to assess a redraft of the notified Rule 12.5.10.4 using modelled outcomes to assist in understanding the effects of those drafted rules on the matters referred to in the immediate preceding paragraphs.<sup>527</sup> The modelled outcome of these rules was detailed in Appendix A of Mr Church's evidence.

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<sup>519</sup> Submission 548, supported/opposed by FS1117  
<sup>520</sup> Submission 20  
<sup>521</sup> V Jones, Section 42A Report at [10.82].  
<sup>522</sup> Submission 238  
<sup>523</sup> V Jones, Section 42A Report at [10.82].  
<sup>524</sup> Submission 20.  
<sup>525</sup> Submission 238  
<sup>526</sup> V Jones, Section 42A Report at [10.83].  
<sup>527</sup> T Church, EiC at [12.8]

649. In Ms Jones' view, while the redrafts were worded differently to those suggested by MSP<sup>528</sup>, the outcome was not dissimilar to the relief sought, and in Ms Jones' opinion, was the appropriate way of addressing the submitter's key issues as well as achieving the objectives of the PDP.<sup>529</sup>
650. Ms Jones<sup>530</sup> explained the outcome of the different height rules as they applied to labelled areas of Precinct 7 (Areas A, B, C and D) and Precinct 1. Ms Jones included a plan illustrating these areas in her Section 42A Report.<sup>531</sup> She recommended the plan set out in her Section 42A Report be included within Rule 12.5.10 so as to aid clarity.<sup>532</sup> We agree that showing the height areas would aid understanding the Rule.
651. For Precinct 7 Area A, being east of the central view shaft labelled D, buildings could extend to 11m above the known height of the concrete slab, in Area B to the west of the central view shaft labelled D, buildings could be 14m above the concrete slab. Ms Jones recommended Area D, the view shaft, be moved further west as sought by MSP for the reasons set out in that submission. We discuss this point further below. Ms Jones recommended that Area C, which is the eastern view shaft, have no buildings within it. For, Area D, which is the central view shaft, she recommended a maximum 3m building height.
652. This outcome, she said, would provide for two discrete building forms to be constructed of varying levels separated by view shafts/open plazas of approximately 12 m and 16 m width on this northern part of the site.<sup>533</sup>
653. In Ms Jones' opinion, this outcome would prevent a long horizontal built form stretching across this highly visible site and enable an extra floor of development in the western block<sup>534</sup>. This would result, she said, in more consistency with surrounding properties while still providing for three floors with uninterrupted views to the south.<sup>535</sup> Also, it would provide for a better streetscape along Man Street, with the buildings on the eastern block extending between approximately 7.5 m and 11 m above street level.
654. By comparison, Ms Jones pointed out that the notified PDP rules would result in the building at the western end of the site protruding between 4.5 m and 9 m above the street, which she considered would appear something of an anomaly.<sup>536</sup>
655. We acknowledge that evidence<sup>537</sup> promoted a different approach, proposing to remove the view shafts and, instead, promoting a comprehensive development plan rule. This evidence raised scope issues which we address subsequently. We also note the issue of the view shafts was canvassed fully in Ms Jones' Reply Statement after consideration of the submitter evidence. We will return to the matter of the view shafts subsequently.

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528 Submission 398

529 V Jones, Section 42A Report at [10.83].

530 Ibid at [10.86].

531 Ibid at p43.

532 Ibid at [10.84].

533 Ibid at [10.86].

534 Ibid at [10.86(b)].

535 Ibid.

536 V Jones, Section 42A Report at [10.86(b)].

537 J Edmonds, EIC.

656. As to a height within the balance area of Precinct 7, being the southern area fronting Shotover Street, Ms Jones recommended adding a new rule and a height map which effectively was a redraft of notified Rule 12.5.10.4.<sup>538</sup> She labelled these southern areas of the site fronting Shotover Street as Area E and Area F.
657. The redraft would enable buildings to extend to 12 m above (rolling) ground level. Also, it would require that within Area E, they be no more than 17 m above the level of Shotover Street adjacent to the respective site. In addition, buildings in Area F would be no more than 14 m above the level of Shotover Street adjacent to the respective site. Finally, the redraft would require buildings to comply with a 45° recession plane commencing at 10 m, which is a similar control to that within Precinct 4. She also recommended Precinct 7 be slightly expanded. She set out in detail in her report the beneficial outcomes of this redraft as she saw them<sup>539</sup>.
658. This recommendation was challenged in submitter evidence and subsequently addressed by Ms Jones in two memoranda we received dated 8 and 18 November 2016 and in her Reply Statement. We address this matter further below.
659. Finally, in terms of the remaining sites to the east and west of the Man Street car park, Ms Jones' recommendation<sup>540</sup> was to retain them within Precinct 1, enabling buildings to be built to 12 m or potentially 14 m in height, as a restricted discretionary activity.
660. Ms Jones acknowledged these were higher than the heights allowed on the car park site. She did not consider those heights would be significantly inconsistent with the carpark heights or those enabled on the opposite side of Man Street under the ODP as amended by Plan Change 50.<sup>541</sup>
661. Ms Jones undertook a Section 32AA assessment of her recommended redraft to notified Rule 12.5.10, which we have carefully considered. The southern part of the site, fronting Shotover Street, was also the subject of challenge and submitter evidence. The issues were the appropriate maximum height level allowed in front of the Man Street car park site, including the horizontal plane level, and the use of the district wide rolling plane height. Finally, whether or not there should be a discretionary height allowance between 12 m and 14 m as per Precinct 1.

*Changes in the Officer Recommendations*

662. We observe here that as the hearing advanced, Ms Jones and Mr Church re-evaluated what they considered to be the appropriate rule response to this challenging site. While, within the Section 42A Report and expert evidence presented at the commencement of the hearings, we received recommendations as to the rules, these recommendations were altered and modified as further modelling was undertaken as a consequence of some oversights in the original modelling. Also some mapping errors were addressed.
663. Before touching on the relevant submitter evidence we record two memoranda were issued by the Council. The first, which we earlier referred to, was dated 8 November 2016. The purpose of this memorandum was to provide the Panel and submitters with updated versions of the height map that replaced those provided in the recommended Chapter 12 in Appendix

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<sup>538</sup> V Jones, Section 42A Report at [10.87].

<sup>539</sup> Ibid at [10.87(a)-(g)].

<sup>540</sup> Ibid at [10.88].

<sup>541</sup> V Jones, Section 42A Report at [10.88]

1 of the Section 42A Report. This version of the height precinct map showed Precinct 7 as extending down to the southern part of the site, to include the majority of the Man/Hay/Shotover/Brecon Street block within Precinct 7.

664. The second memoranda was dated 18 November 2016 and this provided us with:
- a. updated versions of Figures 2, 11 and 20 in Appendix A to the statement of evidence of Mr Church; and
  - b. updated recommendations to the Queenstown Town Centre chapter in Appendix 1 of the Section 42A Report for Chapter 12.
665. This information was provided prior to the hearing to “allow submitters an opportunity to consider the updated figures and recommendations in advance of the hearing”.<sup>542</sup>
666. This memorandum made it clear that Ms Jones supported Mr Church’s updated Figure 20<sup>543</sup> and the updated version of re-drafted Rule 12.5.10.4 as included in Appendix 2 to that memorandum. It was explained to us that, when using the Council’s shading model to undertake further assessments, both Ms Jones and Mr Church became aware that, with respect to Precinct 7, the model did not accurately represent all of the recommended rules.<sup>544</sup>
667. In particular, the original Figure 20 did not accurately reflect the fact that redraft rules 12.5.10.4 (e) and 12.5.10.4 (f) required the buildings to be no more than 12 m above ground level. In the case of areas E and F, that meant 12 m was a rolling height plane relative to the sloping ground level rather than a flat horizontal plane as was originally modelled.<sup>545</sup> This was rectified in Mr Church’s updated Figure 20.
668. Further changes resulting from a review of the model resulted in Ms Jones updating her recommendations. In particular, Ms Jones considered it unnecessary from a shading perspective, or for any other reason, to impose a recession plane height on Precinct 7, particularly for the southern part.<sup>546</sup> It was apparent on review of the model that removing the recession plane rule did not result in any greater shading of the opposite side of Shotover Street than resulted with the recession plane. This effectively reversed her recommendation contained within the Section 42A Report<sup>547</sup>.
669. Consequently, Ms Jones recommended further amending Rule 12.5.10.4 in order to enable a 12 m building height at the Shotover Street boundary. This provided for the same building height at the street facade as would be enabled under notified Rule 12.5.9, being 12m as permitted, 12m-14m as restricted discretionary, and above 14m as non-complying. It was pointed out to us<sup>548</sup> that no submitter specifically sought the reintroduction of the recession plane rule but rather the general submission by Mr Boyle<sup>549</sup> was being relied on to recommend this change.
670. Finally, upon further investigation of the reduced levels (RLs) along the Shotover Street frontage of Precinct 7, Ms Jones advised that the levels vary across the block to a greater

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<sup>542</sup> Memorandum of Counsel on behalf of QLDC dated 18 November 2016 at [2]

<sup>543</sup> Figure 20 illustrates an indicative height envelope of the Man Street block.

<sup>544</sup> Memorandum of Counsel on behalf of QLDC dated 18 November 2016 at [6]

<sup>545</sup> Ibid.

<sup>546</sup> Ibid at [7a], V Jones, Reply Statement at [6.10].

<sup>547</sup> V Jones, Section 42A Report at [10.87].

<sup>548</sup> Ibid at [10.54].

<sup>549</sup> Submission 417, opposed by FS1107, FS1226, FS1234, FS1239, FS1241, FS1248 and FS1249

extent than first thought.<sup>550</sup> The result was that the built outcome enabled by redraft rules 12.5.10.4 (e) and 12.5.10.4 (f) would be reasonably uncertain.

671. Ms Jones recommended that those rules be further amended so as to ensure that the buildings would not protrude above the car park level slab in Area F, and protrude no more than 3 m in area E.<sup>551</sup>
672. The diagrams attached to the 18 November 2016 memoranda provided us with a model view of the Section 42A Report recommended PDP height precincts. This was identified as Figure 2. Figure 11 provided us with a photograph showing the existing circumstances for Shotover Street in terms of street shading. That photograph was accompanied by a diagram which showed the ODP 12 m/45° height recession plane modelled at 11 August 2017 at 12:30 PM, compared with the PDP recommended 12 m height again modelled at the same time. A comparison of the two modelled results showed very little difference.
673. Mr Church's updated Figure 20 provided us with a model of the recommended Precinct 7 height controls from both a south east view and a north west view. Figure 21 related to the Man Street view shafts. The first figure was a photograph of the existing Man Street car park alongside which were human figures illustrating the recommended eastern view shaft and recommended western view shaft. We found these figures to be very helpful in both understanding perspective and evaluating the options.
674. Ms Jones confirmed at the hearing on 25 November her support for the amendments conveyed to us in both memoranda.<sup>552</sup>

Submitter Evidence

675. Mr Ben Farrell, a planning consultant, appeared for Well Smart Investments Limited<sup>553</sup>. The submitter has property interests in numbers 51 to 67 Shotover Street, within Area E of the diagram utilised by Ms Jones for notified height standard 12.5.10.4.
676. His evidence recorded many areas of agreement with Ms Jones' Section 42A Report.<sup>554</sup>
677. He disagreed with her recommendations as to height, opining that the permitted height standard should increase from 12 m to 15m, that the activity status for breaching the 10 m +45° height recession plane standard should change from non-complying to discretionary and the proposed 17 m height restriction above Shotover Street should be deleted. Mr Farrell outlined his rationale for this opinion as:<sup>555</sup>
- a. The Sofitel Hotel, Crown Plaza Hotel and Hamilton Building all exceed 17m above the height of Shotover Street;
  - b. Sites within area E, in his view, could absorb additional building height without creating significant adverse effects;
  - c. There should be a level of certainty as to the height of buildings that could be constructed without the need for public notification; and
  - d. There were no special or unique characteristics associated with the frontage of Shotover Street to justify discouraging building heights above 12m.

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<sup>550</sup> Memorandum of Counsel on behalf of QLDC dated 18 November 2016 at [7c].

<sup>551</sup> Ibid.

<sup>552</sup> V Jones, Summary of Evidence at [4].

<sup>553</sup> Submission 308

<sup>554</sup> Mr Farrell, EiC at [7].

<sup>555</sup> ibid at [11].

678. Mr Williams, providing planning evidence for MSP<sup>556</sup>, agreed that retaining a specific set of height controls for the Man Street Block was the most efficient and effective way to provide certainty to landowners and the building form outcomes given the challenges around understanding of the original ground levels for this block.<sup>557</sup>
679. However, he considered that additional height on the southern side of Man Street over and above that recommended by Ms Jones should be provided.<sup>558</sup> He was also of the view that because of the interrelationship between development on Man Street and properties fronting Shotover Street, they should be considered together given the influence the development on Shotover Street would have on the building form outcomes and views from development on Man Street.<sup>559</sup>

*Ms Jones Reply - Southern Part of Man Street Block/Areas E and F*

680. We do note Ms Jones was clearly alive to the need to address the interrelationship between the two parts of the site but she was of the view, as expressed in her Reply Statement, which we agree with, that the matter of views from Man Street should not trump good urban design outcomes for the entire site particularly the Shotover Street frontage.<sup>560</sup>
681. In her Reply<sup>561</sup>, Ms Jones responded to Mr Farrell's evidence and questions, by recommending that Areas E and F (as shown in notified Figure 2) be removed from Precinct 7 and replaced with Precinct 1, and consequential changes be made to Rules 12.5.10.4 and 12.5.10.1. These consequential changes included adding a rule to 12.5.10.1 that no building exceed a horizontal plane at 271.1/ 330.1 masl. The recommended rules in Appendix 1 to her Reply Statement would have the effect of providing the restricted discretionary activity status to buildings between 12 and 14m above ground level as in the rest of Precinct 1, while ensuring that anything above either 14m above ground level or 271/ 330 masl respectively would be non-complying. She considered this to be more efficient and effective than redraft Rules 12.5.10.4(e) and 12.5.10.4(f) that applied to this area in the version attached to the Section 42A Report.
682. Ms Jones explained that including the 330 masl building height, as opposed by MSP<sup>562</sup>, would be very similar to that which existed in the ODP and that which was determined through a mediated agreement of all affected parties during the resolution of appeals on submissions to the ODP.<sup>563</sup>
683. Ms Jones also pointed out that Mr Farrell agreed it was not unreasonably difficult to determine ground level and, from that, the permitted height for Areas E and F.<sup>564</sup> She also observed that the rule she promoted resulted in an outcome that was relatively consistent with the approach taken for the Ballarat Street car park site, namely notified Rule 12.5.10.1.<sup>565</sup>

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<sup>556</sup> Submission 398

<sup>557</sup> T Williams, EIC at [17].

<sup>558</sup> Ibid at [19].

<sup>559</sup> Ibid at [18].

<sup>560</sup> V Jones, Reply Statement at [6.12a].

<sup>561</sup> V Jones, Reply Statement at [6.10] page 11.

<sup>562</sup> Submitter 398

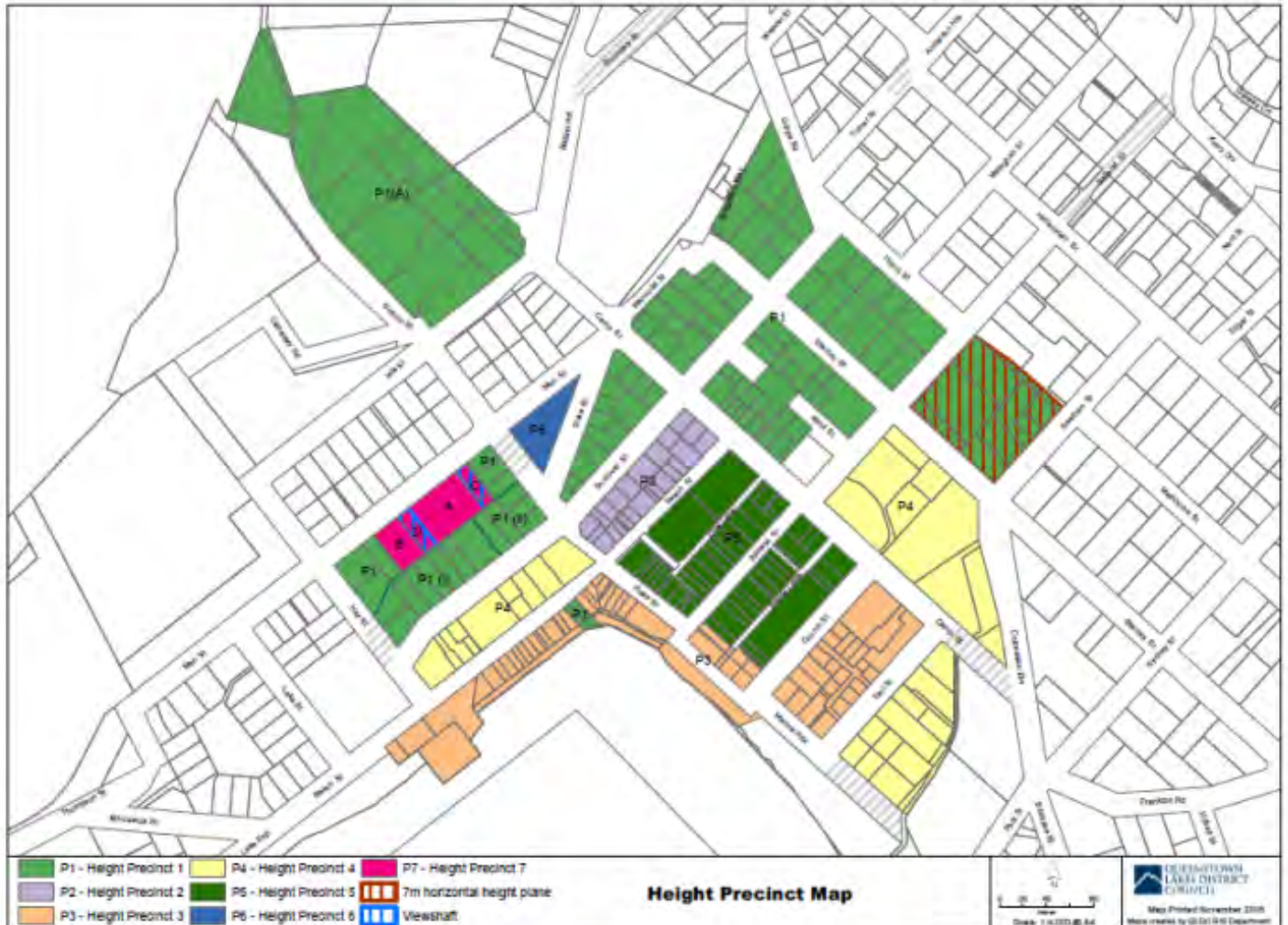
<sup>563</sup> V Jones, Reply Statement at [6.12a].

<sup>564</sup> Ibid at [6.12b].

<sup>565</sup> Ibid at [6.12c].

Reply Figure 2

684. Included in Ms Jones' Reply Statement was her final recommended Figure 2 (Reply Figure 2). We include this below in order to aid in understanding the recommendations that follow. Reply Figure 2 is also included in our recommended Chapter 12 set out in Appendix 1.



Recommendation on Southern Parts of the Man Street Block/Areas E and F

685. Having carefully considered the evidence of Mr Farrell, the opinions of Mr Church, and in particular Mr Church's amended Figure 20<sup>566</sup>, and the reasons advanced by Ms Jones, particularly within her Reply evidence to support her amendments to the rules relating to areas E and F, we agree with her reasoning and accept the opinions of Mr Church.
686. We have paid careful attention to Ms Jones' Section 32AA evaluation which set out the costs and benefits of adopting her recommended amendments in relation to adopting Precinct 1 rules with sub-set precincts P (i) and P (ii) providing for horizontal plane requirements. These requirements were included in re-drafted rule 12.5.10.1 d. We also agree with her assessment under Section 32AA.
687. Our recommendation relating to the Southern Parts of the Man Street Block/ Areas E and F is that the Council accept the recommended rules as redrafted by Ms Jones, including removing areas E and F from Height Precinct 7 and placing them within Precinct 1 with a permitted

<sup>566</sup> Included in Appendix 2 of the Council's Memorandum dated 18 November 2016.



building height at 12m, 12m -14m being restricted discretionary and above 14m being non-complying.

688. We also recommend the inclusion of horizontal plane requirements, with breach of them being a non-complying activity.

Ms Jones' Reply Man Street Car Park Portion

689. As to building heights for the Man Street car park, after considering Mr Todd's legal submissions and Mr Williams's evidence, Ms Jones remained of the view that her recommendations in relation to height on the Man Street car park should remain as recommended in her Section 42A Report<sup>567</sup>.

690. Ms Jones' Section 32AA report reflected this position. Her recommended amendments were, we considered, non-substantive as they updated the reference within the rule to Reply Figure 2. The remaining recommendation was to include the RL reference. We recommend both amendments be adopted.

691. We agree with Ms Jones' reasoning for her recommended changes<sup>568</sup> and adopt it as supporting our recommendation that the wording of renumbered Rule 12.5.9.4, relating to the height of the Man Street carpark in Precinct 7, be as we have as set out in Appendix 1.

Ms Jones Reply on the View Shafts

692. The remaining issue with the Man Street car park related to the view shafts. MSP<sup>569</sup> supported the notified height rules and sought that the position of the view shafts and figure to be confirmed to ensure the western view shaft was located to align with Section 26 Block IX Town of Queenstown. However, the legal submissions and evidence presented at the hearing promoted a different approach, seeking to remove the view shafts and support a comprehensive development rule.

693. Ms Scott<sup>570</sup> submitted that MSP's submission did not seek removal of the second (Western) view shaft and accordingly there was no scope to do so. Ms Scott also pointed out that there were no other submitters who had sought removal of the second view shaft. We agree. Therefore, both Mr Todd's legal submissions and the evidence presented by Mr Williams in regard to the second view shaft was beyond scope and requires no consideration by us.

694. We record that Ms Jones, after considering the legal submissions from Mr Todd and the evidence of Mr Williams, advised us that her opinion on the view shafts remained unchanged. Accordingly, she maintained, it was appropriate to show both the view shafts on Reply Figure 2, as well as applying the zone wide coverage and comprehensive development rule to the site.<sup>571</sup>

695. Within her Reply Statement, Ms Jones also identified the possible consequences if the key western view shaft were not identified on a planning map to compliment Rule 12.5.1 and to provide greater certainty.<sup>572</sup>

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<sup>567</sup> At paragraph 10.86.

<sup>568</sup> *ibid*

<sup>569</sup> Submission 398.

<sup>570</sup> Submissions in Reply of Ms Scott at [5.6].

<sup>571</sup> V Jones, Reply Statement at [6.14].

<sup>572</sup> *Ibid* at [6.15].

Our Recommendation on View Shafts

696. We agree with Ms Jones and accept that, on this relatively large site, both view shafts serve numerous purposes and are a very important determinant of the eventual built form, effectively breaking up the site into discrete component parts, which we consider advantageous.
697. For these reasons, and the reasons Ms Jones advanced, including her Section 32AA evaluation, and for the reasons advanced by Mr Church in his evidence<sup>573</sup>, we recommend the adoption of Rule 12.5.9.4 as set out in Appendix 1.
698. The final issue with the view shafts related to queries we raised during the hearing about whether the view shafts should be movable or their shape able to be altered. Ms Jones was of the view that she did not consider this to be necessary as the eastern view shaft was set, and she reminded us that there were limited alternate locations for the western view shaft. Overall, she preferred fixing their position on Reply Figure 2.
699. Ms Jones did, however, reconsider the recommended location of the western view shaft (Area D), which she had moved to the location specifically sought in MSP's submission<sup>574</sup>. After taking into account Mr Williams's evidence, she recommended<sup>575</sup> that the western view shaft be repositioned approximately 13 m to the west to avoid the lean to roof form that Mr Williams referred to in paragraph 11 of his evidence summary.
700. The consequence of this was that recommended Area B was reduced in size and, due to the rising level of Man Street, the height enabled in the view shaft could be raised by 0.5 m without impeding on views from the street. This has the added benefit of enabling more design flexibility for the first floor beneath.
701. We agree with the evidence of Mr Williams and Ms Jones on this point and accept Ms Jones' reasoning for the change in the location of the western view shaft. We recommend adoption of this change as shown on Reply Figure 2.

The Language School

702. The last issue to address is the Language School building heights. The first matter to address is one of jurisdiction. Mr Goldsmith presented legal submissions on behalf of John Thompson and MacFarlane Investments Ltd<sup>576</sup> (John Thompson). As a general matter, he expressed concern that the height rules in his view repeated earlier mistakes and that they referred to a range of differing measurement criteria.<sup>577</sup>
703. Mr Goldsmith contended that the process by which Council had identified jurisdiction to increase height limits within the Man Street block was questionable and could present a *vires* issue.<sup>578</sup> After setting out a range of Court authorities he submitted that for submitters to be put on notice of the issues sought to be raised, a submission must sufficiently identify issues with due particularity including the relief sought.<sup>579</sup>

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<sup>573</sup> particularly at paragraph 12.12

<sup>574</sup> Submission 398

<sup>575</sup> V Jones, Reply Statement at [6.19].

<sup>576</sup> Further Submission 1274

<sup>577</sup> Amended Legal Submissions of Mr Goldsmith at [10].

<sup>578</sup> Legal Submissions of Mr Goldsmith at [11].

<sup>579</sup> Ibid at [12-15, particularly 13].

704. He noted the Council relied upon the Cowie submission<sup>580</sup> for jurisdiction to increase heights on the Man Street Block. He identified for us that part of the Cowie submission that he considered related to a request for relief relating to height. He submitted that the relief sought by Cowie could provide jurisdiction to increase height limits anywhere in the district by an unspecified amount. He then queried whether or not the relief sought met the relevant tests within the case law he referred us to. It was his submission that it was questionable whether Mr Cowie's submission could be relied upon as fairly and reasonably putting submitters on notice of this potential change to increase height.
705. In his Reply, Ms Scott referred directly to Mr Goldsmith's legal submissions.<sup>581</sup> We here observe that Mr Goldsmith filed these submissions on behalf of the submitter before the hearing in accordance with our Procedural Minute. He then subsequently replaced them with amended submissions at the hearing on 1 December 2016. We took from this that the earlier submissions in which this jurisdictional issue was raised had been formally replaced.
706. Like Ms Scott, we have assumed the question of whether Mr Cowie's submission provides scope for increased height limits in the QTC was not being pursued given those submissions were replaced. However, Ms Scott addressed this issue of jurisdiction in her Reply.
707. Essentially, Ms Scott pointed to the fact that the legal submissions of Mr Todd for MSP disclosed that both MSP and NZIA had made further submissions to the Cowie submission on the very matter of increased height within the QTC.<sup>582</sup> Ms Scott submitted, and we agree with her, that the existence of further submitters to Mr Cowie submission strongly supports the proposition that the matter of increased height limits in the QTC was a reasonably foreseeable outcome of Mr Cowie's submission.<sup>583</sup>
708. We agree and accept Council has jurisdiction to increase in height for the Man Street Block.
709. In her reply, Ms Jones accepted some of Mr Goldsmith's suggestions such as consistent use of the term RL throughout the rules and a removal of all references to the Otago datum level in brackets.<sup>584</sup> These amendments have been included within our recommended rules.
710. Mr John Edmonds, on behalf of John Thompson<sup>585</sup>, presented his opinion on the appropriate approaches to height limits for the Language School site in pre-lodged evidence filed before the hearing. His evidence responded to Ms Jones' Section 42A Report and the pre-circulated urban design evidence of Mr Church. His evidence related to the properties located at 10 Man Street, 14 Brecon Street and 10 Brecon Street, collectively referred to as the "*Language School*."
711. Mr Edmonds raised several issues relating to the Language School. He was concerned about the practicality of using a sloping height limit on the Language School site.<sup>586</sup> He had concerns relating to the uncertainty of the original ground level which would be the basis of the height limit applicable to the Language School site.<sup>587</sup> Mr Edmonds considered that there would be

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<sup>580</sup> Submission 20

<sup>581</sup> Submissions in Reply of Ms Scott at [5.1].

<sup>582</sup> Ibid at [5.2].

<sup>583</sup> Ibid.

<sup>584</sup> V Jones, Reply Statement at [2.3].

<sup>585</sup> J Edmonds, EiC

<sup>586</sup> Ibid at [10].

<sup>587</sup> Ibid at [11].

significant urban design issues in relation to both Brecon Street and the Man Street frontage.<sup>588</sup> Finally, he was concerned about the very real potential for conflict arising from a contested consent application.<sup>589</sup>

712. Mr Edmonds evidence set out in a proposed alternative approach for the Language School site to address the issues he had identified. He contended his proposed alternative provided a more appropriate method for implementing Objectives 12.2.2 and accorded with Policies 12.2.2.2 and 12.2.2.3.
713. Essentially his alternative approach was that the recommended maximum height limit applicable to the Language School site change from a sloping height limit above original ground level to a flat plane height limit being a specified RL or a masl level.<sup>590</sup>
714. Mr Edmonds contended adopting this approach to determining a height limit for the Language School would be more logical and rational particularly having regard to the context of having the Sofitel Hotel with its height to the north-east and the car park to the south-west.<sup>591</sup>
715. Additionally Mr Edmonds requested that area P1 in redraft Rule 10.5.10.4 be changed to Area G. He also considered that an additional sub clause be added to Rule 10.5.10.4 specifying the maximum height in Area G. In his view, the height in this Area G should be determined by Rule 12.5.10.4 rather than Rule 12.5.10.1.
716. Mr Edmonds considered that his suggested approach generally aligned with the relief sought by MSP, except with regard to the RL for the carpark building.<sup>592</sup>
717. Mr Williams, on behalf of MSP<sup>593</sup>, in his pre-circulated evidence addressed the Man/Hay/Shotover/Brecon Street block controls. He addressed these controls further in his evidence summary presented at the hearing. He detailed the agreed position between submitters MSP and Mr Thompson.<sup>594</sup> He set out his opinion supporting, but with some exceptions, the approach recommended in the Council Memorandum dated 18 November.
718. The main exceptions were the cut of plane should avoid buildings above the Man Street Car Park Podium 327.1masl.<sup>595</sup> Also he still preferred the use of a height cut of plane and recession plane to manage the built form in relation to Shotover Street because of uncertainty around determining ground levels.<sup>596</sup>
719. Ms Jones<sup>597</sup>, with the assistance of Mr Church, assessed this evidence and the alternate proposed approaches contained within it. She noted that there were three sites which comprise the Language School site and the site appeared to be in two separate ownerships, neither of whom had submitted on the height rules in the PDP.<sup>598</sup> The only submission on the

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588 Ibid at [13].

589 Ibid at [14].

590 Ibid at [15a].

591 Ibid at [19c].

592 Ibid at [15a].

593 Submission 398

594 T Williams, Summary of Evidence at [2] and Appendix A.

595 Ibid at [6].

596 Ibid at [10].

597 V Jones, Reply Statement at [6.20 to 6.31]

598 Ibid at [6.22].

height of the Language School site she identified for us was from Maximum Mojo Holdings limited<sup>599</sup>. The relief sought in that submission was that the height on 10 Man Street be amended to be the same as on the Man Street car park site.

720. When considering Mr Williams and Mr Edmonds' evidence, Ms Jones' conclusions were that it was likely that less development would be enabled on the Language School site under Mr Williams and Mr Edmonds' suggestions, than under the PDP rules.<sup>600</sup>
721. It was her view that following Mr Williams' and Mr Edmonds' rules, the site would have significantly lesser views of the lake due to the level plane allowed over the three lots<sup>601</sup>, and the site would be likely to need to be excavated below the Man Street level to achieve a well-designed two storey development along Man Street.<sup>602</sup>
722. Turning to considering which rules would best achieve an acceptable outcome on Man Street and the Brecon Street steps, Ms Jones was of the view that it was not a sound assumption that the PDP provisions would result in a 14m high building on the street frontage of the Language School site<sup>603</sup>. She noted that, in any event, Rule 12.5.9 included discretion over urban form and specifically in relation to whether the building would respond sensitively to different heights on adjacent sites and the effect on amenity of the street.<sup>604</sup>
723. In respect of the Man Street landscape, Ms Jones did not consider that, given the Language School site was a stand-alone site with view shafts either side, consistency in height with the adjacent buildings, such as the Man Street car park, when viewed from on the street, to be the most critical issue.<sup>605</sup> Rather, she considered the rule should enable quality building design and quality relationship between the Language School site and Man Street.<sup>606</sup>
724. Ms Jones considered the 7 m height limit on Man Street proposed by Mr Williams and Mr Edmonds to be too low, particularly in the context of the development enabled on the Man Street car park block and on the opposite side of the road enabled to by Plan Change 50.<sup>607</sup> She agreed that a high building on the Language School site would be likely to be similar in effect to the Sofitel Hotel.<sup>608</sup> However, she considered that the western end of the hotel was something of an anomaly and should not, in her view, lead future built form along this street edge.<sup>609</sup>
725. In terms of effects on the Brecon Street steps, Ms Jones noted that the Sofitel Hotel stepped down three times from Man Street to the narrow corner with Duke Street. She referred to this as an example of the sort of built form that can be achieved through a rule that applied a rolling height plane coupled with a horizontal high plane.<sup>610</sup> In her view it was important that

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<sup>599</sup> Submission 548. This submitter owned 19 Man St and sought that height on 10 Man Street be amended to be the same as on the carpark site.

<sup>600</sup> V Jones, Reply Statement at [6.24].

<sup>601</sup> 10 Man, 10 Brecon and 14 Brecon Streets.

<sup>602</sup> V Jones, Reply Statement at [6.24].

<sup>603</sup> Ibid at [6.25(a)]

<sup>604</sup> Ibid at [6.25a].

<sup>605</sup> Ibid at [6.25b].

<sup>606</sup> Ibid.

<sup>607</sup> Ibid at [6.25c].

<sup>608</sup> Ibid.

<sup>609</sup> Ibid.

<sup>610</sup> Ibid at [6.25d].

both sides of the Brecon Street steps bear some relationship to one another.<sup>611</sup> Stepping the built form down the Brecon Street steps would result, she thought, in an appropriate outcome.<sup>612</sup>

726. Ms Jones' primary concern with the rules proposed by Mr Edmonds and Mr Williams was that the allowed height above Brecon Street at the mid-block would be some 21.55 m above the street level.<sup>613</sup> She considered that to be too high, and that it would potentially create adverse visual dominance effects over Brecon Street.<sup>614</sup> She pointed out that such an outcome did not correspond with the step in the Sofitel Hotel built form, and provided some graphics to illustrate that point<sup>615</sup>. Overall, it was Ms Jones' opinion that a consistent height plane across all three properties fronting Brecon Street as supported by Mr Edmonds and Mr Williams, would result in a building that was too low on Man Street to contribute positively to the streetscape.<sup>616</sup> Also it would be an inefficient use of 10 Man Street and would potentially be visually dominating on Brecon Street. She did not support such an approach.

727. We note that having conferred with Mr Church, Ms Jones confirmed the view that the application of Precinct 1 to the Language School site and sloping height plane rules for the site was appropriate.

728. Ms Jones did propose the option of a lower height plane over the two uppermost sites, 10 Man Street and 14 Brecon Street, to 335.1 masl, although this was not her preference.<sup>617</sup> This would provide, she said, a consistent 3 m step between each building height limit and to some extent would match the hotel on the opposite side of Brecon Street.<sup>618</sup> However, she considered 8 m would restrict the building height to two low stories which was not the most appropriate outcome.<sup>619</sup>

Our Recommendations on 30 Man Street

729. Submitter evidence challenged Ms Jones' recommendation in relation to the appropriate heights for the Language School site, but as we understood the evidence, there was no challenge in relation to 30 Man Street. We agree with and adopt Ms Jones' recommendations in regard to 30 Man Street.

Our Recommendations on the Language School Site

730. Overall, having considered the various options presented to us by Mr Williams, Mr Edmonds and Ms Jones, we have concluded that applying the Precinct 1 height rules to this site and the adjoining two on Brecon Street would provide the most appropriate outcome. While the graphics included in Ms Jones' Reply Statement show the potential for a building on 10 Man Street to loom over any building on the adjoining 14 Brecon Street, we consider the stepped height regime of permitted, restricted discretionary and non-complying would enable a satisfactory urban design outcome along this portion of Brecon Street. Finally, we see no reason to limit the development potential of 10 Man Street solely to protect private views from another commercial property.

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<sup>611</sup> *ibid* at [6.25d].

<sup>612</sup> *ibid*.

<sup>613</sup> *ibid* at [6.26].

<sup>614</sup> *ibid*.

<sup>615</sup> *ibid* at p17-18.

<sup>616</sup> *ibid* at [6.28].

<sup>617</sup> *ibid* at [6.29].

<sup>618</sup> *ibid*.

<sup>619</sup> *ibid*.

731. For these reasons, and for the reasons advanced by Ms Jones, we recommend that the relevant rule version we have set out below be adopted.

*Recommended wording of rule 12.5.9 and 12.5.10*

732. It is clear that height in the QTCZ is a key issue. These rules attracted many submissions and further submissions and much analysis in particular by Ms Jones and Mr Church.

733. We wish to thank Ms Jones and Mr Church for their input and analysis which enabled us to determine the rule wording which we consider achieves the objectives and policies and ultimately supports the zone purpose as set out earlier in this decision.

734. We recommend these rules be renumbered as Rule 12.5.8 and Rule 12.5.9, and be adopted with the wording set out in Appendix 1. This wording incorporates necessary consequential changes resulting from the revisions we have discussed above. We also recommend including as Figure 2 the Height Precinct Plan shown as Reply Figure 2 above.

**7.17. Rule 12.5.11 Noise**

735. As notified, this rule set out the standards for activities in the QTCZ regarding noise. In the PDP, the noise limits were increased slightly throughout the QTC (other than in the TCTZ). The noise rules included a newly identified TCEP where a higher level of noise was allowed in order to encourage noisier venues to locate in the most central part of town, where they would have the least effect on residential zones (within which acoustic insulation is not required).

736. The issues raised by submitters relating to noise focused on:

- a. the appropriateness of the noise levels particularly the more enabling limits relating to music, voices and loud speakers and if those new limits applied to the TCTZ;
- b. establishing the Town Centre Entertainment Precinct and its possible expansion;
- c. determining if the noise limits applied to commercial motorised water based craft was a further issue.

Town Centre Entertainment Precinct (TCEP)

737. Turning first to the issue of whether the TCEP should be established and, if so, expanded.

738. Various submitters<sup>620</sup> opposed both the TCEP concept and its rules, requesting it be deleted and the whole of the QTC be subject to lower noise standards. Imperium Group<sup>621</sup> specifically requested that all consequential amendments necessary be made to remove the TCEP from the chapter.

739. The PDP introduced changes to noise limits resulting in a range of submitters<sup>622</sup> requesting that noise limits be lowered through the town centre. They requested the reinstatement of the ODP rules or the deletion of the exclusion of sound from the sources specified in notified Rules 12.5.11.3, 12.5.11.4, 12.5.11.1 and 12.5.11.2. Consequently, the second key issue was the appropriateness of the noise limits within the proposed rules.

740. Submitters opposing the proposed noise rules contended that raising the limits would increase adverse effects on residents and visitors staying in and around the town centre, users of the gardens and detract from amenity values generally.

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<sup>620</sup> Submissions 599, 151 and FS1318), 654 (supported by FS1043 and FS1063)

<sup>621</sup> Submission 151.

<sup>622</sup> Submissions 151, 503, 506, 654, 302, 474 and 217

741. Conversely a number of submitters<sup>623</sup> either supported the proposed noise rules or requested more lenient noise limits. Primarily they sought extending the TCEP rules to a greater area of the town centre such as Steamer Wharf, the waterfront area, or in discreet cases, such as 1876 Speights Ale House, The Pig & Whistle and Brazz, and to both sides of Seale Lane. They also requested particular exemptions to the rules.
742. Reasons the submitters put forward for extending the TCEP to the above areas included the point that there were no accommodation providers in some of the locations referred to but, rather, these areas were characterised by patrons occupying outdoor areas. Submitters linked to Steamer Wharf explained the wharf was a proven hospitality destination with 11 established bars, a central management structure, a good alcohol record, and resource consents allowing open air bars to operate to 12 am with positive results. They also pointed out there were limited numbers of sensitive receivers in the vicinity and a low possibility of such activities establishing within the complex. Submitters also contended applying the TCEP to Steamers Wharf would result in consolidation of entertainment type activities resulting in minimising conflict with other users and also making enforcement and self-monitoring easier.
743. Including the Queenstown Bay waterfront, according to some submitters<sup>624</sup>, was essential to maintaining Queenstown's reputation as a premier destination. Those submitters also noted that Pog Mahones was a long-time business associated with this vibrant area and including it within the TCEP was considered appropriate.
744. Similarly with Searle Lane, submitters<sup>625</sup> made the point that this was already a busy vibrant hospitality precinct. Including it in the TCEP would ensure its ongoing development. Submitters made the point that the central location of Searle Lane worked well to insulate noise from leaving this area.
745. Other submitters<sup>626</sup> requested that the rules that apply to the TCEP, namely notified Rules 12.5.11.3 (a) and 12.5.11.4 (a), should apply throughout the whole QTCZ except the TCTSZ.
746. In considering and determining a response to these submissions, Ms Jones relied upon the expert evidence of Dr Stephen Chiles.<sup>627</sup> As well as being well-qualified, Dr Chiles recorded in his evidence that he had worked extensively on acoustic issues in the district for over a decade.<sup>628</sup> He told us his involvement in the district has been primarily with respect to disturbance or potential disturbance from various restaurants and bars at nearby residential and visitor accommodation.
747. Before evaluating the noise rules and submitter position, Dr Chiles made what we think is a very important context point: the town centre noise limits in the ODP are, according to Dr Chiles, more stringent than most other districts in New Zealand.<sup>629</sup> They do not allow for the degree of night-time entertainment enabled by both the policies and rules in the PDP. The PDP, according to Dr Chiles, would provide more lenient noise limits for night-time

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<sup>623</sup> Submissions 714, 804 (opposed by FS1318), 774, 70, 247, 587, 589, 835, 839, 777, 71, 774, 596 (opposed by FS1318), 549 (supported by FS1134, opposed by FS1318)

<sup>624</sup> Submissions 70, 71, 714 (opposed by FS1318), 774, 247, 587, 589, 835, 839, and 777.

<sup>625</sup> Submissions 549, FS1134.2 (opposed by FS1318.14)

<sup>626</sup> Submissions 250, 544 (supported by FS1134), 630 (opposed by FS1043 and FS1318)

<sup>627</sup> V Jones, Section 42A Report at [12.19].

<sup>628</sup> Dr S Chiles, EiC at [1.5].

<sup>629</sup> Ibid at [2.1a].



entertainment.<sup>630</sup> As we understood the evidence before us, we did not understand anybody to challenge Dr Chiles on these points.

748. Dr Chiles expressed the opinion that the PDP would be likely to compromise residential amenity in the QTC and to a lesser extent in nearby residential zones.<sup>631</sup> He went on to note that he was not aware of a practical alternative to avoid compromising either noisy or noise sensitive activities in the QTC.<sup>632</sup> He did express the opinion, however, that the proposed compromise of residential amenity in the town centre and nearby residential zones was reasonable and should be acceptable in these environments.
749. Dr Chiles was of the view the PDP noise limits were robust and practical. He noted that while bar and restaurant activity would be enabled to a greater extent than under the ODP, he pointed out that those activities would still need to be subject to standard noise management practices, such as limiting sound system volumes.<sup>633</sup>
750. In relation to the TCEP, Dr Chiles made the point that the purpose of the precinct was to provide for fewer restrictions on some bar and restaurant activities in an area.<sup>634</sup> He said that area had been selected to minimise effects on residential zones and to avoid conflict with existing residential and visitor accommodation in the QTC, as far as practicable.<sup>635</sup>
751. Dr Chiles explained to us that due to the distribution of visitor accommodation throughout the QTCZ there were some effects that could not be avoided. This circumstance was aptly demonstrated by the Eichardt's Private Hotel (Eichardt's), given that its location at 2 Marine Parade was immediately adjacent to the proposed TCEP. Dr Chiles noted that the nearest parts of Eichardt's facing the TCEP were occupied by retail units on the ground floor.<sup>636</sup> These units were not considered noise sensitive because of the nature of activities performed in them and, more importantly, because they were unlikely to be occupied at night.<sup>637</sup>
752. Dr Chiles noted the first floor hotel spaces appeared to have sound insulating glazing and in any event they were currently exposed to sound from people in the Mall at night.<sup>638</sup> He observed that, based on his past experience, night-time noise from people in the Mall would often generate sound levels similar to or higher than those permitted by the PDP noise limits.<sup>639</sup> Finally, he noted that because Eichardt's was not in the entertainment precinct itself, the more stringent noise limits in notified Rules 12.5.11.3 (b) and 12.5.11.4 (b) would apply to any sound within the TCEP received at Eichardt's.<sup>640</sup>
753. He also made the point that the precinct would serve as a guide for future developments in the QTC as the most appropriate location for both noisy and noise sensitive activities.<sup>641</sup> We understood this to mean that the existence of the precinct would encourage noisier activities to locate within it and it would discourage the location of noise sensitive activities.

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630 Ibid.

631 Ibid.

632 Ibid.

633 Ibid at [2.1b].

634 Ibid at [2.1c].

635 Ibid.

636 Ibid at [10.2].

637 Ibid.

638 Ibid.

639 Ibid.

640 Ibid.

641 Ibid.

754. As to extending the TCEP to other areas in the QTC, Dr Chiles was clear that to do so would give rise to additional adverse effects.<sup>642</sup> Consequently, he did not support an extension of the TCEP. In respect of those submitters who sought deletion of the precinct, he responded that he considered the TCEP would serve a useful function that, based on his experience, would not be provided by assessing individual bars on a case by case basis as currently occurred under the ODP.<sup>643</sup>
755. Having particular regard to Dr Chiles' evidence, particularly the noise contours attached as Appendix C, we are satisfied that the effects on residential amenity as modelled of including Steamer Wharf and/or the Brazz precinct of bars and/or the whole of the QTC would be unacceptable in terms of noise effects.
756. Having carefully considered Dr Chiles' evidence, including his previous reports, we agree with Ms Jones that the location and extent of the proposed TCEP is the most appropriate response to the potential conflicts between bars and restaurants on one hand, and residential and visitor accommodation uses on the other, in and around the QTC. We have paid particular attention to the noise contours in Dr Chiles' evidence, comparing the three sets of noise contours in what he describes as his "*First 2014 letter*".<sup>644</sup> We conclude that the contours provide compelling evidence that the proposed location of the TCEP is appropriate.
757. In respect of expanding the TCEP to both sides of Searle Lane, we accept, based on Dr Chiles' evidence, that this may not result in a significant increase in the noise received within the residential zone. We do, however, agree that to expand the TCEP would exacerbate noise effects on Nomads Backpackers and cause sleep disturbance to a large number of people.
758. We have considered the solution of retrofitting this backpacker's facility with noise insulation, but we do not consider the benefits of expanding the TCEP outweigh imposing costs on the backpacker's operator. In any event, the Council cannot compel noise insulation. It follows that we do not recommend extending the TCEP to include Pog Mahones Irish pub, or extending the TCEP as requested by the Good Group, to all of the QTC excluding the TCTSZ.
759. Also we do not support extending the TCEP to include the Pig and Whistle and historic courthouse buildings nor extending the precinct more broadly around the village green to Stanley Street. Having close regard to Dr Chiles' contours in the "*Second 2014 Letter*" and comparing them with scenario 2 in the "*First 2014 Letter*", confirms that, to extend the TCEP in the manner submitters sought, would result in sound levels that would generally be unacceptable, particularly at the interface with the residential zone around Henry Street and Melbourne Street.

#### Appropriateness of Noise levels

760. As notified the Noise rules provide for noise levels at differing times of the day and night for activities located within the TCZ and the TCTZ. Exceptions to these noise limits were provided for in subsequent rules. Before turning to the exceptions, if noise levels were not complied with by an activity then the status of that activity would become non complying.
761. The exceptions were more permissive enabling higher sound from music, voices and from loudspeakers within any site in the TCEP.

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<sup>642</sup> Ibid at [2.1d].

<sup>643</sup> Ibid.

<sup>644</sup> Ibid at [1.10e].

762. Construction noise and outdoor public events pursuant to Chapter 36 were dealt with differently. As originally notified, the rules did not deal with or were unclear in terms of application to commercial motorised craft operating within the QTCWSZ.
763. Some submitters<sup>645</sup> wished to see the notified rules reduce allowable noise, and deletion of the exclusion of sound from the sources specified in notified Rules 12.5.11.1 to 12.5.11.4. Reasons for opposing the proposed noise rules included the contention that raising limits would increase adverse effects on residents and visitors staying in and around the QTC and amenity values generally.
764. Other submitters<sup>646</sup> requested the noise allowed within the TCEP apply throughout the QTC. Some expressed concern as to whether or not the increases would be sufficient to provide for night-time entertainment<sup>647</sup>.
765. Those seeking noise reductions included Mr James Cavanagh<sup>648</sup> for Imperium Group<sup>649</sup>. He described the impact of existing noise on both The Spire and Eichardt Hotels. He noted both hotels prided themselves on the ability to give guests a luxurious stay without interruption or disturbance.<sup>650</sup> He detailed instances of a number of complaints from guests regarding noise, from sources such as taking kegs out and or moving outside furniture.
766. However, as Ms Jones pointed out, the noise limits in the PDP in that regard would be the same as the ODP so there would be no change.<sup>651</sup> Also, we observe that, while the PDP does propose more permissive noise limits as usefully described in the evidence of Dr Chiles, this would not promote people shouting or loud music with open doors and windows. Furthermore, sound from patrons on public streets is not directly controlled by either noise rules in the ODP or the PDP. However, we do not doubt either the accuracy or the genuineness of Mr Cavanagh's concerns, particularly in relation to enforcement of the noise rules.
767. In legal submissions for the Imperium Group, Ms Macdonald repeated Imperium's original submission that:<sup>652</sup>
- a. there was no "justifiable resource management reason for providing separate and increased noise limits" for the TCEP;
  - b. making provision for higher noise limits in the TCEP would result in significant adverse effects on properties within the TCEP and in its vicinity;
  - c. there was no justification for those notified rules which would allow noise to spill over into areas outside the TCEP in a manner that would depart from standard noise provisions; and
  - d. insufficient consideration had been given to alternatives.
768. Essentially reverting to the status quo as per the ODP was sought.<sup>653</sup> Ms Macdonald submitted that the adverse effects generated by the higher noise levels were significant and that they

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<sup>645</sup> Submissions 151, 503, 506, 654, FS1063, FS1318, 302, FS1043, 474, 217.

<sup>646</sup> Submissions 544, FS1134, 630, 250 (opposed by FS1043 and FS1313).

<sup>647</sup> Submission 630

<sup>648</sup> J Cavanagh, EiC at [3.1 to 3.13]

<sup>649</sup> Submission 151

<sup>650</sup> J Cavanagh, EiC at section 3.

<sup>651</sup> V Jones, Reply Statement at [11.1].

<sup>652</sup> Legal Submissions of Ms Macdonald at [1a].

<sup>653</sup> Ibid at [21].

had not been adequately assessed or addressed in proposed Chapter 12, Dr Chiles' evidence or Ms Jones' Section 42A Report.

769. As much as Mr Cavanagh's evidence presented concerns, we do have to consider what both Dr Chiles and Ms Jones told us about the existing noise environment.
770. In particular, as Ms Jones recorded<sup>654</sup>, in practice the rules would allow activity and noise levels of a very similar nature to what in fact has actually been able to occur regularly through non-complying resource consents over the years. We understood Dr Chiles to confirm the same point. Returning to the status quo would not appropriately deal with this circumstance. We think it more appropriate that the PDP recognise and provide for the current noise environment in a manner which both recognises that existing noise environment and provides appropriate levels of protection for noise sensitive activities. We are satisfied that the TCEP and the noise levels within the notified rules would achieve that difficult balance. We also agree with Dr Chiles that, given the current noise environment, there are very few practical alternatives available.<sup>655</sup>
771. Dr Chiles and Ms Jones pointed to the history of resource consent applications which sought to exceed the noise limits.<sup>656</sup> This demonstrated to us those ODP plan provisions did not adequately provide for or meet the community's demand for those activities in the QTC. As well, noise assessment and controls in relation to those resource consents could be costly, inefficient and potentially ineffective.
772. It seemed to us that Dr Chiles explicitly recognised the shortcomings in this consenting approach in supporting the PDP noise rules. As we note below, he also explicitly recognised the important shift in noise-related policies because that shift would recognise the effects of the current noise environment on residential amenity and visitor accommodation is largely unavoidable. This effect on residential amenity would be specifically recognised in recommended Policies 12.2.1.4 and 12.2.3.4.
773. We do accept that notified Rules 12.5.12 and 12.5.13 would not relate to the existing critical listening areas. However, those notified rules would at least address this circumstance for a new noise sensitive activity wishing to locate either within or nearby the TCEP. We see that as an improvement.
774. Also, in our view notified Rules 12.5.11.1 to 12.5.11.5 would give effect to recommended Policies 12.2.1.3, 12.2.1.4, 12.2.3.3 and 12.2.3.4. All of these policies seek to enable bar and restaurant activity in the QTC at the expense of compromised residential amenity in the QTC, while minimising effects on nearby residential zones.
775. In respect of notified Rule 12.5.11.5, Evan Jenkins<sup>657</sup> sought to have all outside loudspeakers banned on the basis that the noise from them could not be contained, they infected public space and disturbed customers of other establishments. The Queenstown Chamber of Commerce<sup>658</sup> sought confirmation that the noise limits in the PDP were consistent with other resort towns. Dr Chiles confirmed the noise limits in the PDP as notified were consistent with

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<sup>654</sup> V Jones, Section 42A Report at paragraph 12.57

<sup>655</sup> Dr S Chiles, EiC at[2(1)a].

<sup>656</sup> Ibid at [3.2], Section 42A Report of Ms Jones at [12.61].

<sup>657</sup> Submission 474

<sup>658</sup> Submission 774

other towns seeking to enable night entertainment.<sup>659</sup> He did note, however, that in the QTC outside of the TCEP, the PDP noise limits would remain relatively stringent for some restaurants and bars and would, in his opinion, still constrain activity at night.<sup>660</sup>

776. Peter Fleming<sup>661</sup> submitted that notified Rule 12.5.11 was unworkable. Dr Chiles disagreed. In his view, the rules were consistent with the approach of other towns and the noise limits are measured and assessed against relevant New Zealand Standards.<sup>662</sup>
777. Dr Chiles also responded that it would explicitly address several issues in making the application of the noise limits more practical, particularly in the light of experience with the ODP.<sup>663</sup> For example, the outdoor loudspeaker noise limit in notified Rule 12.5.11.4 would provide a simple practical control that could be readily verified by measurements on site at the same time as there being people in the vicinity. We were satisfied by Dr Chiles' evidence on this point.
778. Dr Chiles identified a drafting issue with notified Rule 12.5.11 in that it did not give effect to the structure of noise limits as originally intended.<sup>664</sup> The intention was for these rules not to apply within the TCTSZ so that a buffer was created between activities with more lenient noise limits and surrounding residential zones. Relying on several submissions<sup>665</sup>, Ms Jones recommended amendments to give effect to the original intention of the rules. We agree and recommend those changes.
779. While on the point of amendments, Ms Jones pointed out that notified Rules 12.5.11.3 and 12.5.11.4 potentially conflicted with Rule 36.3.2.9 in Chapter 36 (Noise). She explained that those rules do not require noise from music or voices to meet residential noise levels on the boundary of that zone, yet reply Rule 36.3.2.9 provided otherwise.<sup>666</sup>
780. Ms Jones recommended amending the notified purpose within Chapter 36 at 36.1 and amending reply Rule 36.3.2.9 to deal with this potential conflict.<sup>667</sup> Some of the changes to Section 36.1 were promoted as non-substantive and we agree with both the amendment and the basis of that amendment.
781. Ms Jones identified the submissions<sup>668</sup> relied on to provide scope for her recommended changes to the notified Section 36.1 and also to Rule 36.3.2.9.<sup>669</sup> We agree with her changes and recommend to the Stream 5 Hearing Panel that those amendments be made. We have included those changes within our Appendix 8.

#### Noise from Commercial Motorised Craft

782. Real Journeys<sup>670</sup> sought that vessels carrying out navigational procedures be exempt from notified Rule 12.5.11, making such noise permitted. This submission identified for Ms Jones

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<sup>659</sup> Dr S Chiles, EIC at [4.1].

<sup>660</sup> Ibid.

<sup>661</sup> Submission 599

<sup>662</sup> Dr S Chiles, EIC at [4.3].

<sup>663</sup> Ibid at [4.4].

<sup>664</sup> Ibid at [4.5].

<sup>665</sup> Submissions 151, 503, 506, 654, 302, 217

<sup>666</sup> V Jones, Section 42A Report at [12.55].

<sup>667</sup> Ibid.

<sup>668</sup> Submissions 151, 503, 506, 654, 302, 474, 217.

<sup>669</sup> V Jones, Section 42A Report at [12.52].

<sup>670</sup> Submission 621

an inconsistency between the rules relating to vessels within the WSZ and Chapter 12.<sup>671</sup> Dr Chiles agreed.<sup>672</sup>

783. Ms Jones pointed out that Chapter 36 proposed a specific noise limit for commercial motorised craft on the lake.<sup>673</sup> It also proposed exempting craft from other zone noise limits, whereas such craft operating in the WSZ would be subject to the general QTC noise limits of Chapter 12.

784. Dr Chiles preferred the limits and methodology contained in Chapter 36 over those contained in Chapter 12.<sup>674</sup> Ms Jones recommended that notified Rule 12.5.11 be amended by adding a further provision exempting water and motor-related noise from commercial motorised craft within the QTZ WSZ from meeting the limits set out in Rules 12.5.11.1 and 12.5.11.2.<sup>675</sup> This would have the effect of such noise being subject to (reply version) Rule 36.5.14. Further Purpose 36.1 and Rule 36.3.2.9 would need minor amendment to clarify this point. We agree and so recommend to the Stream 5 Hearing Panel. The changes we recommend to Chapter 36 are set out in Appendix 8.

Our Recommendations

785. In our view the noise levels within the notified rules based on the expert evidence of Dr Chiles and the opinion of Ms Jones are appropriate as they largely reflect the existing noise environment. The notified rules support the zone purpose and policy framework.

786. We consider the TCEP is also appropriate and extension or modification to allow application of it to additional areas is not warrant

787. We also consider clarifying the appropriate noise rule that applies to commercial motorised craft operating within the QTCWS is appropriate.

788. Accordingly, we recommend Rule 12.5.10 (notified Rule 12.5.11) be as set out below, with our amendments shown as strikethrough and underlined.

12.5.110	<p><b>Noise</b></p> <p>10.1.2.1 <i>Sound* from activities in the Town Centre Zone and Town Centre Transition Sub-Zone (excluding sound from the sources specified in rules 12.5.11.3 to 12.5.11.5 below) shall not exceed the following noise limits at any point within <b>any other site in these zones</b>:</i></p> <p style="margin-left: 40px;">a. daytime (0800 to 2200 hrs) <b>60 dB</b> L<sub>Aeq</sub>(15 min)</p> <p style="margin-left: 40px;">b. night-time (2200 to 0800 hrs) <b>50 dB</b> L<sub>Aeq</sub>(15 min)</p>	NC
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<sup>671</sup> V Jones, Section 42A Report at [12.54].

<sup>672</sup> Dr S Chiles, EiC at [8.3].

<sup>673</sup> V Jones, Section 42A Report at [12.55].

<sup>674</sup> Dr S Chiles, EiC at [8.3].

<sup>675</sup> V Jones, Section 42A Report at [12.55].

	<p>c. night-time (2200 to 0800 hrs) <b>75 dB L<sub>A</sub>F<sub>max</sub></b></p> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008</p>	
10.1.2.2	<p><i>Sound from activities in the Town Centre Zone and Town Centre Transition Sub-Zone (excluding sound from the sources specified in rules 12.5.11.3 and 12.5.11.4 below) which is received in <b>another zone</b> shall comply with the noise limits set for the zone the sound is received in:-</i></p>	
10.1.2.3	<p><i>Within the Town Centre Zone <del>only</del> <u>excluding the Town Centre Transition Sub-Zone</u>, sound* <b>from music</b> shall not exceed the following limits:</i></p> <p>a. 60 dB LAeq(5 min) at any point within any other site in the Entertainment Precinct; and</p> <p>b. At any point within any other site outside the Entertainment Precinct.</p> <p>i. daytime (0800 to 0100 hrs) <b>55 dB L<sub>A</sub>eq(5 min)</b></p> <p>ii. Late night (0100 to 0800 hrs) <b>50 dB L<sub>A</sub>eq(5 min)</b></p> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, and excluding any special audible characteristics and duration adjustments.</p>	
10.1.2.4	<p><i>Within the Town Centre Zone <del>only</del> <u>excluding the Town Centre Transition Sub-Zone</u>, sound* <b>from voices</b> shall not exceed the following limits:</i></p> <p>a. 65 dB LAeq(15 min) at any point within any other site in the Entertainment Precinct; and</p> <p>b. At any point within any other site outside the Entertainment Precinct.</p> <p>i. daytime (0800 to 0100 hrs) <b>60 dB L<sub>A</sub>eq(15 min)</b></p> <p>ii. Late night (0100 to 0800 hrs) <b>50 dB L<sub>A</sub>eq(15 min)</b></p> <p>*measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008.</p>	

	<p>10.1.2.5 <i>Within the Town Centre Zone <del>only</del> excluding the Town Centre Transition Sub-Zone,, sound* <b>from any loudspeaker</b> outside a building shall not exceed <b>75 dB L<sub>Aeq(5 min)</sub></b> measured at 0.6 metres from the loudspeaker.</i></p> <p>* measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008, excluding any special audible characteristics and duration adjustments.</p> <p><u>Exemptions from Rule 12.5.11:</u></p> <p>The noise limits in 12.5.11.1 and 12.5.11.2 shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999;- The noise limits in 12.5.11.1 to 12.5.11.5 shall not apply to outdoor public events pursuant to Chapter 35 of the District Plan;-</p> <p><u>The noise limits in 12.5.11.1 and 12.5.11.2 shall not apply to motor/ water noise from commercial motorised craft within the Queenstown Town Centre Waterfront Sub-Zone which is, instead, subject to Rule 36.5.13.</u></p>	
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7.18. **Rule 12.5.12 Acoustic insulation, other than in the Entertainment Precinct and Rule 12.5.13 Acoustic insulation within the Entertainment Precinct.**

789. Two submitters<sup>676</sup> supported the new provisions for insulation and mechanical ventilation. Other submitters,<sup>677</sup> primarily as a consequence of overarching relief, requested the deletion of notified Rule 12.5.13 which required insulation and ventilation in the TCEP. Other submitters<sup>678</sup>, as a consequence of requesting that the TCEP be extended, requested that the rule be amended to apply to those additional areas.

790. Dr Chiles explained that these rules would require both mechanical ventilation/cooling and enhanced sound insulation of facades.<sup>679</sup> To meet the facade sound insulation requirements both inside and outside the TCEP, glazing would generally need to be a high performance secondary or triple glazed system with a large cavity of approximately 100 mm between panes of glass. He said that could be achieved by installing a second window inside the main window.<sup>680</sup>

791. Dr Chiles referred us to section 5 of the 2011 report that explained the need for the sound insulation to result in internal sound levels that should provide reasonable protection from

<sup>676</sup> Submissions 217 and 774

<sup>677</sup> Submissions 302 and 151

<sup>678</sup> Submissions 714 and 774

<sup>679</sup> Dr S Chiles, EIC at [9.1].

<sup>680</sup> Ibid



sleep disturbance. He was clear in his view<sup>681</sup> that the acoustic treatment required by these rules was essential to give effect to notified Policies 12.2.1.3, 12.2.1.4, 12.2.3.3 and 12.2.3.4.

792. It was Dr Chiles' view that, even if the noise limits were not being increased within the PDP, it would still be appropriate to include an acoustic treatment requirement.<sup>682</sup> This reinforced for us the point about the already existing noisy environment.
793. Ms Jones recommended that it was essential that all new critical listening areas wishing to establish in the TCEP be required to be insulated to the standard required by these rules.<sup>683</sup> It was her understanding that the costs associated with achieving the necessary insulation would not be significant in the context of a new commercial building.
794. However, she acknowledged these rules could deter some owners from developing residential and visitor accommodation within this relatively small area and instead developing upper stories for office, light manufacturing secondary retail or some other use.<sup>684</sup>
795. Ms Jones did not see this as an adverse outcome. Rather, she considered this was simply internalising the environmental and economic cost of establishing residential development within the TCEP and as such would very likely result in efficient land use in the long-term.<sup>685</sup>
796. Also, Ms Jones noted that, for those where cost does not present a financial barrier to developing residential and visitor accommodation, then these provisions would enable the development in a manner that should not result in adverse effects on health and well-being.<sup>686</sup>
797. Finally, Ms Jones reminded us that removal of this requirement would not enable the achievement of notified Objective 12.2.3, as it would not result in a reasonable level of residential amenity for those seeking to reside in the TCEP.<sup>687</sup>
798. We accept the opinions and the reasons for them as advanced by both Dr Chiles and Ms Jones in relation to acoustic installation and ventilation and we recommend inclusion of those rules as we have set out below. We think the rules advanced are realistic given the existing noise environment. We also consider these rules are appropriate and are to be preferred having considered the alternatives promoted within submissions.
799. We show our recommended wording as underlined or strikethrough, including renumbering to Rule 12.5.11 and 12.5.12 (notified Rules 12.5.12 and 12.5.13) as follows:

<p><del>12.5.12</del> <u>12.5.11</u></p>	<p><b>Acoustic insulation, other than in the Entertainment Precinct</b></p> <p><u>Where any new building is erected or a building is modified to accommodate a new activity:</u></p>	<p>RD*</p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>the noise levels that will be received within the critical listening environments, with</u></p>
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<sup>681</sup> Ibid at [9.2].

<sup>682</sup> Ibid

<sup>683</sup> V Jones, Section 42A Report at [12.67].

<sup>684</sup> Ibid.

<sup>685</sup> Ibid.

<sup>686</sup> Ibid.

<sup>687</sup> Ibid.

	<p>12.5.121.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36;</p> <p>12.5. 121.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB <math>R_w+C_{tr}</math> determined in accordance with ISO 10140 and ISO 717-1.</p> <p>*Discretion is restricted to consideration of all of the following:</p> <ul style="list-style-type: none"> <li>● the noise levels that will be received within the critical listening environments, with consideration including the nature and scale of the residential or visitor accommodation activity;</li> <li>● the extent of insulation proposed; and</li> <li>● whether covenants exist or are being volunteered which limit noise emissions on adjacent sites such that such noise insulation will not be necessary.</li> </ul>	<p><u>consideration including the nature and scale of the residential or visitor accommodation activity;</u></p> <p>b. <u>the extent of insulation proposed; and</u></p> <p>c. <u>whether covenants exist or are being volunteered which limit noise emissions on adjacent sites such that such noise insulation will not be necessary.</u></p>
<p><del>12.5.13</del> <u>12.5.12</u></p>	<p><b>Acoustic insulation within the Entertainment Precinct</b></p> <p><u>Where any new building is erected or a building is modified to accommodate a new activity:</u></p> <p>12.5. 132.1 A mechanical ventilation system shall be installed for all critical listening environments in accordance with Table 5 in Chapter 36;.</p> <p>12.5. 132.2 All elements of the façade of any critical listening environment shall have an airborne sound insulation of at least 40 dB <math>R_w+C_{tr}</math> determined in accordance with ISO 10140 and ISO 717-1.</p>	<p>NC</p>

7.19. Rule 12.5.14 Glare

800. This Rule, as notified, raised two issues. The first was in relation to limiting effects of glare on the night sky. The reporting officers had recommended deletion of the words “*and so as to limit the effects on the night sky*” because those words were uncertain and would make the standard *ultra vires*. However, they stated, simply excising the words in the phrase would make the standard *intra vires*.

801. During the hearing we asked Mr Winchester to consider whether there was scope within submissions to delete that phrase within any submissions received. In particular, the

submissions of Grant Bisset<sup>688</sup> and Ros and Dennis Hughes<sup>689</sup> (Hughes). Ms Scott, in the Legal Submission in Reply, submitted that those submissions did not provide scope to delete the phrase, but they did provide scope to make the zone provisions more measurable and specific.<sup>690</sup>

802. Mr Bisset's submission stated that the night sky was a valuable resource and the ability to clearly view it was an amenity value of the district. The submission also supported the provisions controlling the effects of lighting<sup>691</sup> and stated that "*a greater level of direction is required*" to achieve this.
803. Ms Scott explained that the Hughes similarly submitted that the PDP did not adequately recognise the significance of the night sky, and sought that it be given greater prominence and recognition in the PDP.<sup>692</sup>
804. We agree that a consistent approach in the Plan should be taken to this phrase.
805. It is apparent that we have two alternatives. Relying upon Ms Scott's analysis that submissions do provide scope to make the provisions more measurable and specific, we could amend the relevant words in Rule 12.5.13.1 to read "*directed downward ... so as to limit effects on views of the night sky*". We think that wording is more certain.
806. The other alternative is to delete the words altogether. Doing so would conclusively address the problem but would leave a vacuum and the rule would not support Policy 12.2.3.6, which is directed at promoting lighting design that mitigates adverse effects on views of the night sky.
807. We prefer amending the wording because we think in this way the rule is made clearer and supports Policy 12.2.3.6. We have carried this recommendation through into our Appendix 1 and set it out below and we have applied this approach to this glare rule in all Stream 8 Chapters.
808. The other issue related to notified Rule 12.5.14.4. This related to reflectance and exterior materials. Several submitters<sup>693</sup> opposed this rule and sought that it be deleted. Considering this issue, Ms Jones was of the view that this notified rule was not the most appropriate way of achieving the objectives.<sup>694</sup> She noted that the QTC was a relatively shady part of the district and consequently glare was not a significant issue.<sup>695</sup> She also considered that there were no landscape values that needed to be considered and, in her view, allowing a range of colours and materials would add vibrancy and diversity to highly urbanised areas.<sup>696</sup>

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<sup>688</sup> Submission 568.

<sup>689</sup> Submission 340.

<sup>690</sup> Legal Submissions in Reply of Ms Scott at [3.5].

<sup>691</sup> in Chapters 6 (Landscape) and 21 (Rural Zone).

<sup>692</sup> Legal Submissions in Reply of Ms Scott at [3.4].

<sup>693</sup> Submissions 398 (opposed by FS1274), 606 (opposed by FS1063) 609 (opposed by FS1063), 614 (supported by FS1200), 616, 617.

<sup>694</sup> V Jones, Section 42A Report at [13.36].

<sup>695</sup> Ibid.

<sup>696</sup> Ibid.

809. Also, in so far as it was necessary, Ms Jones considered Rule 12.4.6.1 provided the Council with control over colour where necessary.<sup>697</sup> In addition, the guidelines for the SCA considered reflective colours such as cream to be appropriate from a character perspective, which she said, could be in direct conflict with the rule. Finally, she was of the view that there were no objectives or policies that supported this particular glare rule.<sup>698</sup>
810. Ms Jones' recommendation was to remove Rule 12.5.14.4, but to retain the objectives, policies and guidelines as notified in respect of this matter.
811. For all of the reasons she advanced we recommend deletion of Rule 12.5.14.4 and recommend the Council accept the submissions seeking to delete Rule 12.5.14.4 and reject those further submissions in opposition.
812. Real Journeys Limited<sup>699</sup> requested that this rule be amended to include a standard limiting glare from the Queenstown Bay foreshore so as to avoid interference with the navigational safety of vessels. Ms Black produced evidence and photographs showing light spill over the Queenstown Bay foreshore area in calm water conditions. Ms Jones did not respond to this evidence in her reply.
813. In our view the evidence produced by Ms Black detailed an existing circumstance. It is not possible by amendment to the plan to remedy those existing navigation challenges. While Ms Black did promote additional wording<sup>700</sup>, we do not think that wording is required because the rule as we are recommending it be amended, would require that lighting be directed away from public places. The Queenstown Bay foreshore area is a public place. In that way then, while not specifically addressing the safe operation and navigation of the TSS Earnslaw, the issue of light spill effecting the TSS Earnslaw, would be partially addressed in an indirect way. In any event, perhaps this issue is best dealt with in the transport chapter. We do not recommend any change and recommend rejection of Submission 621.
814. Our recommended wording of Rule 12.5.13 is as follows:

12.5. <del>14</del> 13	<p><b>Glare</b></p> <p>12.5.<del>14</del>13.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places and downward so as to limit effects on views of the night sky.</p> <p>12.5.<del>14</del>13.2 No activity in this zone shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any property within the zone, measured at any point inside the boundary of any adjoining property.</p> <p>12.5.<del>14</del>13.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining</p>	NC
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<sup>697</sup> Ibid at [13.37].

<sup>698</sup> Ibid.

<sup>699</sup> Submission 621

<sup>700</sup> Suggested wording included in Submission #621 at p 14. "Light from any activity shall not be directed out over the water in Queenstown Bay in such a way that interferes with the safe operation and navigation of the "TSS Earnslaw"."

	<p>property which is zoned High Density Residential measured at any point more than 2m inside the boundary of the adjoining property.</p> <p><del>12.5.14.4 External building materials shall either:</del></p> <p style="padding-left: 40px;"><del>a. Be coated in colours which have a reflectance value of between 0 and 36%; or</del></p> <p style="padding-left: 40px;"><del>b. Consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper;</del></p> <p><del>Except that:</del>  Architectural features, including doors and window frames, may be any colour; and roof colours shall have a reflectance value of between 0 and 20%.</p>	
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**7.20. Rule 12.6 Rules - Non-Notification of Applications**

815. This section provided for applications for controlled activities to proceed without any written consents and on a non-notified basis. It also provided for certain restricted discretionary activities to proceed on the same basis, and for certain restricted discretionary activities to require limited notification.

816. NZTA<sup>701</sup> requested that Rule 12.6.1 be amended to read:

*“Applications for Controlled activities shall not require the written consent of other persons and shall be notified or limited-notified except for 12.6.1.1 visitor accommodation adjacent to the State highway where the road controlling authority shall be deemed an affected party”*

817. Regarding the request that NZTA be notified of all visitor accommodation on state highways, Ms Jones was of the view that while it was inappropriate to deem NZTA an affected party in all instances, it was appropriate to remove from the non-notification clause, instances where visitor accommodation proposed access onto the state highway; thus enabling the Council to determine if NZTA was affected on a case by case basis, even in the absence of special circumstances.<sup>702</sup>

818. Ms Jones considered this was an appropriate exemption given the existing traffic congestion levels in the town centre, including on those portions of the state highway that are located within the zone and the traffic generation/disruption that can result from visitor accommodation.<sup>703</sup>

819. The only issue with this rule was that it contained a deeming provision that would exempt the road controlling authority from rules precluding notification or limited notification. We raised this issue through questions during the course of the hearing.

820. Ms Scott, in her Reply Submissions, agreed that section 77D does not allow a local authority to make a rule constraining, nor provide an exemption from, non-notification for particular parties.<sup>704</sup> However, she noted Ms Jones had recommended amending Rule 12.6.1.1 so that the exemption would be framed in terms of vehicle access and egress on to a state highway.

<sup>701</sup> Submission 719

<sup>702</sup> V Jones, Section 42A Report at [18.5e].

<sup>703</sup> Ibid.

<sup>704</sup> Legal Submissions in Reply of Ms Scott at [3.10].

She submitted that this would be *intra vires* because it specified an activity rather than a party.<sup>705</sup> With the addition of the word vehicle, he said, this recommendation would be consistent with what was recommended in the Reply version of the rule.<sup>706</sup>

821. We agree and recommend the change to renumbered Rule 12.6.1.1 as we have set out below.
822. Foodstuffs<sup>707</sup> supported notified Rule 12.6.2, stating that removing the need to affected party approvals and notification for new buildings in the QTCZ would streamline decision-making process, minimise consenting risk and reduce processing costs/delays.
823. Christine Byrch<sup>708</sup> sought that Rule 12.6.2.2 be amended to reflect that a breach of the building coverage rule in relation to large developments in the TCTSZ, and comprehensive development of sites 1800m<sup>2</sup> or more, should be notified.
824. Kopuwai Investments Limited<sup>709</sup> sought that Rule 12.6.2 be amended to also list licenced premises and the sale and supply of alcohol within the Steamer Wharf entertainment precinct as being non-notified.
825. In response to those submissions, Ms Jones supported the non-notification clause for new buildings on the basis that it provided greater efficiencies and certainty in respect of timeframes and costs, and provided an appropriate counterbalance to the fact the activity status has changed from controlled in the ODP to restricted discretionary in the PDP.<sup>710</sup>
826. Further, Ms Jones stated that, as a consequence of changing the status of licenced premises after 11:00pm (6:00pm) to controlled, such applications would not be notified unless special circumstances existed, pursuant to Rule 12.6.1.<sup>711</sup>
827. Ms Jones concluded, and we agree, that it is inappropriate and unnecessary to have a rule stating that certain activities will always be publicly notified<sup>712</sup> (as requested in respect of developments that breach the building coverage rule or subject to limited notification).
828. In respect of whether a breach in building coverage should be non-notified by default, on the basis of efficiency and certainty and in order to be consistent with the approach taken for the Plan Change 50 area, Ms Jones was of the view that the clause regarding non-notification for such breaches should be retained.<sup>713</sup> We agree with her.
829. The final change we recommend is a clarification change by including the word height before Precinct 1 and Precinct 1A as it appears in standard 12.6.3.1.
830. Our recommended wording for rule 12.6 is:

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<sup>705</sup> Ibid at [3.11].

<sup>706</sup> Ibid at [3.11].

<sup>707</sup> Submissions 650 and 673

<sup>708</sup> Submission 243, opposed by FS1224

<sup>709</sup> Submission 714

<sup>710</sup> V Jones, Section 42A Report at [18.5a].

<sup>711</sup> Ibid at [18.5b].

<sup>712</sup> Ibid at [18.5c].

<sup>713</sup> Ibid at [18.5d].

- “12.6.1 Applications for Controlled activities shall not require the written approval of other persons and shall not be notified or limited-notified, except:  
12.6.1.1 Where visitor accommodation includes a proposal for vehicle access directly onto a State Highway.*
- 12.6.2 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified:*
- 12.6.2.1 Buildings.*
- 12.6.2.2 Building coverage in the Town Centre Transition Sub-Zone and comprehensive developments.*
- 12.6.2.3 Waste and recycling storage space.*
- 12.6.3 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:*
- 12.6.3.1 Discretionary building height in Height Precinct 1 and Height Precinct 1(A).”*

#### **7.21. Further Recommendations of the Panel**

831. We have included this section in order to identify matters that we think warrant consideration but are out of scope.
832. Ms Jones considered possible amendments to provisions that would be desirable, either from an effectiveness and efficiency point of view or in order to achieve consistency between the QTCZ and other zones.
833. In particular, Ms Jones referred to Dr Chiles’ view in the Residential hearing<sup>714</sup> that he did not support the use of no complaints covenants as a tool for managing noise issues as they did not, in his view, address the noise effects other than potentially providing some forewarning for people purchasing a property. While there were no submissions in relation to this matter, it was Ms Jones’ preference, based on Dr Chiles’ view, and in respect of her own experience with such covenants, that this matter of discretion within renumbered Rule 12.5.11.2 be removed. We agree.
834. We recommend the Council consider a variation to make such a change.
835. We recommend the Council review Rule 12.5.1 where the rule drafting confuses activities and standards in such a way as to make avoidance of the intent of the rule a probable outcome. We have explained this in detail above in Section 8.1 under the heading Minor Amendments.

#### **7.22. Recommendation to Stream 10 Hearings Panel**

836. There are three definitions recommended for inclusion in Chapter 2. These are:
- a. Comprehensive development;
  - b. Landmark building;
  - c. Sense of place.

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<sup>714</sup> 10 October 2016

837. These definitions and our reasoning for including them in the PDP are set out in Section 6 above. We have listed the recommended definitions in Appendix 8.
838. We recommend that the Stream 10 Hearings Panel:
- Include the recommended definitions as set out in Appendix 8 in Chapter 2 for the reasons we have provided in Section 6 above; and
  - Recommend that the relevant submissions be accepted, accepted in part, or rejected as set out in Appendix 9.

#### 7.23. Recommendation to Stream 5 Hearings Panel

839. As noted earlier, Ms Jones identified a conflict between Rules 12.5.11.3 and 12.5.11.4 and Rule 36.3.2.9. She explained that Rules 12.5.11.3 and 12.5.11.4 did not require noise from music or voices to meet residential noise levels on the boundary of that zone, yet reply Rule 36.3.2.9 stated that:

*The noise standards in this chapter still apply to noise generated within the Town Centre zones but received in other zones.*

840. In order to amend this inconsistency, Ms Jones recommended amending the notified purpose within Chapter 36 at 36.1 and amending reply Rule 36.3.2.9.<sup>715</sup> Some of the changes to purpose at 36.1 were promoted as non-substantive and we agree with both the amendment and the basis of that amendment.
841. Ms Jones identified the submissions<sup>716</sup> relied on to provide scope for her recommended changes to the notified Section 36.1 and also to Rule 36.3.2.9.<sup>717</sup> We agree with her changes and recommend to the Stream 5 Hearing Panel that those amendments be made. We have included those changes within our Appendix 8.
842. Consequently, with regard to the Zone Purpose in Section 36.1 and reply Rule 36.3.2.9 as discussed above, we recommend that the Stream 5 Hearings Panel
- Accept the recommended provisions as set out in Appendix 8 and
  - The submissions be accepted, accepted in part, or rejected as set out in Appendix 9.

## 8. CONCLUSION

843. For the reasons advanced through this part of the report, we conclude that the recommended amendments support the zone purpose and enable the objectives of the chapter to be achieved and are more effective and efficient than the notified chapter and further changes sought by submitters that we recommend rejecting.
844. We consider that the amendments will improve the clarity and consistency of the Plan; contribute towards achieving the objectives of the District Plan and Strategic Direction goals in an effective and efficient manner and give effect to the purpose and principles of the RMA.
845. Consequently, we recommend that:
- Chapter 12 be adopted as set out in Appendix 1; and
  - The submissions be accepted, accepted in part, or rejected as set out in Appendix 7.

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<sup>715</sup> Ibid.

<sup>716</sup> Submissions 151, 503, 506, 654, 302, 474, 217.

<sup>717</sup> V Jones, Section 42A Report at [12.52].



# QUEENSTOWN LAKES DISTRICT COUNCIL

Hearing of Submissions on Proposed District Plan

Report 7

Report and Recommendations of Independent Commissioners  
Regarding Chapter 27 – (Subdivision and Development)

Commissioners  
Denis Nugent (Chair)  
Trevor Robinson  
Scott Stevens

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## 1. PRELIMINARY MATTERS

### 1.1 Terminology in this Report

1. Throughout this report, we use the following abbreviations:

Act	Resource Management Act 1991 as it was prior to the enactment of the Resource Legislation Amendment Act 2017
Clause 16(2)	Clause 16(2) of the First Schedule to the Act
Council	Queenstown Lakes District Council
NPSET 2008	National Policy Statement for Electricity Transmission 2008
ODP	the Operative District Plan for the Queenstown Lakes District as at the date of this report
ONF	Outstanding Natural Feature(s)
ONL	Outstanding Natural Landscape(s)
PDP	Stage 1 of the Proposed District Plan for Queenstown Lakes District as publicly notified on 26 August 2015
Proposed RPS	the Proposed Regional Policy Statement for the Otago Region as modified by decisions on submissions and dated 1 October 2016
Proposed RPS (notified)	the Proposed Regional Policy Statement for the Otago Region dated 23 May 2015
QAC	Queenstown Airport Corporation
RPS	the Operative Regional Policy Statement for the Otago Region dated October 1998
UCES	Upper Clutha Environmental Society
Stage 2 Variations	the variations, including changes to the existing text of the PDP, notified by the Council on 23 November 2017

### 1.2 Topics Considered

2. The subject matter of this hearing was Chapter 27 of the PDP (Hearing Stream 4).
3. Chapter 27 sets out objectives, policies, rules and other provisions related to subdivision and development.
4. As notified, it was set out under the following major headings:
  - a. 27.1 – Purpose;
  - b. 27.2 – Objectives and Policies;
  - c. 27.3 – Other Provisions and Rules;

- d. 27.4 – Rules – Subdivision;
- e. 27.5 – Rules – Standards for Subdivision Activities;
- f. 27.6 – Rules – Exemptions;
- g. 27.7 – Location – Specific Objectives, Policies and Provisions;
- h. 27.8 – Rules – Location Specific Standards;
- i. 27.9 – Rules – Non-Notification of Applications;
- j. 27.10 – Rules – General Provisions;
- k. 27.11 – Rules – Natural Hazards;
- l. 27.12 – Financial Contributions.

### 1.3 Hearing Arrangements

5. Hearing of Stream 4 took place over five days. The Hearing Panel sat in Queenstown on 25-26 July and 1-2 August 2016 inclusive and in Wanaka on 17 August 2016.

6. The parties we heard on Stream 4 were:

**Council:**

- Sarah Scott (Counsel)
- Garth Falconer
- David Wallace
- Nigel Bryce

**Millbrook Country Club Limited<sup>1</sup> and RCL Queenstown Pty Limited<sup>2</sup>:**

- Daniel Wells

**Roland and Keri Lemaire-Sicre<sup>3</sup>:**

- Keri Lemaire-Sicre

**G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain<sup>4</sup>, Ashford Trust<sup>5</sup>, Bill and Jan Walker Family Trust<sup>6</sup>, Byron Ballan<sup>7</sup>, Crosshill Farms Limited<sup>8</sup>, Robert and Elvena Heywood<sup>9</sup>, Roger and Carol Wilkinson<sup>10</sup>, Slopehill Joint Venture<sup>11</sup>, Wakatipu Equities Limited<sup>12</sup>, Ayrburn Farm Estate Limited<sup>13</sup>, FS Mee Developments Limited<sup>14</sup>:**

- Warwick Goldsmith (Counsel)
- Alexander Reid

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1 Submission 696  
 2 Submission 632/Further Submission 1296  
 3 Further Submission 1068  
 4 Submissions 534 and 535  
 5 Further Submission 1256  
 6 Submission 532/Further Submissions 1259 and 1267  
 7 Submission 530  
 8 Submission 531  
 9 Submission 523/Further Submission 1273  
 10 Further Submission 1292  
 11 Submission 537/Further Submission 1295  
 12 Submission 515/Further Submission 1298  
 13 Submission 430  
 14 Submission 525

- Jeff Brown (also on behalf of Hogan Gully Farming Limited<sup>15</sup>, Dalefield Trustee Limited<sup>16</sup>, Otago Foundation Trust Board<sup>17</sup>, and Trojan Helmet Limited<sup>18</sup>):
- Ben Farrell

**New Zealand Transport Agency<sup>19</sup>:**

- Tony MacColl

**Darby Planning LP<sup>20</sup>, Soho Ski Area Limited<sup>21</sup>, Treble Cone Investments Limited<sup>22</sup>, Lake Hayes Limited<sup>23</sup>, Lake Hayes Cellar Limited<sup>24</sup>, Mt Christina Limited<sup>25</sup>, Jacks Point Residential No.2 Limited, Jacks Point Village Holdings Limited, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No.2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Limited, Henley Downs Farms Holdings Limited, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited<sup>26</sup>, Glendhu Bay Trustees Limited<sup>27</sup>, Hansen Family Partnership<sup>28</sup>:**

- Maree Baker-Galloway (Counsel)
- Chris Ferguson
- Hamish McCrostie (17 August only)

**NZ Fire Service Commission<sup>29</sup> and Transpower New Zealand Limited<sup>30</sup>:**

- Ainsley McLeod
- Daniel Hamilton (Transpower only)

**Queenstown Park Limited<sup>31</sup> and Remarkables Park Limited<sup>32</sup>:**

- John Young (Counsel)

**UCES<sup>33</sup>:**

- Julian Haworth

**Federated Farmers of New Zealand<sup>34</sup>:**

- Kim Riley
- Phil Hunt

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15	Submission 456
16	Submission 350
17	Submission 406
18	Further Submission 1157
19	Submission 719
20	Submission 608
21	Submission 610
22	Submission 613
23	Submission 763
24	Submission 767
25	Submission 764
26	Submission 762
27	Submission 583
28	Submission 751
29	Submission 438/Further Submission 1125
30	Submission 805/Further Submission 1301
31	Submission 806/Further Submission 1097
32	Submission 807/Further Submission 1117
33	Submission 145/Further Submission 1034
34	Submission 600/Further Submission 1132

**Ros and Dennis Hughes<sup>35</sup>:**

- Ros Hughes
- Dennis Hughes

**QAC<sup>36</sup>:**

- Rebecca Wolt and Ms Needham (Counsel)
- Kirsty O’Sullivan

**Patterson Pitts Partners (Wanaka) Limited<sup>37</sup>**

- Duncan White
- Mike Botting

**Aurora Energy Limited<sup>38</sup>:**

- Bridget Irving (Counsel)
- Nick Wyatt

7. Evidence was also pre-circulated by Ulrich Glasner (for Council), Joanne Dowd (for Aurora Energy Limited<sup>39</sup>), Carey Vivian (for Cabo Limited<sup>40</sup>, Jim Veint<sup>41</sup>, Skipp Williamson<sup>42</sup>, David Broomfield<sup>43</sup>, Scott Conway<sup>44</sup>, Richard Hanson<sup>45</sup>, Brent Herdson and Joanne Phelan<sup>46</sup>), and Nick Geddes (for Clark Fortune McDonald & Associates Limited<sup>47</sup>).
  8. Mr Glasner was unable to attend the hearing and his evidence was adopted by David Wallace who appeared in his stead at the hearing.
  9. Ms Dowd was unable to travel to the hearing due to an unfortunate accident. In lieu of her attendance, we provided written questions for Ms Dowd, to which she responded in a Supplementary Statement of Evidence dated 5 August 2016.
  10. Messrs Vivian and Geddes were excused attendance at the hearing.
  11. Mr Jonathan Howard also provided a statement on behalf of Heritage New Zealand Pouhere Taonga<sup>48</sup> and requested that it be tabled.
- 1.4 Procedural Steps and Issues**
12. The hearing of Stream 4 proceeded based on the general pre-hearing directions made in the memoranda summarised in Report 1.

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<sup>35</sup> Submission 340  
<sup>36</sup> Submission 433/Further Submission 1340  
<sup>37</sup> Submission 453  
<sup>38</sup> Submission 635/Further Submission 1121  
<sup>39</sup> Submission 635/Further Submission 1121  
<sup>40</sup> Submission 481  
<sup>41</sup> Submission 480  
<sup>42</sup> Submission 499  
<sup>43</sup> Submission 500  
<sup>44</sup> Submission 467  
<sup>45</sup> Submission 473  
<sup>46</sup> Submission 485  
<sup>47</sup> Submission 414  
<sup>48</sup> Submission 426

13. Other procedural directions made by the Chair in relation to this hearing were:
- a. Consequent on the Hearing Panel's Memorandum dated 1 July 2016 requesting that Council undertake a planning study of the Wakatipu Basin (Noted in Report 1), a Minute was issued directing that if the Council agreed to the Hearing Panel's request<sup>49</sup>, submissions relating to the minimum lot sizes for the Rural Lifestyle Zone would be deferred to be heard in conjunction with hearing the results of the planning study and granting leave for any submitter in relation to the minimum lot size in the Rural Lifestyle Zone to apply to be heard within Hearing Stream 4 if they considered that their submission was concerned with the zone provisions as they apply throughout the District<sup>50</sup>;
  - b. Granting leave for Mr Farrell's evidence to be lodged on or before 4pm on 20 July 2016;
  - c. Granting leave for Ms Dowd's evidence to be lodged on or before noon on 3 August 2016, waiving late notice of Aurora Energy Ltd.'s wish to be heard and directing that Ms Dowd supply written answers to any questions we might have of Ms Dowd on or before noon on 16 August 2016;
  - d. During the course of the hearing of submissions and evidence on behalf of Darby Planning LP and others, the submitters were given leave to provide additional material on issues that had arisen during the course of their presentation. Supplementary legal submissions and a supplementary brief of evidence of Mr Ferguson were provided. Ms Baker-Galloway, Mr Ferguson and Mr Hamish McCrostie appeared on 17 August to address the matters covered in this supplementary material.
  - e. Directing that submissions on Chapter 27 specific to Jacks Point Resort Zone would not be deferred;
  - f. Admitting a memorandum dated 18 August 2016 on behalf of UCES into the hearing record;
  - g. Extending time for Council to file its written reply to noon on 26 August 2016.

#### 1.5 Stage 2 Variations

14. On 23 November 2017, Council publicly notified the Stage 2 Variations. Relevantly to the preparation of this report, the Stage 2 Variations included changes to a number of provisions in Chapter 27.
15. Clause 16B(1) of the First Schedule to the Act provides that submissions on any provision the subject of variation are automatically carried over to hearing of the variation.
16. Accordingly, the provisions of Chapter 27 the subject of the Stage 2 Variations have been reproduced as notified, but 'greyed out' in the revised version of Chapter 27 attached as Appendix 1 to this report, in order to indicate that those provisions did not fall within our jurisdiction

#### 1.6 Statutory Considerations

17. The Hearing Panel's Report 1 contains a general discussion of the statutory framework within which submissions and further submissions on the PDP have to be considered, including matters that have to be taken into account, and the weight to be given to those matters. We have had regard to that report when approaching our consideration of submissions and further submissions on Chapter 27.
18. Some of the matters identified in Report 1 are either irrelevant or have only limited relevance to the objectives, policies and other provisions of Chapter 27. The National Policy Statement

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<sup>49</sup> The Hearing Panel was advised by Memorandum dated 8 July 2016 from counsel for the Council that the Council would undertake the study requested

<sup>50</sup> In the event, no such application was received



for Renewable Electricity Generation 2011 and the National Policy Statement for Freshwater Management 2014 are in this category. The NPSET 2008 and the NPSUDC 2016, however, are of direct relevance to some provisions of Chapter 27. The NPSUDC 2016 was gazetted after the hearing of submissions and further submissions concluded and the Chair sought written input from the Council as to whether the Council considered the provisions of the PDP that had already been the subject of hearings gave effect to the NPSUDC 2016. Counsel for the Council's 3 March 2017 memorandum concluded that the provisions of the PDP gave effect to the majority of the objectives and policies of the NPSUDC 2016, and that updated outputs from the Council's dwelling capacity model to be presented at the mapping hearings would contribute to the material demonstrating compliance with Policy PA1 of the document. We note specifically counsel for the Council's characterisation of the provisions of the NPSUDC 2016 as 'high level' or 'direction setting' rather than as providing detailed requirements. The Chair provided the opportunity for any submitter with a contrary view to express it but no further feedback was obtained. We discuss in some detail later in this report the provisions necessary to give effect to the NPSET and NPSUDC.

19. In his Section 42A Report, Mr Bryce drew our attention to particular provisions of the RPS. He noted in particular Objectives 5.4.1-5.4.4 that he described as promoting sustainable management of Otago's land resource by:

*Objective 5.4.1*

*To promote sustainable management of Otago's land resource, in order:*

- a. To maintain and enhance the primary production capacity and life-supporting capacity of land resources; and*
- b. To meet the present and reasonably foreseeable needs of Otago's people and communities;*

*Objective 5.4.2*

*To avoid, remedy or mitigate degradation of Otago's natural physical resources resulting from activities utilising the land resource;*

*Objective 5.4.3*

*To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development."*

20. He also noted Objective 9.3.3 and 9.4.3 (Built environment) and the related policies as being relevant as seeking *"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."*
21. Mr Bryce also drew to our attention a number of provisions of the Proposed RPS (notified). By the time we came to consider our report, decisions had been made by Otago Regional Council on this document which superseded the provisions referred to us by Mr Bryce. We have accordingly had regard to the Proposed RPS provisions dated 1 October 2016.
22. We note, in particular, the following objectives of the Proposed RPS:

*Objective 1.1*

*Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago.*

Objective 2.1

*The principles of Te Tiriti o Waitangi are taken into account in resource management processes and decisions.*

Objective 2.2

*Kai Tahu values, interests and customary resources are recognised and provided for.*

Objective 3.1

*The values of Otago's natural resources are recognised, maintained and enhanced.*

Objective 3.2

*Otago's significant and highly-valued natural resources are identified, and protected or enhanced.*

Objective 4.1

*Risk that natural hazards poised to Otago communities are minimised.*

Objective 4.2

*Otago's communities are prepared for and able to adapt to the effects of climate change.*

Objective 4.3

*Infrastructure is managed and developed in a sustainable way.*

Objective 4.4

*Energy supplies to Otago's communities are secure and sustainable.*

Objective 4.5

*Urban growth and development is well designed, reflects local character and integrates effectively with adjoining urban and rural environments.*

Objective 5.1

*Public access to areas of value to the community is maintained or enhanced.*

Objective 5.2

*Historic heritage resources are recognised and contribute to the region's character and sense of identity.*

Objective 5.3

*Sufficient land is managed and protected for economic production.*

Objective 5.4

*Adverse effects of using and enjoying Otago's natural and physical resources are minimised.*

23. For each of the above objectives, there are specified policies that also need to be taken into account. Some of the policies of the Proposed RPS are particularly relevant to subdivision and development. We note at this point:
- a. Policy 1.1.2 Economic wellbeing:  
*Provide for the economic wellbeing of Otago's people and communities by enabling the use and development of natural and physical resources only if the adverse effects of those*

*activities on the environment can be managed to give effect to the objectives and policies of the Regional Policy Statement;*

b. Policy 2.1.2 Treaty principles:

*Ensure that local authorities exercise their functions and powers, by:...*

*g) Ensuring that District and Regional Plans:*

- i. Give effect to the Nga Tahu Claims Settlement Act 1998;*
- ii. Recognise and provide for statutory acknowledgement areas in Schedule 2;*
- iii Provide for other areas in Otago that are recognised as significant to Kai Tahu....;*

c. Policy 2.2.2 Recognising sites of cultural significance:

*“Recognise and provide for wahi tupuna, as described in Schedule 1C by all of the following:*

- a. Avoiding significant adverse effects on those values which contribute to wahi tupuna being significant;*
- b. Avoiding, remedying, or mitigating other adverse effects on wahi tupuna;*
- c. Managing those landscapes and sites in a culturally appropriate manner.”*

d. Policy 3.1.7 Soil values:

*“Manage soils to achieve all of the following:....*

*f) Maintain or enhance soil resources for primary production.....”*

e. Policy 3.2.18 Managing significant soil:

*“Protect areas of significant soil, by all of the following:....*

- c) Recognising that urban expansion on significant soils may be appropriate due to location and proximity to existing urban development and infrastructure....”*

f. Policy 4.1.5 Natural hazard risk:

*“Manage natural hazard risk to people and communities, with particular regard to all of the following:*

- a. The risk posed, considering the likelihood and consequences of natural hazard events;*
- b. The implications of residual risk, including the risk remaining after implementing or undertaking risk reduction and hazard mitigation measures;*
- c. The community’s tolerance of that risk, now and in the future, including the community’s ability and willingness to prepare for and adapt to that risk, and to respond to an event;*
- d. The changing nature of tolerance to risk;*
- e. Sensitivity of activities to risk;*

g. Policy 4.3.2 Nationally and regionally significant infrastructure:

*“Recognise the national and regional significance of all of the following infrastructure:*

- a. *Renewable electricity generation activities, where they supply the National Electricity Grid and local distribution network;*
  - b. *Electricity transmission infrastructure;*
  - c. *Telecommunication and radiocommunication facilities;*
  - d. *Roads classified as being of national or regional importance;*
  - e. *Ports and airports and associated navigation infrastructure;*
  - f. *Defence facilities;*
  - g. *Structures for transport by rail.”*
- h. Policy 4.3.4 Protecting nationally and regionally significant infrastructure:
- “Protect the infrastructure of national or regional significance, by all the following:*
- a. *Restricting the establishment of activities that may result in reverse sensitivity effects;*
  - b. *Avoiding significant adverse effects on the functional needs of such infrastructure;*
  - c. *Avoiding, remedying or mitigating other adverse effects on the functional needs of such infrastructure;*
  - d. *Protecting infrastructure corridors from sensitive activities, now and for the future.”*
- i. Policy 4.4.5 Electricity distribution infrastructure:
- “Protect electricity distribution infrastructure, by all the following:*
- a. *Recognise the functional needs of electricity distribution activities;*
  - b. *Restricting the establishment of activities that may result in reverse sensitivity effects;*
  - c. *Avoiding, remedying or mitigating adverse effects from other activities on the functional needs of that infrastructure;*
  - d. *Protecting existing distribution corridors for infrastructure needs, now and for the future;*
- j. Policy 4.5.1 Managing for urban growth and development
- “Manage urban growth and development in a strategic and co-ordinated way, by all of the following.....*
- c. *Identifying future growth areas and managing subdivision, use and development of rural land outside these areas to achieve all of the following:*
    - i. *Minimise adverse effects on rural activities and significant soils;*
    - ii. *Minimise competing demands for natural resources;*
    - iii. *Maintain or enhance significant biological diversity, landscape or natural character values;*
    - iv. *Maintain important cultural historic heritage values;*
    - v. *Avoid land with significant risk from natural hazards;....*
  - e. *Ensuring efficient use of land...*
  - g. *Giving effect to the principles of good urban design in Schedule 5;*
  - h. *Restricting the location of activities that may result in reverse sensitivity effects on existing activities.”*
- k. Policy 4.5.3 Urban design:
- “Encourage the use of Schedule 5 good urban design principles in the subdivision and development of urban areas.”*
- l. Policy 4.5.4: Low impact design:

*“Encourage the use of low impact design techniques in subdivision and development to reduce demand on stormwater, water and wastewater infrastructure and reduce potential adverse environmental effects.”*

m. Policy 4.5.5: Warmer buildings:

*“Encourage the design of subdivision and development to reduce the adverse effects of the region’s colder climate, and higher demand and costs for energy, including maximising the passive solar gain.”*

n. Policy 5.3.1: Rural activities:

*“Manage activities in rural areas, to support the region’s economy in communities, by all of the following:*

- a. Minimising the loss of significant soils;*
- b. Restricting the establishment of activities in rural areas that may lead to reverse sensitivity effects;*
- c. Minimising the subdivision of productive rural land to smaller lots that may result in rural residential activities;*
- d. Providing for other activities that have a functional need to locate in rural areas, including tourism and recreational activities that are of a nature and scale compatible with rural activities.”*

24. The Proposed RPS is a substantial document. Noting the above policies does not mean that the other policies in the Proposed RPS are irrelevant. We have taken all objectives and policies of the Proposed RPS into account and discuss them further, when relevant to specific provisions.

25. Mr Bryce reminded us of the existence of the Iwi Management Plans noted in Report 1. He did not, however, draw our attention to any particular provision of any of those Plans as being relevant to the matters covered in Chapter 27 and no representatives of the Iwi appeared at the hearing.

26. Consideration of submissions and further submissions on Chapter 27 has also necessarily taken account of the Hearing Panel’s recommendations in Reports 2 and 3 as to appropriate amendments to the Strategic Chapters of the PDP (that is to say Chapters 3, 4, 5 and 6. We note in particular the following provisions:

Objective 3.2.2.1:

*“Urban Development occurs in a logical manner so as to:*

- a. promote a compact, well designed and integrated urban form;*
- b. build on historical urban settlement patterns;*
- c. achieve a built environment that provides desirable, healthy and safe places to work and play;*
- d. minimise the natural hazard risk taking into account the predicted effects of climate change;*
- e. protect the District’s rural landscapes from sporadic and sprawling development;*
- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;*
- g. contain a high quality network of open spaces and community facilities; and*

*h. be integrated with existing, and planned future, infrastructure.”*

Policy 3.3.24

*“Ensure that cumulative effects of new subdivision and development for the purposes of rural living does not result in the alteration of the character of the rural environment to the point where the area is no longer rural in character.”*

Policy 3.3.26

*“That subdivision and/or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District.”*

27. The tests posed in section 32 form a key part of our review of the objectives, policies, rules and other provisions of Chapter 27 of the PDP. We refer to and adopt the discussion of section 32 in the Hearing Panel’s Report 3. In particular, for the same reasons as are set out in Report 3, we have incorporated our evaluation of changes to the notified Chapter 27 into the report that follows rather than provide a separate evaluation meeting the requirements of section 32AA.
28. We note that the material provided to us by the Council did not include a quantitative analysis of costs and benefits either of the notified Chapter 27, or of the subsequent changes Mr Bryce proposed to us. We queried counsel for the Council on this aspect when she opened the hearing and were told that Council did not have the information to undertake such an analysis. None of the submitters who appeared before us provided us with quantitative evidence of costs and benefits of the amendments they proposed either. When we discussed with Ms Baker-Galloway whether her clients would be able to provide us with such evidence, she advised that any information they could provide would necessarily be limited to their own sites and therefore too confined to be useful.
29. We have accordingly approached the application of section 32(2) on the basis that a quantitative evaluation of costs and benefits of the different alternatives put to us is not practicable.
- 1.7 **Scope Issue – Activity Status of Residential Subdivision and Development within ONLs and ONFs**
30. The submissions and evidence of Mr Julian Haworth at the hearing on behalf of UCES sought that residential subdivision and/or development within ONLs and ONFs should be ascribed non-complying activity status. We discussed with Mr Haworth during his appearance whether we had jurisdiction to entertain his request given the terms on which the submission filed by UCES on the PDP had been framed. Mr Haworth’s subsequent Memorandum of 18 August drew our attention to the potential relevance of a further submission made by UCES (on a submission by Darby Planning LP) to this issue.
31. In the legal submissions in reply on behalf of the Council, it was submitted that there was no scope for us to consider the UCES request in this regard.
32. Mr Haworth requested that we make a decision specifically on this point. In summary, we have concluded that counsel for the Council is correct and we have no jurisdiction to entertain Mr Haworth’s request on behalf of UCES. Our reasons follow.

33. The legal submissions on behalf of counsel for the Council in reply summarised the legal principles relevant to determining the scope of our inquiry<sup>51</sup>.
34. In summary, a two stage inquiry is required:
- a. What do submissions on the PDP provisions seek? and
  - b. Is what submissions on the PDP seek itself within the scope of the inquiry – put colloquially, are they “on” the PDP?
35. The second point arises in relation to proposed plans that are limited by subject matter or by geography. Here, there is no doubt that Chapter 27 provides rules that govern residential subdivision within ONLs and ONFs as defined by other provisions in the PDP and so, subject to possible issues arising from the interpretation of the High Court decision in *Palmerston North City Council v Motor Machinists Limited*<sup>52</sup>, the UCES request would not fail a jurisdictional inquiry on that ground.
36. The larger issue turns on what it is that are sought by submissions. In determining this question, the cases establish a series of interpretative principles summarised by counsel for the Council as follows:
- a. *The paramount test is whether or not amendments [sought to a Proposed Plan] are ones which are raised by and within the ambit of what is fairly and reasonably raised in submissions on the PDP. This would usually be a question of degree to be judged by the terms of the PDP and the content of submissions*<sup>53</sup>.
  - b. *Another way of considering the issue is whether the amendment can be said to be a “foreseeable consequence” of the relief sought in a submission; the scope to change a Plan is not limited by the words of the submission*<sup>54</sup>;
  - c. *Ultimately, it is a question of procedural fairness, and procedural fairness extends to the public as well as to the submitter*<sup>55</sup>.”
37. Thus far, we agree that counsel for the Council’s submissions accurately summarised the relevant legal principles. Those submissions, however, go on to discuss whether a submitter may rely on the relief sought by another submitter, on whose submission they have not made a further submission, in order to provide scope for their request. The Hearing Panel has previously received submissions on this point in both the Stream 1 and Stream 2 hearings from counsel for the Council. Counsel’s Stream 4 reply submissions cross referenced the legal submissions in reply in the Stream 2 hearing and submitted that:
- “To the extent that a submitter has not sought relief in their submission and/or has not made a further submission on specific relief, it is submitted that the submitter could not advance relief.”*
38. This is contrary to the position previously put to the Hearing Panel by counsel for the Council. Those previous submissions said that while a submitter cannot derive standing to appeal decisions on a Proposed Plan by virtue of the submissions of a third party that they have not

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<sup>51</sup> Refer Council Reply legal submissions at 13.2-13.4

<sup>52</sup> [2014] NZRMA 519

<sup>53</sup> *Countdown Properties (Northland) Limited v Dunedin City Council* [1994] NZRMA 145, and 166

<sup>54</sup> *Westfield (NZ) Ltd v Hamilton City Council* [2004] NZRMA 556, and 574-575

<sup>55</sup> *Ibid*, at 574

lodged a further submission on, if a submitter advances submissions and/or evidence before the Hearing Panel in relation to relief sought by a second submitter, the Hearing Panel can properly consider those submissions/evidence. This is based on the fact that the Hearing Panel's jurisdiction to make recommendations is circumscribed by the limits of all of the submissions that have been made on the Proposed Plan. In a subsequent hearing (on Stream 10), counsel for the Council confirmed that her position was correctly stated in the Stream 1 and 2 hearings.

39. It follows that if any submission, properly construed, would permit us to alter the status of residential subdivision and development within ONLs and ONFs to non-complying, we should consider Mr Haworth's submissions and evidence on that point, although we accept that if jurisdiction to consider the point depends on a submission other than that of UCES, and on which UCES made no further submission, that might go to the weight we ascribe to Mr Haworth's submissions and evidence (a related submission made by counsel for the Council).
40. As the Hearing Panel noted in its Report 3, we do not need to consider whether, if we conclude some third party's submission provides jurisdiction, UCES will have jurisdiction to appeal our decision on the point, that being a matter properly for the Environment Court, if and when the issue arises.
41. Focussing then on the provisions of the notified PDP as the starting point, the activity status of subdivisions was governed by Rules 27.4.1-27.4.3 inclusive.
42. Rule 27.4.1. was a catchall rule providing that all subdivision activities are discretionary activities, except otherwise as stated.
43. Rule 27.4.2 specified a number of subdivision activities that were non-complying activities. Residential subdivision within ONLs and ONFs may have been deemed to be non-complying under one of the subparts of Rule 27.4.2 (e.g. because it involved the subdivision of a building platform), but not generally so.
44. Rule 27.4.3 provided that subdivision undertaken in accordance with a structure plan or spatial layout plan identified in the District Plan had restricted discretionary activity status. The structure plans and special layout plans identified in the District Plan are of limited areas in the District. Clearly, they do not cover all of the ONLs and ONFs as mapped in the notified PDP.
45. It follows that as notified, residential subdivisions within ONLs and ONFs would usually fall within the default classification provided by Rule 27.4.1 and be considered as discretionary activities.
46. UCES did not make a submission seeking amendment to any of Rules 27.4.1-27.4.3 inclusive. The submission that Mr Haworth referred us to focusses on the section 32 reports supporting the PDP. Paraphrasing the reasons for the UCES submission in this regard, they noted:
  - a. The section 32 reports do not refer to non-complying status in relation to residential subdivision and development;
  - b. A March 2015 draft of the PDP proposed to make residential subdivision and development non-complying within ONLs and ONFs;
  - c. A 2009 monitoring report referred to non-complying status within ONLs and ONFs as an option;
  - d. Failure to discuss the issue is a critical flaw in the section 32 analysis.



47. The relief sought by UCES in relation to this submission was worded as follows:

*“The Society, seeks that the S.32 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 the option of it being discretionary, as required by S.32 of the Act and especially S.32(2).*

*The S.32 Landscape Evaluation Report, once rewritten, should then be publicly notified. The Society seeks that the 40 working day submission period should apply to the rural part of the Proposed District Plan from the date of renotification of the rewritten S.32 Landscape Evaluation Report.”*

48. In the summary of submissions publicly notified by the Council, the UCES submission was listed as a submission on Rule 27.4.1. The summary of submission read:

*“Expresses concern regarding the Discretionary Activity status 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 s.32 Landscape Evaluation Report should then be publicly notified with a 40 working day submission period.”*

49. Against this background, counsel for the Council submitted that amendment to the activity status of subdivision in the manner sought by UCES was not a reasonably foreseeable consequence of the UCES submissions and relief. In particular, it was argued that other submitters could not have identified that non-complying status was a likely or even possible consequence of the relief and, as such, could be prejudiced by the outcome now sought by UCES.

50. Counsel did not, however, explain how her submission could be reconciled against the fact that there were two further submissions<sup>56</sup> that state the further submitters’ opposition to the UCES position that subdivision in ONLs and ONFs be non-complying. We note also that a third further submission<sup>57</sup> opposed the relief described within the summary of submissions, while stating that this was not part of the package of relief sought in UCES’s submission.

51. We think that the last further submission (from Darby Planning LP) made a valid point. The summary of submissions recorded a position being taken in the UCES submission that, at best, is implicit. The further submitters similarly seem to have read between the lines in the summary of submissions, inferring where the argument might go, rather than reading what the submission actually said. It should not be necessary for interested parties to guess where a submission might be taken. While submissions are not to be read literally or legalistically, the substance of what is sought should be reasonably clear.

52. Stepping back and looking at the submission, we think it was misconceived from the outset. While a submission may attack the way in which a section 32 evaluation has been carried out, as we observed to Mr Howarth at the hearing, this is only a means to an end. The reason for attacking the section 32 evaluation is to form the basis of a challenge to the objective, policy, rule or other method supposedly supported by the section 32 evaluation. The link between

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<sup>56</sup> Further Submissions 1029 and 1097

<sup>57</sup> Further Submission 1313

the two is illustrated by section 32A of the Act which states that a challenge to a plan provision on the basis that the section 32 evaluation is flawed may only be made in a submission **on the Plan**<sup>58</sup>. The section 32 analysis is not part of the PDP.

53. The solution to a flawed section 32 evaluation is to reassess the Plan provision sought to be changed, not to renotify the section 32 evaluation and to give the general public another opportunity to make submissions on the Plan.
54. Counsel for the Council also pointed out that the UCES submission referred only to the potential that on such renotification, submissions would be invited on the rural provisions of the Plan. While technically correct, we do not think that that is decisive.
55. The point that we are more concerned about is that on a fair and reasonable reading of the UCES submission (and indeed the summary of that submission), the public would have thought that at worst there would be another opportunity to make submissions before the activity status of residential submissions in ONLs and ONFs was changed to be more restrictive.
56. Given the advice we have received on the extent of the District currently mapped as ONL or ONF (nearly 97%), the relief now sought by UCES is a highly significant change. There is in our view considerable potential that interested parties would not have been as assiduous in reading 'between the lines' of the UCES submission as the further submitters referred to above and would be prejudiced by our embarking on a consideration of the merits of non-complying status applying to subdivision and development for residential purposes within ONLs and ONFs.
57. We have considered Mr Howarth's alternative point, made in his 18 August memorandum, which relies on a UCES further submission on Darby Planning LP's submission in relation to Rule 27.4.1.
58. The Darby Planning submission sought that Rule 27.4.1 be amended so that the default status for subdivisions is a controlled status unless otherwise stated. The submission suggested a number of areas of control as consequential changes to the proposed change of status.
59. The UCES further submission stated in relation to aspects of the Darby Planning submission related to subdivision and development:

*"The Society opposes the entire submission in paragraphs 23-29, and in particular the request that rural subdivisions and development become a controlled activity. The Society seeks that this part of the submission is entirely disallowed."*
60. The further submission went on, however, to note the potential significance of proposed legislative changes which, if adopted, would have the result that discretionary activity subdivisions would not be publicly notified<sup>59</sup>, and stated:

*"The Society is changing its position from that in its Primary Submission and it now seeks that all rural zone subdivision and development becomes non-complying."*
61. The first thing to note is that UCES viewed this as a change from its primary submission. Clearly, the Society did not regard its submission as already raising this relief.

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<sup>58</sup> See clause 6 of the First Schedule to the Act. Emphasis added.

<sup>59</sup> The provision in question was Clause 125 of the Resource Legislation Amendment Bill 2015

62. Addressing the ability of a further submission to provide a jurisdictional basis for the relief sought, a further submission is not an appropriate vehicle to advise of substantive changes of position. This point is considered in greater detail in the Hearing Panel's Report 3, but in summary, clause 8(2) of the First Schedule to the Act states that a further submission must be limited to a matter in support of or in opposition to the relevant submission.
63. Clearly this particular further submission was in opposition to the relevant submission. It sought that the relevant submission be disallowed. If the Darby Planning LP submission was disallowed, the end result would be that Rule 27.4.1 would remain as notified, that is to say that unless otherwise stated, subdivision activities in ONLs and ONFs would be discretionary activities. A further submission cannot found jurisdiction in the manner that Mr Haworth sought.
64. We have considered, given the discussion above, whether any other submissions might provide jurisdiction for the relief now sought by UCES. There were a very large number of submissions seeking that Rule 27.4.1 be amended. The vast majority of those submissions sought, like Darby Planning LP, that the default status for subdivisions in the District be controlled activity status. Clearly those submissions do not provide jurisdiction for the relief UCES sought. They sought to move the rule in the opposite direction to that which UCES sought.
65. There are a number of more general submissions that sought that the entire Chapter 27 of the PDP be deleted and replaced with Chapter 15 of the ODP<sup>60</sup>. Under Chapter 15 of the ODP, the only non-complying subdivision activities are those falling within Rule 15.2.3.4. That rule related to a series of specific situations and does not support the UCES relief either.
66. Having reviewed all of the submissions on these Rules, none that we can identify provide jurisdictional support for the relief now sought by UCES.
67. We have therefore concluded that the altered relief now sought by UCES is outside the scope of any submission and cannot be considered further as the basis for any recommendation we might make on the final form of Chapter 27.
68. Before leaving the point, we should observe that had we identified any jurisdictional basis for Mr Haworth's submissions, there is considerable merit in the point he sought to make.
69. The Hearing Panel's Report 3 canvassed the material relevant to the strategic objectives and policies governing activities within and affecting ONLs and ONFs and concluded that the appropriate response would provide a high level of protection to those landscapes and features.
70. Against that background, discretionary activity status for subdivision and development associated with new residential activities being established in ONL's and ONFs appears somewhat incongruous. The Environment Court identified in relation to the ODP that discretionary activity status was an issue and sought to make it clear that that status had been applied in that context to activities in ONLs and ONFs because those activities are

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<sup>60</sup> E.g. Submissions 497, 512, 513, 515, 520, 522, 523, 525, 527, 529, 530, 531, 532, 534, 535, 536, 537, 608

inappropriate in almost all locations within the zone<sup>61</sup>. As the Court noted<sup>62</sup>, it was necessary to displace the inferences that would otherwise follow from discretionary activity status. The Court also observed that if it had not been able to make clear that discretionary activity status was being used in that manner, non-complying status would have been appropriate.

71. In our view, it would be more consistent with the policy framework we have recommended, and arguably more transparent, if subdivision and development for the purposes of residential activities in ONLs and ONFs was a non-complying activity. Had we had jurisdiction, we would likely have recommended non-complying status for residential subdivision and development in ONLs and ONFs for this reason.
72. Mr Haworth drew our attention to another reason why, in our view, Council should consider this issue further.
73. At the time of our hearing, Parliament had before it the Resource Legislation Amendment Bill 2015. Among the amendments proposed was a change to the notification provisions that, as Mr Haworth observed, would mean that other than in special circumstances applications for subdivision consents would not be publicly notified unless they were non-complying activities. Mr Haworth expressed concern that this result would apply to residential development within the ONLs and ONFs. As noted above, this foreshadowed legislative change prompted a change in position from UCES.
74. The Resource Legislation Amendment Bill was enacted<sup>63</sup> in April 2017. As we read them, the notification provisions would have the same effect as those of the Bill that Mr Haworth drew to our attention.
75. We infer that this legislative change reflects the usual implications to be drawn from discretionary activity status discussed by the Environment Court in its 2001 decision, rather than the special meaning in the ODP, which has effectively been rolled over into the PDP.
76. We do not regard it as satisfactory that other than in exceptional circumstances, residential subdivision and development in ONLs and ONFs is considered on a non-notified basis given the national interest<sup>64</sup> in their protection and the intent underlying discretionary activity status in this situation. We recommend that Council initiate a variation to the PDP to alter the rule status of this activity to non-complying.

## 1.8 General Matters

77. There are a number of general submissions that we should consider at the outset. The first are the submissions that sought that Chapter 27 be deleted and replaced with Chapter 15 of the ODP. We have already noted the submissions in question in the context of our discussion of the UCES scope issue.
78. The equivalent rule to rule 27.4.1 in the ODP is Rule 15.2.8.1 which provides that the default status for subdivision is controlled activity status. This was at the heart of the huge bulk of submissions that we have considered on Chapter 27 and, indeed, much of the evidence and submissions we heard; namely that the default status under the ODP should not be changed.

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<sup>61</sup> ODP 1.5.3(iii)(iii)

<sup>62</sup> Lakes District Landowners Society Inc v QLDC C75/2001 at [43-46]

<sup>63</sup> As the Resource Legislation Amendment Act 2017

<sup>64</sup> Section 6, of course, identifies it as being a matter of national interest

79. The broad relief sought in a number of submissions (that Chapter 27 revert to Chapter 15 of the ODP) necessarily includes the narrower point (as to the default status of subdivision activities). We will consider the broad point first, and address the narrower point in the next section.
80. The other set of general submissions that we should address at the outset are those that sought that the structure of the Chapter 27 be amended so it is consistent with other zones, including using tables, and ensuring that all objectives and policies are located at the beginning of the section<sup>65</sup>.
81. Other general submissions worthy of note are submissions 693 and 702, which suggested that the objectives and policies in Chapter 27 be reordered to make it clear which are solely applicable to urban areas, and submission 696, which sought that that the number of objectives and policies in Chapter 27 be reduced.
82. Submission 817 sought that objectives D1 and D4 of the National Policy Statement for Freshwater Management 2014 be implemented in Chapter 27.
83. Lastly Submission115 sought general but more substantive relief – related to provision for cycleways and pathways, and reserves.
84. Looking first at the question as to whether Chapter 27 should simply be deleted and Chapter 15 of the ODP substituted, the evidential foundation for this submission is contained in the evidence of Messrs Brown, Ferguson and Farrell. Mr Goldsmith summarised their evidence as being that the “ODP CA [standing for Controlled Activity] regime is not complex and works well.”
85. That might be contrasted with the view set out in the section 32 report underpinning Chapter 27 which stated<sup>66</sup> that the ODP subdivision chapter is complicated and unwieldy. Mr Bryce, who gave planning evidence for the Council, noted the section 32 analysis, but focused his evidence more on the substance of the ODP Chapter 15 provisions that we will come to shortly.
86. Mr Goldsmith likewise sought to distinguish between the format of Chapter 15 and the substance. He accepted that the format of Chapter 15 could be improved and described<sup>67</sup> that aspect of the matter as follows:

*“Format refers to the structure of the existing ODP Chapter 15 which follows the ‘sieve’ structure of the rest of the ODP. The ‘sieve’ structure is the approach which does not detail activity status in the likes of a Table, but requires activity status to be determined by reviewing a considerable number of plan provisions to see which layer of the multi-layered ‘sieve’ (each layer containing different size holes) catches the activity in question. This is a somewhat complex and counter-intuitive approach. It is acknowledged that the alternative PDP approach, classifying activities by reference to Tables, is clearer, more easily understood, and preferable. That is not challenged.”*

87. As against that somewhat negative viewpoint, Mr Goldsmith suggested to us<sup>68</sup> that one of the virtues of the ODP Chapter 15 is that *“it is easy to find and apply the relevant Chapter 15*

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<sup>65</sup> See Submissions 632, 636, 643, 688, 693, and 702. Submission 632 was the subject of a number of further submissions, but they do not appear to relate to this aspect of the submission.

<sup>66</sup> Section 32 Evaluation at page 8

<sup>67</sup> Legal submissions for GW Stalker Family Trust and others at page 3.

<sup>68</sup> Ibid at page 4

*objectives and policies. It is rarely necessary to have recourse outside Chapter 15 to the land use Residential, RR and RL Zones.”* At least in that regard, the broader structure of the PDP needs to be acknowledged. Unlike the ODP, the PDP seeks to provide strategic direction in its early chapters which guides the implementation of more detailed chapters of the PDP like Chapter 27. In Report 3, the Hearing Panel for that Stream recommended that submissions seeking that the strategic chapters be deleted and the PDP revert to the ODP approach be rejected.

88. The corollary of that recommendation is that Chapter 27 cannot operate as a code entirely separated from the balance of the PDP. Broader strategic objectives and policies need to be taken into account.
89. Further, if the subdivision chapter were to revert to the format of Chapter 15, that would be out of step with the chapters of the PDP governing specific zones which take a similar approach to Chapter 27 (indeed, some general submissions noted already seek that the format of Chapter 27 be moved even more closely into line with those other chapters).
90. Lastly, when considering the merits of the way in which Chapter 15 is constructed, we note that the final form of Chapter 15 was the subject of extensive negotiations as part of the resolution of the Environment Court appeals on the ODP. The Court confirmed the final form of Chapter 15 in a consent order, but commented<sup>69</sup>:

*“The amendments to Section 15 have been the subject of a somewhat circuitous process of assessment, reassessment and finally confirmation by the parties. Having considered the amended Section 15 now confirmed by the parties, I find that it achieves the aim of consistency with Section 5 of the plan in substance, even if its form still appears somewhat incongruous and unwieldy when compared with the rest of the Plan.”*

91. This is hardly a ringing endorsement, such as would prompt us to reconsider the wisdom of a different format to the PDP approach that the parties we heard from appeared to accept is clearer and more easily understood, as well as being more consistent with the way the balance of the PDP is structured.
92. In summary, we recommend that the general submissions that sought Chapter 15 of the ODP be substituted for Chapter 27 be rejected. We emphasise that that is not the same thing as rejecting the submissions that sought incorporation of key elements of the existing ODP approach (in particular the controlled activity status for subdivisions generally). As Mr Goldsmith aptly put it, this is an issue of substance that needs to be distinguished from the format of the provisions.
93. Turning to the general submissions already noted, which sought that the structure of Chapter 27 be amended so that it has all objectives and policies together and utilises tables, those submissions were a response to the notified Chapter 27 which exhibited the following features:
  - a. It separated general objectives and policies (in section 27.2) from location-specific objectives and policies (in section 27.7);
  - b. Consequential on that division, the standards for subdivision activities were separated in a similar manner, with general standards in section 27.5 and location-specific standards in section 27.8;
  - c. The general standards in section 27.5 are a mixture of text and tabulated standards.

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<sup>69</sup> *Wakatipu Environmental Society Inc & Others v Queenstown Lakes District Council* C89/2005 at [8]

94. In each of these respects, Chapter 27 is out of step with the detailed chapters in the balance of the PDP and Mr Bryce recommended that it be reformatted, as suggested by the submitters.
95. While consistency in formatting of the PDP is desirable, we also consider that the altered format suggested by Mr Bryce is both more logical and easier to follow. Accordingly, we agree with Mr Bryce and recommend that those submissions be accepted.
96. One consequence of such a significant reorganisation of the chapter is that it becomes difficult to track substantive changes sought in submissions, because of course, the submissions relate to the numbering in the notified chapter. In our discussion of submissions following, we will refer principally to the provision number in the submission (which in turn reflects the notified chapter), but provide in brackets the number of the comparable provision in our reformatted and revised version attached in Appendix 1.
97. The remaining general submissions noted above can be addressed more briefly.
98. As regards the submissions that sought that objectives and policies be reordered and labelled to make it clear which are solely applicable to urban areas, we formed the view during the course of the hearing that there is an undesirable degree of uncertainty as to when particular policies related just to the urban environment, given that this appeared to be the intention. We asked Mr Bryce to consider the merits of separating the district-wide objectives and policies into urban and rural sections<sup>70</sup>. Section 3 of Mr Bryce's reply evidence canvassed the point. Mr Bryce's opinion was that while there was some merit in a separation of objectives and policies into rural and urban sections, a number of the objectives and policies apply to both, making such separation problematic. We accept Mr Bryce's point, that a complete separation is not feasible, but we think that much more clarity is required for those objectives and policies that do not apply to both rural and urban environments, as to what it is that they do apply to.
99. In summary, therefore, we recommend acceptance in part of the general submissions we have noted. We do not think a further reordering is required or desirable, but we accept that a number of the objectives and policies need to be amended to remove the ambiguity that currently exists. We will discuss the exact amendments we propose as we work through the provisions of Chapter 27.
100. While we accept the desirability of keeping the number of objectives and policies to a minimum, the Millbrook submission seeking that the number be reduced is framed too generally to be of assistance. RCL Queenstown Pty Ltd<sup>71</sup> provided more targeted relief, listing the objectives and policies it thought should be deleted. However, Mr Wells, who gave evidence for both Millbrook and RCL, expressed broad satisfaction with the amendments Mr Bryce had recommended. While he expressed the views that further refinement might be made, he did not advance that point further, discussing specific provisions. It follows that while we have kept an eye on the potential for further culling of the objectives and policies beyond Mr Bryce's recommendations, so to minimise duplication, we have no evidential basis on which we could recommend a substantial reduction in the number of objectives and policies in Chapter 27.

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<sup>70</sup> Following the precedent set by the Independent Hearing Panel on the Proposed Auckland Unitary Plan  
<sup>71</sup> Submission 632

101. As regards Submission 817, the submission is non-specific as to what changes might appropriately be made to Chapter 27 and the submitter did not provide us with any evidence that would assist further. Mr Bryce recommended an amendment to Policy 27.2.5.12 to provide greater linkage between subdivision management and water quality in part to address this submission. We accept that suggested change. Having reviewed the point afresh, we have not identified any other respects in which the Chapter would be amended to properly give effect to the provisions of the National Policy Statement identified by the submitter.
102. Lastly, addressing Submission 115 Mr Bryce recommended its rejection. We concur. Provision for cycleways, pathways and reserves is a point of detail to be assessed on a case by case basis under the framework of the objectives and policies of Chapter 27.

## 2. DEFAULT ACTIVITY STATUS

### 2.1 Controlled Activity?

103. A logical analysis of the submissions on Chapter 27 would start with the objectives, move to the policies, and then consider the rules to implement those policies. In this case, however, the default activity status for subdivisions dominated the submissions and was almost the sole issue in contention at the hearing. Accordingly, although it may appear counter-intuitive, we have decided to address this issue first.
104. As already noted, Rule 27.4.1 of the notified subdivision chapter provided that all subdivision activities would be discretionary activities, except as otherwise stated.
105. Although Rules 27.4.2 and 27.4.3 provided for non-complying and restricted discretionary activities respectively, these rules addressed a series of specific situations that, with one exception, were likely to be a small subset of subdivision applications. The exception was the provision in Rule 27.4.2 that subdivision not complying with the standards in sections 27.5 and 27.8 should be non-complying (other than in the Jacks Point Zone).
106. It follows that on the basis of the PDP as notified, the overwhelming majority of subdivisions that met the Chapter 27 standards would be considered as discretionary activities. One submitter supported the notified provisions<sup>72</sup>. Two other submissions<sup>73</sup> supported discretionary activity status for subdivision in the low density residential zone. A very large number of submitters opposed Rule 27.4.1<sup>74</sup>. Most of those submitters sought that the default activity status be 'controlled'. Many submitters either proffered consequential changes such as suggested matters to which Council's control might be limited or sought consequential changes both to the rule and to the objectives and policies of Chapter 27 more generally.
107. Many submissions sought controlled activity status on a more targeted basis. Submission 591 sought controlled activity status for all subdivisions in the urban zones. Other submitters<sup>75</sup> sought controlled activity status in one or more of the urban zones. Another group of submissions focussed on the rural zones seeking that subdivision in the Rural Residential

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<sup>72</sup> Refer Submission 21

<sup>73</sup> Submissions 406 and 427: Opposed in FS1262

<sup>74</sup> The tabulated summary of the submissions and further submissions either on Rules 27.4.1-3 generally or specifically on Rule 27.4.1 occupied some 25 pages of Appendix 2 to Mr Bryce's Section 42A Report.

<sup>75</sup> E.g. Submissions 249, 336, 395, 399, 485, 488: Supported in FS1029, FS1061 and FS1270



and/or Rural Lifestyle zones be controlled<sup>76</sup>. A number of submitters<sup>77</sup> nominated the Rural Zone as an exception to a general controlled activity position, suggesting subdivisions in that zone should remain as discretionary activities. Some submissions focussed on the special zones seeking that subdivision in the Millbrook<sup>78</sup> or Jacks Point<sup>79</sup> Zone should be controlled activities. Other variations were a submission that sought that subdivision within a proposed new subdivision at Coneburn be controlled<sup>80</sup> and a submission that sought that subdivisions for infill housing (one lot only) in all zones be controlled<sup>81</sup>. A group of infrastructure providers<sup>82</sup> sought that subdivision for utilities be a controlled activity.

108. Some submitters were less definitive in the relief sought. Submission 748 sought either controlled or restricted discretionary activity status for complying subdivisions. Submission 277 suggested an even more nuanced position with subdivision of land in the 'Rural General Zone' being discretionary and a mix of controlled and restricted discretionary activity subdivision rules "*for rural living areas and residential zones*".
109. Some submissions sought more confined relief in the alternative. Submission 610 for instance sought a new rule providing that subdivision within the Ski Area Sub-Zones should be controlled if its primary relief (controlled activity status for all subdivisions except as otherwise stated) was rejected<sup>83</sup>.
110. Many submitters did not consider the relevance of standards/conditions to activity status. Read literally, they would have the effect that all subdivisions, irrespective of subdivision design, would be controlled activities to which consent could not be refused. Many others referred to the need to comply with subdivision standards either explicitly (e.g. referring to minimum lot size requirements) or more generally. Many submitters also recognised the need for consequential amendments if the default activity status changed, in particular to the objectives and policies.
111. We have approached this issue as one of principle, considering first what the default activity status for subdivisions should be across all zones before considering (later in this report) whether particular zones (or sub-zones), or alternatively, particular types of subdivisions, need to be recognised as having characteristics warranting either more or less restrictive subdivision activity status as the case may be. Because of the breadth of the submissions on this point, a virtually infinite number of permutations would be within jurisdiction between the notified position (default discretionary status subject to specified exceptions) and all subdivisions being 'controlled' without any standards or other requirements. To keep our report within reasonable bounds, we have restricted our consideration of alternative options to those

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<sup>76</sup> Submissions 219,283, 345, 350, 360, 396, 401, 402, 403, 415, 416, 430, 467, 476, 500, 820: Supported in FS1097, FS1164 and FS1206; Opposed in FS1034, FS1050, FS1082, FS1084, FS1086, FS1087, FS1089, FS1099, FS1199, FS1133 and FS1146

<sup>77</sup> Submissions 336, 497, 512, 513, 515, 520, 522, 523, 525, 527, 529, 530, 531, 532, 534, 535, 537, 608: Supported in FS1029, FS1125, FS1164, FS1259, FS1260, FS1267, FS1286, FS1322 and FS1331; Opposed in FS1034, FS1068, FS1071, FS1092, FS1097, FS1117 and FS1120

<sup>78</sup> Submissions 234, 346, 541: Opposed in FS1266

<sup>79</sup> Submission 567

<sup>80</sup> Submission 361 – although the reasons for this submission appear to link it to a parallel submission on notified rule 27.5.2.1 because it refers to a house already being established, prior to subdivision- Supported in FS1118 and FS1229; Opposed in FS1296

<sup>81</sup> Submission 169

<sup>82</sup> Submissions 179, 191, 421 and 781: Supported in FS1121

<sup>83</sup> Supported in FS1125

specifically the subject of submissions or which were canvassed during the course of the hearing.

112. The rationale for default discretionary status was set out in the Section 32 Evaluation accompanying the notified PDP. The key points made in the Section 32 Evaluation were that, in the view of the authors, the ODP contains insufficient emphasis on good subdivision and development design, that the ODP subdivision chapter is ineffective in encouraging good subdivision design, and that discretionary activity status would help focus on the importance of good quality subdivision design<sup>84</sup>.
113. Mr Bryce reviewed the arguments as to the appropriate default subdivision status in his
114. Section 42A Report, concluding that the section 32 analysis had not demonstrated that a discretionary activity regime was necessarily the best mechanism to respond to subdivision in all zones. Specifically, Mr Bryce recorded his opinion that subdivisions in the Rural Residential and Rural Lifestyle Zones, and within the District's urban areas do not require the broad assessment that would follow from discretionary activity status<sup>85</sup>.
115. Equally, however, Mr Bryce was of the opinion that a default controlled activity rule, as sought by a large number of submitters, would be not be particularly effective in responding to subdivision development within the District<sup>86</sup>.
116. Mr Bryce saw subdivision and development within areas the subject of structure plans or spatial layout plans as being in a category of their own, justifying controlled activity status. Likewise, he recommended a controlled activity rule covering boundary adjustments. At the other end of the range, Mr Bryce recommended that subdivision and development within the Rural Zone should be a discretionary activity because of the range of potential issues in those areas. The recommendation in his Section 42A Report was, however, that the default activity status for both urban subdivision and development, and subdivision and development within the Rural Residential and Rural Lifestyle Zones, should be Restricted Discretionary (but with separate rules for each to recognise the differences between them)<sup>87</sup>. Consequent on his recommendation, Mr Bryce suggested revised rule provisions specifying the areas within which discretion was retained, based on the areas of control sought in submissions seeking controlled activity status.
117. The argument presented for submitters at the hearing, principally by Mr Goldsmith and Ms Baker-Galloway, supported by expert planning evidence, rested on a number of related considerations, including:
  - a. The ODP regime based on a default controlled activity status had worked reasonably well.
  - b. The ODP regime provided certainty for developers. By contrast, the PDP regime created significant uncertainty.
  - c. While restricted discretionary activity status was an improvement on full discretionary status, the ambit of the matters for discretion was such that it was not materially different to a full discretionary activity status. In particular, retention of discretion over subdivision lot sizes was of particular concern because lot sizes ultimately determined the economic return from an investment in a subdivision.

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<sup>84</sup> Refer section 32 evaluation at pages 10 and 33

<sup>85</sup> Section 42 Report at 10.28

<sup>86</sup> Section 42 Report at 10.30

<sup>87</sup> Noting that Mr Bryce recommended other targeted Restricted Discretionary rules

- d. The Council's reliance on urban design assessments was flawed. To the extent that analysis indicated poor urban design, that was for reasons that had little or nothing to do with the subdivision activity rule status.
  - e. Further, to the extent that issues of poor urban design in the past had been identified, those issues could be addressed within a controlled activity framework.
  - f. The concern expressed by Mr Wallace in his evidence for Council regarding the need to retain control over road widths could be addressed under section 106 of the Act.
  - g. The statistics presented by Mr Bryce as to the percentage of subdivision applications in fact considered as 'controlled' under the ODP were misleading.
118. Other views that we received included evidence on behalf of two leading survey consultancies in the District. Mr Geddes on behalf of Clark Fortune McDonald and Co indicated that the recommendations of Mr Bryce's Section 42A Report largely resolved that submitter's concerns. Mr Duncan White, giving evidence for Patterson Pitts likewise supported a restricted discretionary activity rule.
119. Mr Vivian, giving evidence on behalf of a number of submitters, also generally supported Mr Bryce's recommendations. We note, in particular, Mr Vivian's observation that while it is easy to critique urban design of historic subdivisions, it is a lot harder to ascertain if those subdivisions could have been improved had a different class of rule been applied to them at the time they were consented. Notwithstanding that qualification, Mr Vivian saw merit in a restricted discretionary activity regime, certainly for urban subdivisions, although he recommended some alterations to the proposed matters for discretion in a restricted discretionary activity rule applying to Rural Residential and Rural Lifestyle subdivisions.
120. We did not hear evidence from infrastructure providers seeking to support controlled activity status specifically for utilities.
121. At the opening of the hearing, counsel for the Council advised that Mr Bryce had reflected on the evidence which had been pre-circulated and had formed the view that discretion over lot sizes, averages and dimensions should be deleted from his proposed restricted discretionary activity rule.
122. Mr Goldsmith frankly acknowledged that if this revised recommendation were accepted, then he would accept a restricted discretionary activity rule on behalf of his clients. Ms Baker-Galloway, however, maintained an objection in principle to the restricted discretionary activity rule proposed on behalf of the submitters she represented.
123. As the hearing proceeded, the matters in dispute were progressively narrowed. We would like to express our thanks, in particular, to Mr Bryce for his readiness to consider ways in which his recommendations might be refined to meet the concerns of submitters, while still achieving the policy objectives that underpinned the notified subdivision provisions.
124. Stepping back from the issues in contention, the evidence of Mr Falconer suggests to us that, for whatever reason, the ODP provisions have not been successful in driving high quality urban design. In Mr Falconer's words, while there is some variability between subdivision, generally they are very mediocre. He thought it was particularly concerning that there were no very good examples of urban design. Against the background where, as Mr Brown noted in his evidence, the PDP has a much greater urban design flavour, especially when coupled with the strategic direction provided in Chapters 3 and 4, this suggests to us a need for something to change.

125. While there is an issue (as counsel argued) whether previous mediocre urban design is the product of subdivision activity status, we have considerable difficulty with the argument put to us by both Mr Goldsmith and Ms Baker-Galloway that good design might be enforced within a controlled activity framework. Ms Baker-Galloway cited case law to us suggesting that conditions on subdivisions might produce different lot sizes and subdivisions that look different from what is proposed<sup>88</sup>. However, when we discussed the point with Ms Baker-Galloway, she agreed that the ambit of valid conditions is ultimately an issue of degree, which will determine whether particular issues are able to be controlled by a condition.
126. Accordingly, while counsel are correct, and the case law gives the consent authority considerable latitude to impose conditions on a resource consent application, so long as the conditions do not effectively prevent the activity taking place<sup>89</sup>, in our view, the efficacy of those powers depends on the quality of what it is that one starts with. If the starting product is a reasonable quality design, then there will probably be scope to improve that design through discussion between the applicant and Council staff, and imposition of conditions as required to 'tweak' the design. By contrast, if the starting point is a poor quality subdivision design from a consent applicant who refuses to proffer a significantly changed (and improved) design, then in our view, it is neither practically nor legally possible for the Council to redesign a subdivision application by condition.
127. The clearest example of a need for discretion over subdivision design where the Council might need to require potentially significant changes to an applicant's design appeared to be in the width and location of internal roading networks. Mr Wallace summarised his evidence, when we discussed it with him, as being that there is no single formula to identify suitable roadworks based solely on the size of the subdivision.
128. As regards the specific issue of road widths and access issues, both Mr Goldsmith and Ms Baker-Galloway argued that this could be addressed under section 106(1)(c). That provision provides the Council with jurisdiction to refuse a subdivision consent application irrespective of the activity status of the subdivision in circumstances, among other things, where "*sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision*". Ms Baker-Galloway however could not point us to a case which has held that section 106 extends as far as road widths, as opposed to the existence of a practicable legal access.
129. She also accepted that section 106 would not answer a point that we discussed both with a number of the planning witnesses and with counsel who appeared before us that arises when the most efficient (in some cases the only practicable) access to adjacent subdividable land is via the road network of the subdivision. This situation has arisen in the past in the District<sup>90</sup>.
130. Ultimately, though, we see the potential application of section 106 as something of a red herring. If section 106 confers the power to refuse a subdivision consent application, there is no practical difference if the District Plan similarly provides a discretion to refuse the consent on the same grounds, and good reason why it should do so – so applicants are more aware of that possibility. As Mr Goldsmith frankly acknowledged, the concern on the part of submitters

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<sup>88</sup> She relied in particular on *Dudin v Whangarei District Council* A022/07 and *Mygind v Thames-Coromandel District Council* [2010] NZ EnvC 34

<sup>89</sup> Refer *Aqua King Limited v Marlborough District Council* (1998) 4ELRNZ 385 at [23]

<sup>90</sup> In Subdivision Consent RM130588 (Larchmont)

is that that position is not 'leveraged' to carve out a greater ambit for subdivision consents to be rejected than section 106 would provide.

131. Mr Goldsmith called valuation evidence from Mr Alexander Reid to support his submission that an excessively wide discretion (certainly the full discretionary status in the notified PDP provisions) would have a chilling effect on the economics of subdivision in the District by reason of the inability to obtain land valuations on which banks and other financiers might rely.
132. Mr Reid's evidence was helpful because he confirmed that uncertainty in consent outcomes is ultimately an issue of degree. If there is some, but not great, uncertainty, then valuers (and banks) will accept that.
133. We discussed with Mr Reid specifically the statistics that Mr Bryce had provided to us which suggested that under the ODP, approximately half the applications for subdivision consent in residential zones, and the Rural Residential Zone (and substantially more than half of the applications in the Rural Lifestyle Zone and deferred Rural Lifestyle Zone) were actually considered on the basis that they were either discretionary or non-complying. Mr Reid's evidence was that he had never regarded there being a great risk of subdivision not occurring in those zones and thus it had not been an issue to value the land<sup>91</sup>.
134. We discussed with Mr Jeff Brown and Mr Chris Ferguson whether the difference between controlled activity status and restricted discretionary activity status would have cost implications for applicants. Mr Brown's view was that costs would generally not vary, provided the points of control and discretion were the same. Mr Ferguson pointed out the potential, if the ability to decline under a restricted discretionary rule were used to force an outcome, for transaction costs to increase. He also identified the potential for a different outcome to have cost implications.
135. We had difficulty reconciling Mr Ferguson's reasoning with the legal submissions we heard from both Mr Goldsmith and Ms Baker-Galloway that the same outcomes could be achieved under a controlled activity regime as with a restricted discretionary activity regime, unless the outcome Mr Ferguson was referring to was that consent applications would be declined.
136. Perhaps more importantly, Mr Ferguson agreed that the time and cost for compiling a high quality application would likely not vary greatly either way.
137. Taking these matters into consideration, we have formed the following views.
138. First, we agree with Mr Bryce's recommendation that the full discretionary default subdivision rule in the notified Chapter 27 is not the most appropriate way in which to achieve the objectives of the PDP or (to the extent that those objectives might envisage that status) the most appropriate way to achieve the purpose of the Act. For zones in which development is envisaged, with the scale of development the subject of minimum standards, the increase in uncertainty for subdivision applicants is, in our view, not justified by the potential environmental issues that a subdivision that complies with those minimum standards might raise.

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<sup>91</sup> A view supported by the updated information provided in Mr Bryce's reply indicating that in the 6 years between 2009 and 2015 one subdivision consent application only had been declined after the exercise of the right of appeal, where applicable.

139. We also regard full discretionary status as being inconsistent with the strategic direction contained in Part Two of the Plan which seeks to enable urban development within defined Urban Growth Boundaries (recommended Policy 3.3.14) and to recognise the Rural Lifestyle and Rural Residential Zones as the appropriate planning mechanism to provide for new Rural Lifestyle and Rural Residential developments (recommended Policy 6.3.0).
140. Secondly, we agree with Mr Bryce’s recommendation that there are a number of exceptions to that general position, where retention of full discretionary activity status is justified, most obviously in the Rural and Gibbston Character Zones<sup>92</sup>. Those zones have no minimum lot sizes and rely on the exercise of a broad discretion to ensure that subdivision and development is consistent with the objectives and policies applying to those areas. Submitters advanced the case at the hearing that the Ski Area Sub-Zones needed to be considered separately from the balance of the Rural Zone, having characteristics justifying controlled activity status for subdivisions. We will discuss that point separately. We also discuss the other exceptions later in this report.
141. Thirdly, we agree with Mr Bryce’s recommendation that while controlled activity status may be appropriate in some specific situations, the most appropriate way to achieve the objectives of the PDP is to provide that the default activity status for subdivisions in both Urban Zones and the Rural Residential and Rural Lifestyle Zones should be restricted discretionary activity. We did not hear evidence justifying a different approach to Rural Residential and Rural Lifestyle Zones compared to urban residential zones, or indeed to distinguishing between different residential zones. The evidence we heard, as summarised above, is that the relative costs (between restricted discretionary and controlled activity status) are only likely to be material in the case of poor quality applications. In our view, the need for Council to be able to demand high quality outcomes, and to not have to accept poor applications, are key reasons for restricted discretionary activity status.
142. We do not regard utilities as one of the situations where controlled activity status would be appropriate. While subdivisions will on occasion solely relate to utilities, provision for utilities is an essential component of all subdivisions and in our view, the discretion to refuse consent (where applicable) needs to extend to the utility component. The important point (as Submission 179 notes as justification for controlled activity status) is that subdivisions for utilities are not subject to the minimum lot sizes specified for other subdivisions and this is achieved in our recommended Rules 27.6.2 and 27.7.11.
143. Fourthly, particular attention needs to be paid to limiting the matters in respect of which discretion is reserved to minimise the uncertainty for subdivision consent applicants, while providing the framework to best ensure good quality subdivision design outcomes.
144. As already noted, Mr Bryce recommended two restricted discretionary activity rules in his reply evidence to replace Rule 27.4.1 as notified. The first (now numbered 27.5.7 in our recommended version of Chapter 27) was recommended to read as follows:

*“All urban subdivision activities, unless otherwise stated, within the following zones:*

1. *Low Density Residential Zones;*
2. *Medium Density Residential Zones;*

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<sup>92</sup> Noting our previous finding that in those parts of the Rural Zone classified as ONL or ONF, residential subdivision and development might appropriately be classified as a non-complying activity and recommending Council consider initiating a variation to achieve that result.

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 the following:*

- *Lot sizes and dimensions in respect of internal roading design and provision, relating to access and service easements for future subdivision on adjoining land;*
- *Subdivision design and layout of lots;*
- *Property access and roading;*
- *Esplanade provision;*
- *On site measures to address the risk of natural and other hazards on land within the subdivision;*
- *Fire fighting water supply;*
- *Water supply;*
- *Stormwater design and disposal;*
- *Sewage treatment and disposal;*
- *Energy supply and telecommunications;*
- *Open space and recreation; and*
- *Ecological and natural values;*
- *Historic heritage;*
- *Easements; and*
- *Bird strike and navigational safety.*

*For the avoidance of doubt, where a site is governed by a Structure Plan, spatial layout plan or concept development plan that is identified in the District Plan, subdivision activity should be assessed in accordance with Rule 27.7.1.”*

145. The second rule recommended by Mr Bryce in his reply (now numbered 27.5.8) would read as follows:

*“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 building platforms;*
- *Lot sizes and dimensions in respect of internal roading design and provision,*
- *relating to access and service easements for future subdivision on adjoining land;*
- *Subdivision design and lot layout;*
- *Property access and roading;*
- *Esplanade provision;*
- *On site measures to address the risk of natural and other hazards on land within the subdivision;*
- *Fire fighting water supply;*
- *Water supply;*
- *Stormwater disposal;*
- *Sewage treatment and disposal;*
- *Energy supply and telecommunications;*

- *Open space and recreation;*
- *Ecological and natural values;*
- *Historic heritage;*
- *Easements; and*
- *Bird strike and navigational safety.”*

146. These two suggested rules are virtually identical – the only difference in the matters to which discretion is reserved is recognition of the need to consider the location of building platforms in the Rural Lifestyle Zone – but like Mr Bryce, we think there is value in separating the rules related to subdivision in Urban Zones from those applying in the Rural Residential and Rural Lifestyle Zones, if only for clarity of coverage to lay readers of the Plan.
147. Looking first at the proposed urban subdivision rule, we recommend a minor change to the introductory wording to refer to activities otherwise “*provided for*” rather than otherwise “*stated*”. The latter suggests a more explicit reference than may always be the case.
148. Consequential changes are also required arising from recommended changes to the names of different zones in other reports to the Lower Density Suburban Residential Zone and the Airport Zone – Queenstown respectively.
149. In terms of the matters in respect of which discretion is restricted, as Mr Bryce indicated, the list of matters is largely drawn from the submissions that suggested matters for control, in the context of a proposed controlled activity rule. As Mr Goldsmith acknowledged to us at the hearing, most of these are a standard list of matters that have to be considered on any subdivision application.
150. We therefore propose to discuss on an exceptions basis, the matters where Mr Bryce proposed amended wording, inserted additional considerations, or the one point that he proposed be deleted from the rule.
151. As above, much of the discussion at the hearing focussed on the first proposed matter of discretion. Having initially (at the opening of the Council case) formed the view that this matter might be entirely deleted, Mr Bryce came around to the view that limited provision for a discretion over lot sizes and dimensions was appropriate, to address the specific issue discussed during the course of the hearing of the need for access to adjoining subdivisible land.
152. We think that the debate at the hearing got a little side-tracked by the concerns of submitters about the ambit of any discretion over lot sizes. While important, the principal consideration justifying reservation of discretion is the need to promote quality subdivision design. We propose that should be the first matter listed.
153. As above, Mr Bryce’s suggested matter of discretion is “*subdivision design and layout of lots*”. We regard the layout of lots as an aspect of subdivision design rather than a discrete issue in its own right. If the subdivision design changes, for whatever reason, the layout of lots, and indeed lot sizes (in m<sup>2</sup>) and dimensions (i.e. shape) will change correspondingly. Mr Goldsmith had no problem with that in principle. The concern he was expressing was of an explicit and separate discretion over lot sizes.
154. To put that beyond doubt, we think it would be helpful to reframe this first and primary matter of discretion as follows:



*“subdivision design and any consequential effects on the layout of lots, and on lot sizes and dimensions.”*

155. Like Mr Bryce, we consider that the potential need to require access to adjoining subdivisible land is a discrete issue that needs specific discretion to enable it to be properly considered. Mr Bryce’s suggested drafting focussing on lot sizes and dimensions, whereas, to us, this is the consequence of a discretion over internal roading design and provision. As well as being more logical, putting it that way round assists in meeting the concerns expressed for submitters. We also think it would also be helpful if the same consequential flow-on effect on lot layouts were identified as with subdivision design.
156. In summary, we recommend that the relevant point of discretion be amended to read:

*“internal roading design and provision relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions.”*
157. The submissions we received focussed only on property access. Like Mr Bryce, we think that the focus might more explicitly be on roading as the primary means of property access.
158. The submissions likewise focussed solely on “natural hazards”. We agree with Mr Bryce’s recommendation that in the context of restricted discretionary activity, the ambit of potential action required should be stated more clearly – it is about onsite measures to address the risk of both natural and other hazards on land within the subdivision rather than, for instance, attempts to address natural hazards at source. It is both unreasonable and impracticable to contemplate a subdivision applicant having responsibility, for instance, for mitigating the causes of flooding that is the result of natural processes occurring offsite.
159. In our view, it also needs to be made clear that it is not just a choice of what on-site measures are taken to mitigate natural hazard risk. In some cases, precisely because it is beyond the control of any subdivision applicant to control natural hazards at source, all available mitigation steps would still be insufficient to enable subdivision and development of the scale and in the manner proposed to proceed. We therefore recommend that the point of discretion should refer to *“the adequacy”* of on-site measures to address natural hazard risk.
160. The submissions we received suggested *“stormwater disposal”* as a matter of control. We agree with Mr Bryce’s recommendation that discretion needs to be retained over the design of stormwater management, not just its disposal.
161. Mr Bryce recommended two new matters of discretion, being *“ecological and natural values”* and *“historic heritage”*. Given the identification of those values and the objectives and policies of the Plan (not to mention the provisions of the Proposed RPS quoted above that sit behind them, they are obvious additions.
162. Lastly, Mr Bryce recommended addition of *“bird strike and navigational safety”*.
163. This addition reflected submissions we heard from QAC seeking recognition of the potential for the development associated with subdivision to cause a potential safety issue at Queenstown Airport (principally) due to bird strike. QAC both made legal submissions and called planning evidence on the need for PDP provisions to discourage activities attracting birds that might give rise to a bird strike risk.

164. We had some difficulty with QAC's case in this regard. Ms Kirsty O'Sullivan, giving expert planning evidence for QAC, advised us that the essential issue was with stormwater ponds that might form part of a subdivision design attracting birds that roost in the Shotover Delta.
165. At the hearing, we sought to explore with QAC's representatives the extent to which bird strike is already an issue given the location of the municipal wastewater facilities in close proximity to the eastern end of the runway, on the opposite side of the runway to Shotover Delta. The initial advice we received from Ms O'Sullivan was that bird strike was not an issue at present because QAC knows about current flight paths. Subsequently, however, after we sought input on where subdivision-related development might pose a risk of bird strike, we were advised that most reported bird strikes had been on the airfield, but that there have been reports of near misses further afield. We were also advised that the highest recorded bird strike was at 30,000 feet and that it was difficult to define the relevant area in a spatial sense.
166. We found this unhelpful to say the least. QAC were seeking examination of potential bird strike issues as a discrete matter of discretion on all urban subdivisions, so as to enable a case by case assessment. My Bryce also recommended that this be a matter of discretion in both urban areas and in the Rural Lifestyle and Rural Residential Zones.
167. The only way in which a subdivision consent applicant could address that issue would be by obtaining expert ornithological evidence as to the potential impact of the proposed subdivision and development on the existing pattern of bird flights and expert aviation evidence on the potential risk to aircraft within the District where they might intersect with the predicted flight-paths of birds. The collective costs involved, given that this would need to be considered on every subdivision application in urban areas and in the Rural Lifestyle and Rural Residential Zone if Mr Bryce's recommendation were accepted, might well be substantial, but we were not provided with any quantification of those costs<sup>93</sup>.
168. While any threat to aircraft safety is of course a matter for considerable concern, we regard it as incumbent on QAC to provide us with expert evidence that would enable us to evaluate whether the risks that subdivision and development might pose to aircraft movements justified the imposition of those costs. At the very least, we would have expected QAC to produce expert evidence on where birds currently roost, the current flight-paths of birds to and from those roosting areas, and the nature and scale of future subdivision and development sufficient to materially alter those flight-paths in a manner with the potential to create a risk to aircraft. Demonstrably, Ms O'Sullivan was not equipped to provide evidence on these matters. And to be fair to her, she did not suggest she could do so other than at a very general level.
169. We inquired of QAC whether it had taken a position on the recently reviewed earthworks provisions of the ODP, given our understanding that birds are attracted by newly excavated earthworks. We were advised that QAC had made submissions on those provisions, but those submissions were not accepted and QAC did not pursue the matter.
170. Had QAC provided us with the evidential basis to do so, we might well have recommended a focus on effects on bird strike and navigational safety within some defined distance from the

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<sup>93</sup> Mr Bryce identified that the addition of new matters of discretion would add costs in the s32AA evaluation attached to his reply evidence, but did not comment on the potential quantum of such costs. Ms O'Sullivan did not comment on the cost implications for applicants of the relief she supported.

flight paths into and out of Queenstown Airport, recognising a potentially greater risk in such areas (QAC told us existing spray irrigation at the end of the runway at Wanaka had not created an issue at Wanaka Airport and provided no information as to the position at the smaller facilities). As it was, QAC did not provide us with an adequate evidential foundation either for the planning relief sought, or for some more targeted response.

171. In summary, we do not agree with Mr Bryce’s recommendation that the default rules contain a recognition of potential bird strike risk as a separate area of discretion.
172. Submissions seeking a controlled activity rule suggested that “*the nature, scale, and adequacy of environmental protection measures associated with earthworks*” be an additional matter of control. Mr Bryce did not recommend that earthworks be a matter for discretion. Rather, his recommendation was that a cross reference be inserted to provisions of the earthworks chapter of the ODP. We think there are good reasons to treat earthworks as a separate issue under the rules. We will revert to that point when we address Mr Bryce’s recommendations in that regard.
173. We do, however, consider that there is a case for an additional matter of discretion based on the submissions and evidence we heard for Aurora Energy Ltd<sup>94</sup>. We explore the issues raised in much greater detail in the context of the policies related to subdivision and development affecting electricity distribution lines<sup>95</sup>. Mr Bryce recommended a new rule governing subdivision and development in close proximity to ‘sub-transmission’ lines. We discuss that recommendation later in this report also. In summary, we do not regard it as either necessary or efficient to have a standalone rule, but we do consider it necessary to preserve a discretion on subdivision applications that might be exercised in accordance with recommended Policy 27.2.2.8.
174. Having identified the desirability of an additional point of discretion, we then considered whether it should be limited to effects on electricity distribution lines. Mr Bryce’s draft rule considers “*Energy supply and telecommunications*” together. While the rationale for that discretion is (we think) related to the adequacy of the infrastructural arrangements, the same logic would apply to reverse sensitivity effects on telecommunication networks as on energy networks – both are essential local infrastructure.
175. Accordingly, we recommend that the relevant matter of discretion be amended to read:  
  
*“energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks.”*
176. The suggested rule is stated to apply within the Low Density Residential Zone and the Queenstown Airport Mixed Use Zone. The Stream 6 Hearing Panel has recommended that the name of the Low Density Residential Zone be changed to the Lower Density Suburban Residential Zone. The Stream 8 Panel has recommended the Queenstown Airport Mixed Use Zone, as the term is used in Chapter 27, be changed to the Airport Zone - Queenstown. We therefore recommend use of those titles for those zones here, and elsewhere in Chapter 27 where they are referred to.
177. Lastly, we recommend that the language introducing the matters of discretion be tightened in this and the other Restricted Discretionary rules in Chapter 27 and that the specified matters

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<sup>94</sup> Submission 71

<sup>95</sup> Refer the discussion of our recommended Policy 27.2.2.8

be individually identified using an alphanumeric list for ease of subsequent reference. Again, this is a recommended general change. We also recommend that generally listing of sub-parts of policies or rules be identified by alphanumeric lists.

178. Turning to the parallel rule (now numbered 27.5.8), providing for subdivision in the Rural Residential and Rural Lifestyle Zones, the opening words, describing the ambit of the rule, need to provide for the operation of other rules in the rule package in the same way as Mr Bryce's recommended urban subdivision rule; that is to say, it needs the words "*unless otherwise provided for*" inserted into it.
179. As above, the only additional point of discretion Mr Bryce recommended in this rule was reference to building platforms in the Rural Lifestyle Zone. At the hearing, we discussed with both Mr Bryce and Mr Jeff Brown whether the size of building platforms might be an issue. Currently the zone standards for the Rural, Gibbston and Rural Lifestyle Zones<sup>96</sup> require identification of one building platform between 70m<sup>2</sup> in area and 1000m<sup>2</sup> in area per lot where allotments are created for the purposes of containing residential activity.
180. Mr Brown confirmed that in principle, both the location and size of building platforms are the issue in the Rural Lifestyle Zone, but he could not recall any consent holder trying to fill out building platforms to the full 1000m<sup>2</sup>. Mr Goldsmith drew our attention to the fact that this issue was canvassed in the hearings on the rural chapters (the Stream 2 hearing). In that hearing, Mr Paddy Baxter, an expert landscape architect, suggested to the Hearing Panel that design controls might be appropriate for larger sized houses.
181. Relevant design controls in this context are those contributing to the visibility and external appearance of buildings constructed within approved building platforms since it is these matters that affect the ability of the landscape to absorb new or altered buildings.
182. We also note that Rule 22.4.2 provides that where a building is constructed or altered outside an approved building platform in the Rural Lifestyle Zone the Council retains discretion over external appearance, visibility from public places, landscape character and visual amenity. Logically, these matters should be equally relevant to the decision whether to approve building platforms (within which buildings might be constructed or altered as permitted activities).
183. Accordingly, we recommend that the relevant point of discretion be expanded to read:  
  
*"in the Rural Lifestyle Zone, the location and size of building platforms and in respect of any buildings within those building platforms:*
  - a. *external appearance;*
  - b. *visibility from public places;*
  - c. *landscape character; and*
  - d. *visual amenity.*
184. In all other respects, the same conclusions about the matters in respect of which discretion is reserved follow as for subdivision in the urban zones.

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<sup>96</sup> Rule 27.5.1.1 of the notified Chapter and 27.7.12.1 of our recommended revised Chapter

185. As already noted, a number of submissions identified the need for the objectives and policies of Chapter 27 to be amended to reflect any changes to the default rules related to subdivision. Accordingly, it is appropriate that we move now to address first the introductory statement of the purpose of Chapter 27 (in Section 27.1) and then the objectives and policies, before returning to the package of rules.

### 3. PURPOSE

#### 3.1 Section 27.1 - Purpose

186. Section 27.1, as its title suggests, is designed to set out the purpose of Chapter 27. Submissions on it sought variously:
- a. Addition of reference to the protection of areas and features of significance and to passive solar design of dwellings<sup>97</sup>;
  - b. Deletion of reference to subdivision being discretionary, to be replaced with a statement that subdivision in zoned areas is controlled<sup>98</sup>;
  - c. Deletion of reference to logic<sup>99</sup>;
  - d. Deletion of reference to the Land Development and Subdivision Code of Practice and Subdivision Design Guidelines<sup>100</sup>;
  - e. Clarification that Chapter 27 does not apply to the Remarkables Park Zone and the proposed Queenstown Park Special Zone<sup>101</sup>;
  - f. Drawing attention to the relationship between subdivision and land use, softening the description of the relationship between subdivision and desirable community outcomes, deletion of specific reference to management of natural hazards and insertion of identification of the role of subdivision in provision of services<sup>102</sup>.
187. Mr Bryce recommended the following changes to the notified version of Section 27.1:
- a. Consequential on his recommendation that the default status of subdivisions be restricted discretionary activity, the reference to all subdivision requiring resource consent as a discretionary activity should be amended;
  - b. Deletion of reference to subdivision design being underpinned by logic;
  - c. Separation of reference to the Subdivision Design Guidelines from the Land Development and Subdivision Code of Practice, recognising the focus of the Subdivision Design Guidelines on urban design and pitching the role of the Code of Practice as providing a best practice guideline;
  - d. Deletion of reference to provisions in other chapters governing assessment of subdivision;
  - e. Insertion of reference to the Council's development contributions policy.
188. We do not consider that the opening words of Section 27.1 need to place greater emphasis on the inter-relationship between subdivision and land use. In our view, the opening paragraph already draws that connection.
189. The reference in Section 27.1 to all subdivision requiring resource consent as a discretionary activity was problematic even on the basis of the notified Chapter 27, given that Rule 27.4.2

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<sup>97</sup> Submission 117

<sup>98</sup> Submissions 288, 442, 806: Supported in FS1097

<sup>99</sup> Submission 383

<sup>100</sup> Submissions 567 and 806

<sup>101</sup> Submission 806

<sup>102</sup> Submission 806

provided for non-complying activities and Rule 27.4.3 provided for restricted discretionary activities. We have already addressed the appropriate default rule activity status, recommending that it be restricted discretionary. It follows that the existing text of Section 27.1 requires amendment. We agree with Mr Bryce's suggestion that the statement should read that "*all subdivision requires resource consent unless specified as a permitted activity*".

190. We also agree with Mr Bryce's recommendation that reference to logic in the second paragraph might appropriately be deleted. Without amplification as to what a logical subdivision design might involve, such as is contained in proposed Objective 3.2.2.1, this is likely to be unhelpful.
191. We do not, however, consider that the entire sentence in which that reference is made need be deleted. Given the overlap with recommended Objective 3.2.2.1, stating that good subdivision design is underpinned by an objective of creating healthy, attractive and safe places is a suitable comment. We do agree, however, that some qualification of the reference to management of natural hazards is required since as currently framed, the text provides no indication of how natural hazards should be managed. The Proposed RPS contains a comprehensive suite of provisions around natural hazard management. In the context of a general introduction to the subdivision and development section, it would be difficult to capture all of the nuances of the Proposed RPS position. We recommend therefore that the introduction talk about "*appropriate*" management of natural hazards.
192. We agree with the suggestion in Submission 806 that the opening words to paragraph 3 should state that good subdivision "*can help to create*" desirable outcomes. It is unduly ambitious to think that good subdivision will necessarily achieve these matters on its own.
193. We do not consider that reference to passive solar design of dwellings is required given the existing reference in the third paragraph to maximising access to sunlight. Similarly, in relation to the relief sought in Submission 117, reference to protection of areas and features of significance is an unnecessary level of detail. These matters are covered more appropriately in the objectives and policies following.
194. As regards the degree to which the Subdivision Design Guidelines and the Land Development and Subdivision Code of Practice are referenced, this matter overlaps with how they are addressed in the balance of the chapter.
195. Counsel for the Council noted that both of these documents had been incorporated by reference under Part 3 of Schedule 1 of the Act. As counsel noted, the advantage of incorporating documents by reference in this way is that they can then be referenced in the PDP without needing to be annexed to it. As counsel also pointed out, however, the downside of such referencing is that the document cannot thereafter be changed without the reference to it also being changed through the mechanism of a Plan Change.
196. Mr Wallace produced a copy of the current Code of Practice for us. It is both a lengthy and highly detailed document and Mr Wallace highlighted the fact that it is a "*live, ever evolving document*" and that he anticipated that it would be amended and readopted by Council before the close of 2016. Nor would this be the only amendment. In his words, "*there will be an ongoing process of updating the Code of Practice to ensure evolving best practice is captured in the document*"<sup>103</sup>.

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<sup>103</sup> D Wallace, Evidence at 4.2

197. Against this background, the recommendation of Mr Bryce was that specific reference to the Code of Practice should be removed from the relevant policy (27.2.1.1).
198. This recommendation produced a degree of puzzlement from the representatives of submitters who appeared before us, given that the Code of Practice is referred to in the ODP generically and, as far as the submitters could ascertain, this has never been seen as posing a legal issue in the past notwithstanding that the Code of Practice has been updated from time to time.
199. Mr Goldsmith did not seek to contradict counsel for the Council's submissions. Rather his approach was to query why reference to the Code of Practice is a problem now if it has never previously been a problem. Ms Baker-Galloway noted that in the litigation on the Horizons One-Plan, the High Court had no difficulty with a generic reference to the OVERSEER nutrient model in the One-Plan, notwithstanding that new versions of the model would be produced<sup>104</sup>.
200. As we understand the argument for the Council, it is the additional step of incorporating the Code of Practice by reference that has created the legal issue.
201. The High Court decision referred to us quoted a section of the Environment Court's decision on the One-Plan querying whether a model like OVERSEER is written material within the meaning of clause 30 of the First Schedule (so as to be able to be incorporated by reference). It appears to us also that the High Court's decision turned on the fact that the One-Plan did not require use of OVERSEER. Rather it was mentioned as one means by which the Plan's provisions might be complied with.
202. We do not, therefore, regard the High Court's decision as supporting an explicit policy reference to the Code of Practice as something that is required to be complied with (as notified Policy 27.2.1.1 currently does), given the Council's intention that the Code of Practice will change.
203. Mr Duncan White gave evidence for Paterson Pitts noting that submitter's concern with the notified provisions given the lack of external input into the content of the Code of Practice. We agree that this is problematic, even if the legal concerns expressed by counsel for the Council could be overcome.
204. Mr Goldsmith drew our attention to a possible concern that removing reference to the Code of Practice, when in practice the Council will rely on the current version of the document. In his submission, this might mislead readers of the PDP who are not as a result aware that there is a large and very detailed document sitting outside the PDP which has, in Mr Goldsmith's words, "*a very significant influence on the subdivision design consent process*".
205. Ultimately though, Mr Goldsmith expressed himself as being ambivalent as to where the Code of Practice is referenced as long as it is referenced somewhere in the PDP. He took the pragmatic view that any rules and policies referring to the adequacy or appropriateness of infrastructure and service provision would then enable the Code of Practice to be referenced during the processing of a subdivision application.
206. We discussed the concern Mr Goldsmith had identified with counsel for the Council who agreed that the Code of Practice might appropriately be referred to in the introductory sections, provided it has not been incorporated by reference. We think that is the best solution, but it faces the problem that, of course, the Council has already resolved to

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<sup>104</sup> Discussed in *Horticulture New Zealand v Manawatu-Wanganui Regional Council* [2013] NZHC 2492 at [106]-[115]

incorporate the Code of Practice (2015) version by reference. We recommend that Council resolve that that document should cease to be incorporated by reference.

207. Assuming the Council does so resolve, we further recommend that the existence of a Code of Practice be highlighted in Section 27.1, but in a separate paragraph to the discussion of the Subdivision Design Guidelines that we will come to shortly. Mr Bryce drafted a sentence to insert on the end of the fourth paragraph of section 27.1 reading:

*“The purpose of the QLDC Land Development and Subdivision Code of Practice is to provide a best practice guideline for subdivision and development infrastructure in the District.”*

208. Mr Bryce’s suggestion did not capture what we had in mind because it assumed an understanding of what the Code of Practice was and failed to convey the critical point, which is that subdivision applicants need to consult the document.

209. Accordingly, we recommend that a new paragraph be inserted following the existing paragraph 4 reading:

*“The QLDC Land Development and Subdivision Code of Practice provides assistance in the design of subdivision and development infrastructure in the District and should also be considered by subdivision applicants.”*

210. Consequential deletions of reference to the Code of Practice in the existing text of the fourth paragraph will be required.

211. The Subdivision Design Guidelines did not attract the same concern regarding the need for ongoing change. While Mr Goldsmith critiqued the Subdivision Guidelines, the thrust of his point seemed to be that they were a little trite and overlapped with the existing policies. As against that view, Mr Falconer gave evidence for the Council indicating his view that the Design Guidelines are well founded, helpful and provide a concise checklist for the layout and broad scale design of subdivisions<sup>105</sup>. To the extent that Mr Dan Wells critiqued the illustrated design contained in the Subdivision Design Guidelines, Mr Falconer described those criticisms to us as matters of detail, not raising major issues.

212. Mr Falconer did, however, accept that the Subdivision Design Guidelines would benefit from being extended in scope.

213. Given Mr Falconer’s undoubted expertise and experience in the field of subdivision and urban design, we accept his opinion as to the value of the Subdivision Design Guidelines, and are satisfied that Section 27.1 should acknowledge their role. The only amendments we recommend to the text suggested by Mr Bryce are to make it a little clearer that the Guidelines are principally focused on development in urban areas, but that some aspects may be relevant to rural subdivisions.

214. We do not think it is helpful to state on a piecemeal basis that Chapter 27 does not apply to the Remarkables Park Zone and the requested Queenstown Park Special Zone as Queenstown Park Limited proposes. We discussed with counsel from the Council how Chapter 27, once finalised, will interrelate with the ODP subdivision provisions that will continue to apply in a number of zones (including the Remarkables Park Zone, which forms part of the ODP). We will discuss this issue in greater detail in our consideration of the notified Section 27.3. For the same reason, however, we agree with Mr Bryce’s recommendation that what was the first part

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<sup>105</sup> G Falconer, Evidence at paragraph 2.1



of the fifth paragraph of Section 27.1 should delete reference to provisions for assessment of subdivisions outside Chapter 27.

215. Lastly, Mr Bryce recommended that a paragraph be inserted on the end of Section 27.1 as a consequential change resulting from his recommendation that reference to the Development Contributions Policy be deleted from Policy 27.2.5.11 (same numbering in notified version), reading:

*“Infrastructure upgrades necessary to support subdivision in future development are to be undertaken and paid for by subdividers and developers in accordance with the Council’s 10 Year Plan Development Contribution Policy.”*

216. The difficulty we have with the suggested addition to Section 27.1 is that it assumes an understanding of the role of the Development Contributions Policy and records the current policy set under the Local Government Act, which may change during the lifetime of the PDP.

217. Accordingly, we recommend that Mr Bryce’s suggestion not be accepted, but rather that a new paragraph 6 be inserted in section 27.1 reading as follows:

*“The Council uses its Development Contributions Policy set out in its 10 Year Plan to fix the contributions payable by subdividers for infrastructure upgrades. That policy operates in parallel with the provisions of this chapter and should be referred to by subdivision consent applicants.”*

218. We have discussed each of the amendments we have recommended to Section 27.1 above. The end result, accepting the suggested changes, is that the introductory section of Chapter 27 related to its purpose would read as follows:

*“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 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 appropriate management of natural hazards are underpinned by a shared objective to create healthy, attractive and safe places.*

*Good subdivision can help to create 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 Subdivision Design Guidelines 2015. The Subdivision Design Guidelines includes subdivision and urban design principles and outcomes that give effect to the objectives and policies of the Subdivision and Strategic Directions Chapters, in both designing and assessing subdivision proposals in urban areas. Proposals at odds with this document 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. Some aspects of the Subdivision Design Guidelines may be relevant to rural subdivisions.*

*The QLDC Land Development and Subdivision Code of Practice provides assistance in the design of subdivision and development infrastructure in the District and should also be considered by subdivision applicants.*

*The Council uses its Development Contributions Policy set out in its 10 Year Plan to fix the contributions payable by subdividers for infrastructure upgrades. That policy operates in parallel with the provisions of this chapter and should be referred to by subdivision consent applicants.*

*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."*

219. We are satisfied that as amended, this introductory statement is the most appropriate way to achieve the objectives of Chapter 27 that we are about to discuss, given the alternatives open to us.

#### 4. SECTION 27.2 – OBJECTIVES AND POLICIES

##### 4.1 General

220. We have already discussed the general submissions seeking that the objectives and policies more clearly identify where they are limited in scope either to urban or rural environments. The only other general submission that we need to discuss at the outset of our consideration of the objectives and policies in Chapter 27 is that of Transpower New Zealand Limited<sup>106</sup> that sought a new objective related to reverse sensitivity effects on the national grid.
221. Mr Bryce recommended that the suggested objective not be inserted into Chapter 27, on the basis that Transpower's relief would more appropriately be addressed by a new policy seeking to achieve existing Objective 27.2.2.
222. The relief sought by Transpower was in fact framed as a course of action (i.e. as a policy) rather than as an environmental outcome (i.e. as an objective) and Ms Ainsley McLeod, giving planning evidence for Transpower, accepted that this was the appropriate way for Transpower's concern to be addressed. We concur.
223. Before considering the first objective and the policies related to it, we should note that the existing objectives and policies were supported by a number of submitters, either as is, or generally, but subject to specific points of concern<sup>107</sup>.

##### 4.2 Objective 27.2.1 and Policies Following

224. Turning to Objective 27.2.1, as notified, it read:

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

225. Submissions seeking changes to Objective 27.2.1 sought variously:

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<sup>106</sup> Submission 805: Supported in FS1121 and FS1211

<sup>107</sup> See submissions 453, 586, 775 and 803: Supported in FS1117

- a. Reference be made to “high” quality environments<sup>108</sup>;
- b. Rewording to read:

*“The formative role of subdivision creating quality environments is recognised through attention to design and servicing needs.”<sup>109</sup>*

- c. Soften the wording so it states that subdivision will “help to” create quality environments<sup>110</sup>.
226. By his reply evidence, Mr Bryce had come to the view that the objective might appropriately be amended in line with the thinking underlying the third of the submissions only – substituting “enable” for “create”.
227. We largely agree. We do not think it is necessary to add a second adjective. Referring to quality environments already conveys the message that Submission 238 sought.
228. We consider that the more comprehensive amendment sought in Submission 632 would obscure rather than clarify the outcome sought in this objective. Accordingly, we do not recommend that that be accepted.
229. As we have noted in our discussion of Section 27.1, however, the PDP needs to be realistic as to what subdivision can deliver in terms of desirable outcomes. Ultimately, it is one of a number of contributing factors that create quality environments. Accordingly, we agree with Mr Bryce’s suggested amendment and recommend the objective be retained with only a minor grammatical change, as follows:
- “Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.”*
230. Given the range of alternatives open to us, we consider that this objective aligns well with recommended Objective 3.2.2.1 and is accordingly the most appropriate way in which to achieve the purpose of the Act in this context.
231. Policy 27.2.1.1 as notified read:
- “Require subdivision to be consistent with the QLDC Land Development and Subdivision Code of Practice, while recognising opportunities for innovative design.”*
232. A number of submissions on it sought its deletion<sup>111</sup>. Some of these submissions focussed on the fact that the Code of Practice can be changed without consultation<sup>112</sup>. A number of other submissions focussed on the interrelationship between this and other policies, and the default discretionary rule status<sup>113</sup>.

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<sup>108</sup> Submission 238: Opposed in FS1107, FS1157, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>109</sup> Submission 632: Supported in FS1097; Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>110</sup> Submission 806

<sup>111</sup> Submissions 248, 453, 567, 632 and 806: Supported in FS1097; Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>112</sup> See in particular Submission 453: Supported in FS1097

<sup>113</sup> E.g. Submissions 248 and 567: Supported in FS1097 and FS1117

233. Mr Bryce recommended that reference to the Code of Practice be deleted, largely for the reasons discussed above in the context of Section 27.1, and that the policy require subdivision infrastructure (the subject of the Code of Practice) be designed so as to be fit for purpose.
234. We concur. It is not efficient to have a policy that refers to a document that is likely to be superseded a number of times during the life of the PDP. That will only necessitate a series of future plan changes.
235. The addition we have recommended that Section 27.1 address the sole substantive concern expressed to us, that readers of the PDP might not appreciate the role of the Code of Practice.
236. Accordingly, we recommend that Mr Bryce's suggested amendments to Policy 27.2.1.1 be accepted, subject only to minor grammatical changes, so that it would read:
- "Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design."*
237. Policy 27.2.1.2 as notified read:
- "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."*
238. This policy attracted opposition from the same submitters and for largely the same reasons as are summarised above in relation to Policy 27.2.1.1.
239. Mr Bryce distinguished this policy from the previous one on the basis that it was unlikely that the subdivision guidelines would need to be updated as regularly as the Code of Practice. Based on the evidence of Mr Falconer summarised earlier, we agree that the Subdivision Design Guidelines play a valuable role that should be recognised in the policies of Chapter 27. The concern expressed in Submission 453 is addressed by the fact that, having been incorporated by reference, the Subdivision Design Guidelines can effectively only now be changed by means of a publicly notified Plan Change.
240. Mr Bryce recommended in his reply evidence two amendments to the notified policy: the first to clarify what "support" means in this context and the second to be clear that the document referenced is the 2015 version of the Subdivision Design Guidelines. We agree with those amendments. The only further amendments we would recommend are a minor grammatical change and insertion of reference to urban subdivision, to make it clear, as sought by the general submissions already noted, that this is one of the policies that is specific to urban subdivision.
241. Accordingly, we recommend that Policy 27.2.1.2 read as follows:
- "Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site."*
242. Policy 27.2.1.3 as notified read:

*“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.”*

243. Two submissions sought changes to this policy, one to delete reference to development and to make consequential changes<sup>114</sup> and the other to delete the opening words “*require that*”<sup>115</sup>.

244. Mr Bryce did not recommend any change to this policy. We agree with his reasoning. The ability to develop an allotment for the anticipated land use will be one of the key factors that determines whether an allotment is a suitable size and shape. Deleting the opening words would mean that the policy ceases to be a course of action and would rather state an outcome (i.e. objective). We recommend only minor grammatical changes, so that the policy would read:

*“Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.”*

245. Notified policy 27.2.1.4 reads:

*“Where minimum allotment sizes are not proposed, the extent any adverse effects are mitigated or compensated by achieving:*

a. *Desirable urban design outcomes;*

b. *Greater efficiency in development and use of the land resource;*

c. *Affordable or community housing.”*

246. One submission sought it be deleted<sup>116</sup>. Another submission queried whether the word “proposed” should be replaced with “*achieved*”<sup>117</sup>. A third submission<sup>118</sup> suggested that the opening words should read, “*where small lot sizes are proposed, the extent...*”.

247. Mr Bryce agreed with the submitters seeking amendments that the policy is unclear and requires clarification. What it is actually seeking to address, as Submission 453 surmised, is the position where the minimum allotment sizes are not achieved. We agree with Mr Bryce that the initial point that needs to be made is that failure to comply with minimum allotment sizes is not a desirable state of affairs. In some circumstances in the urban environment (and we think it needs to be made clear that it is the urban environment), that may nevertheless be acceptable based on the criteria identified in the policy.

248. In summary, we recommend acceptance of Mr Bryce’s suggested amended policy wording with one addition (to focus the second part of the policy on urban environments) and minor reformatting changes. It would therefore read as follows:

*“Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:*

a. *desirable urban design outcomes.*

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<sup>114</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>115</sup> Submission 806

<sup>116</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>117</sup> Submission 453

<sup>118</sup> Submission 806

b. *greater efficiency in the development and use of the land resource.*

c. *affordable or community housing.*”

249. Policy 27.2.1.5 as notified, read:

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

250. Submission 453 sought a minor grammatical change so that the policy would refer to effects and resources required “by” anticipated land uses. Submissions 632<sup>119</sup> and 806 sought deletion of this policy. The latter submission suggested that it was not framed as a policy.

251. Mr Bryce recommended that the minor grammatical change sought by Submission 453 be accepted but otherwise that the policy remain unamended.

252. For our part, we think that Submission 806 made a valid point. The policy needs to start with a verb to express a course of action.

253. We also have a concern that subdivision consent processes will not necessarily resolve all effects of anticipated land uses. That is what land use consent applications are for.

254. To state more clearly what course of action the policy envisages being undertaken, it should start with the words “recognise that”. That might be considered to rather beg the question as to how that recognition might be implemented. We think the answer to that rhetorical question is that it will be implemented through the subdivision approval process considering these matters. The end result we have in mind sits between the outcome sought by submitters and the status quo.

255. In summary, therefore, we recommend that Policy 27.2.1.5 be amended to read:

*“Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.”*

256. Policy 27.2.1.6, as notified, read:

*“Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.”*

257. The only submission seeking change to this policy sought its deletion<sup>120</sup>. Mr Bryce acknowledged that it might be argued that this policy is not necessary to give effect to the notified Objective 27.2.1, but considered that it was still helpful in guiding PDP users. We concur and note that Mr Wells, who gave evidence for submitter 632, did not provide any reasons why this particular policy should be deleted.

258. Accordingly, we recommend that Policy 27.2.1.6 be retained without amendment.

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<sup>119</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>120</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

259. Policy 27.2.1.7, as notified, read:

*“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.”*

260. The sole submission seeking a change to this policy<sup>121</sup> sought that it be amended to ensure that boundary adjustments are not subject to the discretionary activity rule [i.e. notified Rule 27.4.1] and are exempt from the policies relating to provision of services.

261. Mr Bryce did not recommend any change to this policy specifically in response to the concern expressed in Submission 806. Mr Bryce drew our attention to his separate discussion of rules related to boundary adjustments, but in summary, took the view that the policy already states that some subdivision activities and in particular boundary adjustments, will not require the provision of services. We agree. The only amendment we recommend is one suggested by Mr Bryce in his reply evidence, following a discussion we had with him, that reference to *“ownership purposes”* should be deleted. We are not at all sure what that means and we think that there might be a number of purposes that would justify a boundary adjustment. We do not regard that as a substantive change since the motivation of the applicant is not material to the course of action the policy identifies.

262. Accordingly, we recommend that Policy 27.2.1.7 be amended to read:

*“Recognise there will be certain subdivision activities, such as boundary adjustments, that will not require the provision of services.”*

263. Mr Bryce recommended two new policies for this objective, the first relating to subdivision of a residential flat from a residential unit, and the second relating to subdivision of land resulting in division of a residential building platform. As Mr Bryce explained in his reply evidence, these suggested new policies (27.2.1.8 and 27.2.1.9) arose from a discussion we had with him regarding the apparent lack of any policy support for non-complying activity rules governing these activities. Mr Bryce confirmed our concern that there is something of a policy vacuum as regards these activities and, as such, non-complying rule status is somewhat illusory – if there are no directly applicable objectives and policies, it is difficult to imagine that an application would ever not pass through the second statutory gateway in section 104D(1)(b). Put simply, if there are no objectives and policies that the application could be contrary to, the conclusion would inevitably be that the statutory precondition is satisfied. This is an unsatisfactory position in the structuring of Chapter 27 which ought to be filled and we agree with Mr Bryce that the corollary of a non-complying activity is a policy indicating that generally, these activities should be avoided.

264. However, the fact that there is a policy vacuum is not a sufficient justification for new policies to be inserted into the chapter, certainly where they would have a substantive effect on the implementation of the PDP’s provisions, in the absence of a submission seeking that relief.

265. In this case, there does not appear to be any submission seeking policies along the lines suggested by Mr Bryce and there is only one submission on the relevant rules<sup>122</sup> related to Rule 27.4.2(d) as notified (Rule 27.5.19 in our revised chapter). That submission, however, sought only that the rule be clarified. While we have approached the issue on the basis that a

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<sup>121</sup> Submission 806

<sup>122</sup> Submission 453

submission on a rule could provide a jurisdictional basis for consequential changes to objectives and policies if such changes can be said to be fairly and reasonably raised in the submission<sup>123</sup>, the submission in this case was associated with more general relief seeking that subdivisions around existing buildings should be controlled activities. We do not consider that the submission gives any jurisdiction for firming up on the non-complying status of the activity through a supporting policy.

266. Accordingly, we have concluded that while worthwhile, we do not have jurisdiction to accept Mr Bryce's recommendations in this regard.

267. For these reasons, the Chair recommended to the Council that policies be introduced by way of variation to address this policy gap in his Minute dated 22 May 2017. Having reviewed the policies recommended as above, we have concluded that they are the most appropriate way to achieve Objective 27.2.1, given the alternatives open to us, and the jurisdictional limitations we have discussed.

#### 4.3 Objective 27.2.2 and Policies Following

268. Objective 27.2.2. as notified read:

*"Subdivision design achieves benefits for the subdivider, future residents and the community."*

269. One submitter<sup>124</sup> sought that this objective be deleted. The evidence presented by the submitter did not seek to support this submission with detailed reasons. Given that the only other submissions on the objective sought its retention, we agree with Mr Bryce's recommendation that it should remain as notified. As Mr Bryce recorded<sup>125</sup>, the objective gives effect to the Proposed RPS (see in particular Objective 4.5) and the strategic direction of the PDP (see in particular recommended Objective 3.2.2.1). We therefore conclude that Objective 27.2.2 in its notified form is the most appropriate way to achieve the purpose of the Act in this context.

270. Policy 27.2.2.1, as notified read:

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

271. The only submission seeking to change this policy<sup>126</sup> sought that it be reworded to read:

*"Encourage roads and allotments to align in a manner that maximises sunlight access."*

272. Mr Bryce did not recommend that the suggested amendment be made. As he observed, it would weaken the outcome sought. That does not necessarily mean that it is not the most appropriate way to achieve the objective, but in this case, the evidence the submitter called did not support the relief sought. Indeed, Mr Wells pronounced himself broadly satisfied with the amendments Mr Bryce had recommended, and his reasons for his recommendations.

273. Accordingly, we likewise recommend no change to the suggested policy.

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<sup>123</sup> Refer the Legal advice received by the Hearing Panel from Meredith Connell dated 9 August 2016

<sup>124</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>125</sup> Updated Section 42A Report at 18.48

<sup>126</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277 and FS1283 and FS1316



274. Policy 27.2.2 as notified, read:  
*“Ensure subdivision design maximises the opportunity for buildings to front the road.”*
275. There were no submissions on this policy and Mr Bryce recommended that it remain as notified.
276. For our part, we think amendment is required in line with the general submissions already noted, to make it clear that this policy applies to urban subdivisions, but otherwise agree that no change to it is required.
277. Accordingly, we recommend that the policy be amended to read:  
*“Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.”*
278. Policy 27.2.2.3 as notified read:  
*“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.”*
279. Submission 632<sup>127</sup> sought that this policy be reworded to be more direct, starting with the verb *“locate”*.
280. The Council’s corporate submission<sup>128</sup> sought that reference to *“use”* and *“practicable size”* be deleted from the policy.
281. Mr Bryce supported the relief sought by Submission 632 in substance, while suggesting a grammatical change to better express the intent, having regard to the altered wording. Mr Bryce did not support the Council’s submission on the basis that size is relevant to future use.
282. We agree with Mr Bryce’s recommendation for the reasons that he set out in his evidence<sup>129</sup>. The stance advocated in the Council’s submission might in our view also be considered inconsistent with Policy 27.2.1.3. Accordingly, we recommend that Policy 27.2.2.3 be reworded to read:  
*“Locate open spaces and reserves having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.”*
283. Policy 27.2.2.4 as notified read:  
*“Subdivision will have good and integrated connections and accessibility to existing and planned areas of employment, community facilities, services, trails, public transport in adjoining neighbourhoods.”*
284. Submission 524 sought that reference to community activities be inserted into this policy. Submission 632<sup>130</sup> sought a more comprehensive amendment so that the policy would read:

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<sup>127</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>128</sup> Submission 809

<sup>129</sup> Updated Section 42A Report at 18.50 and 18.52

<sup>130</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

*“Design subdivisions to achieve connectivity between employment locations, community facilities, services, recreation facilities and adjoining neighbourhoods.”*

285. Mr Bryce recommended acceptance of the suggestion in Submission 524 and rejection of the more comprehensive amendment sought in Submission 632 on the basis that the latter would weaken the outcomes sought in the policy. He did accept, however, that the policy needed to be expressed as a course of action rather than as an outcome, which we considered was a positive feature of that submission.
286. Mr Bryce also recommended expansion of the reference to adjoining neighbourhoods to make it clear that the neighbourhoods in question might be planned neighbourhoods, and that they might be either within the subdivision area or adjoining it. Having initially recommended that reference to trail connections be inserted<sup>131</sup>, after discussion with us at the hearing, Mr Bryce came around to the view that this was unnecessary given the initial reference to connections at the start of the policy. We agree with his position on both points, and with the reformatting Mr Bryce suggested, to have a numbered list of the matters being connected (subject in the latter case to some minor reformatting to standardise the style of the sub-policies with the balance of the Chapters).
287. We therefore largely accept Mr Bryce’s recommendations. It follows that we do not consider additional changes are required to address submissions 625 and 671<sup>132</sup>. We also do not agree that reference needs to be made to community activities rather than community facilities. The point being made in Submission 524 is that the current definition of “*community facilities*” is anomalous and needs to be corrected, among other things to include educational facilities. We agree with the underlying point (which has already been discussed in the Hearing Panel’s Report 3). There are two ways in which the issue can be addressed. The definition of “*community facilities*” could be revised and expanded. Alternatively, and more simply, the existing definition could simply be deleted. We prefer the latter approach. The existing definition serves no purpose (there is no community facility subzone in the PDP) and in its ordinary natural meaning, community facilities would include recreational facilities, which would address another point made in Submission 632. Accordingly, we recommend to the Hearing Panel on Stream 10 that the definition of “*community facilities*” be deleted.
288. Lastly, this is another policy that is specific to the urban environment, and this also needs to be made clear.
289. In summary, therefore, we recommend that Policy 27.2.2.4 be reworded to read:

*“Urban subdivision shall seek to provide for good and integrated connections and accessibility to:*

- a. existing and planned areas of employment;*
- b. community facilities;*
- c. services;*
- d. trails;*
- e. public transport; and*
- f. existing and planned neighbourhoods both within and adjoining the subdivision area.”*

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<sup>131</sup> Mr Bryce thought that this would address the relief sought in submissions 625 and 671 (seeking recognition in a policy for the need for trails as part of the subdivision process)

<sup>132</sup> We therefore recommended acceptance of Further Submission 1347

290. Policy 27.2.2.5 as notified read:

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

291. The only submission seeking to amend this policy was Submission 632<sup>133</sup>, which sought that it be reworded to read:

*“Encourage walking and cycling and discourage vehicle dependence through safe connections between and within neighbourhoods.”*

292. We think that consideration of this policy needs to occur in tandem with consideration of the following Policy (27.2.2.6) which read as notified:

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

293. Submission 632 sought that that policy be deleted<sup>134</sup>. When we discussed these two policies with Mr Bryce, he agreed with our initial view that there is a significant degree of duplication between them. Mr Bryce recommended that they be combined into one policy in his reply evidence. We concur.

294. To that extent, we agree also with the thinking underlying Submission 632.

295. We agree, however, with Mr Bryce that the wording proposed in Submission 632 would soften the policy too much, and thus would not be the most appropriate way to achieve the objective.

296. We therefore agree with Mr Bryce’s suggested rewording save that this is another urban focussed policy. We therefore recommend an amendment to make that clear.

297. In summary, we recommend that policies 27.2.2.5 and 27.2.2.6 be combined as new Policy 27.2.2.5 reading as follows:

*“Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists, and that reduce vehicle dependence within the subdivision.”*

298. Policy 27.2.2.7 as notified read:

*“Encourage innovative subdivision design that responds to the local context, climate, land forms and opportunities for views or shelter.”*

299. The only submission seeking to amend this policy<sup>135</sup> sought deletion of the word “innovative”.

300. Mr Bryce did not recommend that that submission be accepted, and the submitter did not pursue the point when they appeared at the hearing. When we discussed the matter with Mr Bryce, he agreed that reference to innovative design was not necessary in the policy, but he felt that innovation was something to be encouraged. We agree and, accordingly, we

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<sup>133</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>134</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>135</sup> Submission 453

recommend that the policy remain without change (other than by being renumbered 27.2.2.6).

301. Policy 27.2.2.8 as notified, read:

*“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.”*

302. Submission 632<sup>136</sup> sought that this policy be deleted. Mr Bryce did not recommend any amendment to it.

303. In our view, this policy needs to be considered in tandem with the following policy (27.2.2.9) which as notified, read:

*“Encourage informal surveillance for safety by ensuring open spaces and transport corridors are visible and overlooked by adjacent sites and dwellings.”*

304. Submission 632 was again the only submission seeking substantive change to Policy 27.2.2.9, so that it would read:

*“Promote safety through overlooking of open spaces and transport corridors from adjacent sites and dwellings and effective lighting.”*

305. Mr Bryce supported this relief in part. The exception was that he thought that retaining specific reference to ‘*informal surveillance*’ provided greater clarity.

306. Stepping back from these policies, we think there is substantial duplication between them. Streets in the public realm are open spaces (as well as being transport corridors). We agree with Mr Bryce that the concept of information surveillance is a helpful one. However, we also think that there is a case for informal surveillance of cul-de-sacs and private lanes on safety grounds.

307. Lastly, this is another policy that is specific to urban areas and this should be made clear.

308. In summary, therefore, we recommend acceptance of Submission 632 by deletion of notified Policy 27.2.2.8 and acceptance in part of that submitter’s relief in relation to the following policy, so that the end result is one policy, renumbered 27.2.2.7, reading:

*“Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.”*

309. In his Section 42A Report, Mr Bryce recommended inclusion of another policy addressing subdivision near electricity transmission corridors with reference to amenity and urban design outcomes and to minimising potential reverse sensitivity effects.

310. Mr Bryce’s recommendation reflected his consideration of a submission by Transpower New Zealand Limited<sup>137</sup> seeking a new objective of reverse sensitivity effects on the National Grid.

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<sup>136</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>137</sup> Submission 805: Supported in FS1211

As already discussed, Mr Bryce recommended that this matter be addressed through a new policy supporting objective 27.2.2. Also as above, we agreed with that recommendation.

311. Ms McLeod gave evidence for Transpower supporting, in principle, Mr Bryce's recommendation, but seeking amendments to the language that he had suggested. Specifically, Ms McLeod suggested that the policy be specific to the National Grid (she opposed, in particular, an amendment to expand it to cover the Aurora Line Network), broadening it to talk about potential direct effects on the National Grid, not just reverse sensitivity effects, and lastly amending it to require avoidance of such effects, rather than their minimisation. She was of the opinion that these amendments were necessary to better give effect to the NPSET 2008.

312. We also need to consider, in this context, the relief sought by Aurora Energy Limited<sup>138</sup>, which was addressed in the submissions of Ms Irving and the evidence of Ms Dowd. Aurora had already sought, in the Stream 1B hearing, recognition of what it described as critical electricity lines (66kV 33kV and 11Kv sub-transmission and distribution lines of strategic importance to its line network, and to its customers). Aurora sought a new policy that would read:

*"Avoid, remedy or mitigate reverse sensitivity effects on infrastructure."*

313. In his reply evidence, Mr Bryce agreed with the amendments suggested by Ms McLeod in her evidence and recommended that the policy be expanded to cater for sub-transmission lines, as sought by Aurora. Mr Bryce drew on recommendations which Mr Barr had made to the Hearing Panel considering Chapter 30 (Stream 5) of the PDP suggesting that the Aurora's sub-transmission lines needed to be specifically recognised through an amended policy and rule framework.

314. In its Report 3, the Hearing Panel recommended that the primary focus at a strategic level should be on regionally significant infrastructure. Further, that identification of what is regionally significant should primarily be a matter for the Regional Council. The Hearing Panel noted in this regard that the Proposed RPS deliberately excludes electricity transmission infrastructure that does not form part of the National Grid when identifying infrastructure that is regionally significant.

315. As Ms Irving put to us, however, the fact that the Regional Council has not chosen to class Aurora's line network (or components thereof) as being regionally significant, does not mean that the PDP should not provide for it at a more detailed level. Ms Irving also drew to our attention provisions of the Proposed RPS making provision for electricity distribution infrastructure. We note in particular Policy 4.4.5 of the Proposed RPS which states:

*"Protect electricity distribution infrastructure, by all of the following:*

*a. Recognising the functional needs of electricity distribution activities;*

*b. Restricting the establishment of activities that may result in reverse sensitivity effects;*

*c. Avoiding, remedying or mitigating adverse effects from other activities on the functional needs of that infrastructure;*

*d. Protecting existing distribution corridors for infrastructure needs, now and for the future."*

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<sup>138</sup> Submission 635: Supported in FS1211

316. Mr Bryce's recommendation in his reply evidence was that the appropriate policy to pick up on these issues should read:

*"Manage subdivision within or near to electricity transmission corridors and electricity sub-transmission lines to facilitate good amenity and urban design outcomes, while avoiding potential adverse effects (including reverse sensitivity effects) on the National Grid and electricity sub-transmission lines."*

317. We have a number of difficulties with that suggested policy wording. First, focussing on the National Grid and on what is required to implement the NPSET 2008, policy 10 of that document requires that *"decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised."*

318. As noted in the report of the Hearing Panel considering Chapter 4<sup>139</sup> inclusion of the qualifier *"to the extent reasonably possible"* means that this is not the same thing as requiring that all adverse effects be avoided, given the guidance we have from the Supreme Court in *King Salmon* as to what the latter means. The Hearing Panel's conclusion was that it was both consistent with the NPSET 2008 and appropriate that reverse sensitivity effects on regionally significant infrastructure be minimised. We take the same view in this context.

319. We do agree though with Ms McLeod and Mr Bryce that the focus should not solely be on reverse sensitivity effects. Certainly, with the National Grid, direct effects need to be managed so as to avoid compromising the operation, maintenance, upgrading and development of the National Grid *"to the extent reasonably possible"*.

320. Turning to the Aurora Network, while the Regional Council has confirmed that it is not regionally or nationally significant, it is clearly important to the health and wellbeing of the District's people and communities.

321. Neither the Proposed RPS nor Aurora's own submission would, however, support a policy of avoiding reverse sensitivity effects on the Aurora line network.

322. As above, the Proposed RPS talks in terms of avoiding, remedying or mitigating adverse effects from other activities *"on the functional needs"* of electricity distribution infrastructure. Aurora's submission, as above, seeks that reverse sensitivity effects be avoided, remedied or mitigated.

323. The other point to note is that the Proposed RPS addresses the requirements of electricity distribution infrastructure which it defines as *"lines and associated equipment used for the conveyance of electricity on lines other than lines that are part of the National Grid."*

324. In other words, it makes no distinction between different elements of line networks like those of Aurora. Accordingly, we take the view that introducing some subset of the Aurora Network (e.g. sub-transmission lines) is likely only to promote confusion, especially given that Aurora's own submission does not seek a higher level of protection from reverse sensitivity effects than the Proposed RPS would require for the entire distribution network. We note also that the Hearing Panel considering Chapter 30 (Report 8) has recommended that Aurora's submissions

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<sup>139</sup> Report 3 at [937]

(and the Staff Recommendation) that sub-transmission lines be recognised in separate objectives, policies and rules in that chapter not be accepted.

325. We also think that the reference to electricity transmission corridors needs to be clarified. Policy 11 of the NPSET 2008 requires identification of buffer corridors around elements of the National Grid and Ms McLeod agreed that the appropriate reference in the rules would be to the National Grid Corridor. We consider that this policy should likewise refer to the National Grid Corridor. Also, having defined a buffer corridor, the focus should be on activities within that corridor. It is only other electricity lines, where a corridor has not been defined, where nearby subdivision might be an issue.
326. In summary, we recommend that a new policy be inserted as 27.2.2.8 reading:
- “Manage subdivision within the National Grid Corridor or near to electricity distribution lines to facilitate good amenity and urban design outcomes, while minimising potential adverse effects (including reverse sensitivity effects) on the National Grid and avoiding, remedying or mitigating adverse effects (including reverse sensitivity effects) on electricity distribution lines.”*
327. Submission 632<sup>140</sup> sought a new policy in this section related to heritage values. Mr Bryce’s view was that that matters the policy would address were already adequately covered in existing policies. We concur – see in particular the policies related to Objective 27.2.4 that we will discuss shortly.
328. The other submission seeking a new policy in this part of the Chapter we should discuss at this time is that of Queenstown Airport Corporation<sup>141</sup> seeking a new policy that would discourage activities *“that encourage the congregation of birds within aircraft flight paths.”*
329. This is of course linked to the point we discussed in the context of the default subdivision rules, as to whether the potential bird strike should be a matter of discretion reserved for consideration.
330. While, as already noted, Mr Bryce recommended that provision should be made in the rules as sought by QAC, he did not reconsider the recommendation in his Section 42A Report that this was not an appropriate matter for a new policy.
331. For our part, the same reasoning that prompted us to reject the QAC submission in the context of a specific discretion of the rules leads us to the view that it should not be provided for in a policy either. Put simply, QAC did not provide us with the evidential foundation for a policy and having decided that it is not appropriate to leave it as a discretion within the rules, it would be inconsistent to insert a policy to the same effect.
332. Accordingly, we recommend that the QAC submission be rejected.
333. Having reviewed the policies discussed above and the alternatives open to us, we record our view that policies 27.2.1-27.2.8 recommended above are the most appropriate way in which to achieve Objective 27.2.2.

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<sup>140</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>141</sup> Submission 433: Opposed in FS1097 and FS1117

#### 4.4 Objective 27.2.3 and Policies Following

334. Objective 27.2.3 as notified read as follows:

*“Recognise the potential of small scale and infill subdivision while acknowledging that the opportunities to undertake comprehensive design are limited.”*

335. Submissions seeking to *amend* this objective sought either to soften the last phrase (to say that opportunities may be limited *“in some circumstances”*)<sup>142</sup> or to convert it into a policy with slightly amended wording<sup>143</sup>.

336. Mr Bryce considered that the notified objective does indeed read like a policy. Rather than converting it to a policy, however, as sought by Submission 632, he recommended amendments to reframe it as an outcome. Mr Bryce’s suggested rewording also addressed the point taken in Submission 208. While the Hearing Panel has had difficulty in other contexts with the language now recommended by Mr Bryce (recognise and provide for)<sup>144</sup>, the following policies flesh out how small-scale and infill subdivision might be recognised and provided for and thus, in this context, we regard it as acceptable. We do think that the focus of the objective is on the potential of small scale and infill subdivision in urban areas and that this should be made clear. Small scale subdivision in rural areas raises different, and not necessarily positive, issues. Otherwise, we recommend that Mr Bryce’s wording be accepted with only minor grammatical changes, with the result that the objective would read:

*“The potential of small scale and infill subdivision in urban areas is recognised and provided for while acknowledging their design limitations.”*

337. For the reasons set out above, and given the jurisdictional limitations on our choosing any alternative rewording, we consider that this objective is the most appropriate way to achieve the purpose of the Act as it relates to small scale and infill subdivision.

338. Policy 27.3.2.1, as notified, read as follows:

*“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.”*

339. There were no submissions seeking amendment to this policy and Mr Bryce recommended that the sole submission supporting it<sup>145</sup> be accepted on the basis that the policy provided clear guidance and was effective in guiding plan users as the intent of the objective. He therefore recommended that the policy be retained as notified, other than to revise the numbering of the policy cross references to reflect other recommendations.

340. We agree in substance with that position. As with the objective, we think that the policy is focussing on small scale subdivision in urban areas (that is the focus of the cross-referenced

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<sup>142</sup> Submission 208

<sup>143</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>144</sup> Refer Report 3 at Section 1.9

<sup>145</sup> Submission 691



policies). It should make that clear. The only other amendment we suggest is to clarify what “*acknowledgement*” means in this context. Logically, it must mean that the design limitations are accepted.

341. Accordingly, we recommend that the policy be slightly amended from Mr Bryce’s recommendation to read:

*“Accept that small scale subdivision in urban areas, (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, 27.2.2.5 and 27.2.2.7.”*

342. Policy 27.2.3.2 as notified read:

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

- *Ensure lots are shaped and sized to allow adequate sunlight to living in outdoor spaces, and provide adequate on-site amenity and privacy;*
- *Where possible, locate lots so that they over-look and front road and open spaces;*
- *Where possible, avoid the creation of multiple rear sitesWhere 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;*
- *Identify and create opportunities for connections to services and facilities in the neighbourhood.”*

343. The only submissions seeking amendment of this policy sought variously *qualification* of the third bullet point to insert a practicability test<sup>146</sup> or its deletion<sup>147</sup>.

344. Mr Bryce recommended that the substance of Submission 453 be accepted. He preferred, however, to delete all reference to *possibilities*. Mr Bryce also recommended reformatting so that, rather than setting subparagraphs as bullet points, numbered sub policies be used.

345. The evidence advanced by Submitter 632 did not support the relief sought on this policy and we thus have no evidential basis to consider its deletion.

346. We agree with Mr Bryce’s preference that the policy not speak in terms of what is possible, but rather in terms of what is practicable. We also agree that alphanumeric listing sub-policies, will assist future reference to them, subject to minor reformatting for consistency. As with the objective, however, the application of the policy should be related to urban subdivision.

347. Accordingly, we recommend that Policy 27.2.3.2 be reworded as follows:

*“While acknowledging potential limitations, encourage small scale and infill subdivision in urban areas to:*

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<sup>146</sup> Submission 453

<sup>147</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

- a. ensure lots are shaped and sized to allow adequate sunlight to living areas and outdoor spaces, and provide adequate on-site amenity and privacy;
- b. where possible, locate lots so that they over-look and front road and open spaces;
- c. avoid the creation of multiple rear sites, except where avoidance is not practicable;
- d. 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;
- e. identify and create opportunities for connections to services and facilities in the neighbourhood.”

348. Having considered the alternatives open to us, we have concluded that Policies 27.2.3.1 and 27.2.3.2 as amended above, are the most appropriate way in which to achieve Objective 27.2.3.

#### 4.5 Objective 27.2.4 and Policies Following

349. Objective 27.2.4 as notified read:

*“Identify, incorporate and enhance natural features and heritage”.*

350. A number of submissions supported this objective<sup>148</sup>. One submission sought its deletion<sup>149</sup>. Another submission<sup>150</sup> sought that the objective be reworded to read:

*“Identify and where possible incorporate and enhance natural features and heritage values within subdivision design.”*

351. Mr Bryce recommended rejection of the submission seeking deletion of this objective, pointing to strategic objectives seeking to protect heritage values<sup>151</sup>. Mr Bryce, however, thought elements of the relief sought in Submission 806 should be accepted – to refer to heritage values and to reference subdivision design – and that the term *“natural features”* be clarified so as to remove the potential that it might be seen as restricted to ONFs. Mr Bryce noted in this regard that the policies seeking to achieve this objective focussed, among other things, on biodiversity values. Mr Bryce also recommended that the objective be restructured to be expressed as an outcome rather than a course of action.

352. Mr Bryce did not specifically discuss the request in Submission 806 that the objective be qualified by a reference to what is possible. We do not consider that the outcome sought needs to be softened in the manner suggested. While it is obviously correct that subdivision design cannot enhance, for instance, natural features in all cases, it does not mean that that should not be the aspiration of the PDP. It is for the policies to provide a more nuanced course of action.

353. Accordingly, we agree with Mr Bryce’s recommendations with the result that Objective 27.2.4 would be revised to read:

*“Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.”*

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<sup>148</sup> Submissions 117, 339, 426 and 706: Opposed in FS1162

<sup>149</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>150</sup> Submission 806

<sup>151</sup> Refer recommended Objective 3.2.3.2

354. We consider that this objective is the most appropriate way to achieve the purpose of the Act in this context having regard to the strategic objectives we have recommended in Chapter 3 and the alternatives available to us.

355. Policy 27.2.4.1 as notified read:

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

356. Submissions seeking substantive amendment to this policy included a request that it commence *“where possible and practical enhance...”*<sup>152</sup>, seeking that the words *“and protecting”* be added<sup>153</sup>, and seeking its amendment to read:

*“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.”*<sup>154</sup>

357. Mr Bryce did not recommend acceptance of a policy seeking to soften the focus on enhancement of relevant values. Addressing Submission 453 specifically, he felt that the relief sought would weaken the intent of the policy which, in his view, responded to the outcomes of the strategic directions in Chapter 3 and was consistent with sections 6(a) and 7(c) of the Act.

358. By the same token, however, Mr Bryce did not recommend acceptance of Submission 809 since that would be going further than the notified objective that the policy seeks to achieve.

359. While we understand and agree with Mr Bryce’s reasoning, in principle, we do not consider that he has addressed the fundamental issue posed by Submissions 453 and 806, namely that it will not always be possible to achieve enhancement of biodiversity, riparian and amenity values through subdivision design. Removal of existing vegetation may also, in some cases, be desirable as a means to enhance biodiversity values given that that term will encompass everything from pristine indigenous bush to wilding pines and gorse. Similarly, if an existing waterway is low in natural values, its incorporation into subdivision design may not be desirable.

360. The qualifications suggested in Submissions 806 (*“where possible”*) and 453 (*“where possible and practical”*) go too far, however, and, as Mr Bryce notes, would weaken the intent of the policy.

361. To address these points, we recommend that the policy be revised to read:

*“Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.”*

362. Policy 27.2.4.2 as notified, read:

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<sup>152</sup> Submission 453

<sup>153</sup> Submission 809: Opposed in FS1097

<sup>154</sup> Submission 806

*“Ensure that subdivision and changes to the use of land that results from subdivision do not reduce the values of heritage items and protected features scheduled or identified in the District Plan.”*

363. Submissions on this policy either supported it<sup>155</sup> or sought its deletion<sup>156</sup>.
364. Mr Bryce noted the direct connection between the policy and the notified objective and accordingly recommended that the policy remain in its existing form.
365. We agree that the policy responds directly to the objective and should be retained. Consequent on the Hearing Panel’s recommendations in relation to management of heritage values<sup>157</sup> we recommend minor changes to be consistent with the recommended form of Chapter 26, as follows:

*“Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.”*

366. Policy 27.2.4.3 as notified read:  
*“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.”*
367. Submissions on this policy ranged between support for it in its current form<sup>158</sup>, its deletion<sup>159</sup>, its amendment to address situations where joint use may not be appropriate because of resulting adverse effects on the environment<sup>160</sup>, and amendment to remove the focus on the Council’s actions, substituting *“encourage”* at the front of the policy<sup>161</sup>.
368. Mr Bryce supported the policy direction of this policy, but recommended that it be relocated to fall under Objective 27.2.5. Given that that objective relates to infrastructure and services, including stormwater and flood management, we agree. We will return to the point in that context. Accordingly, we accept Mr Bryce’s recommendation and recommend that the policy should be deleted from section 27.2.4.
369. Policy 27.2.4.4 as notified read:  
*“Encourage the protection of heritage and archaeological sites, and avoid the unacceptable loss of archaeological sites.”*
370. Submissions on this policy either sought its deletion<sup>162</sup> or clarification of what *“unacceptable loss”* means<sup>163</sup>.

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<sup>155</sup> Submissions 339, 706: Opposed in FS1162

<sup>156</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>157</sup> See Section 6.5 of Report 4

<sup>158</sup> Submissions 339 and 706: Opposed in FS1162

<sup>159</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>160</sup> Submission 117 – noting that the Summary of Submissions did not correctly record the relief sought in this submission.

<sup>161</sup> Submission 806

<sup>162</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>163</sup> Submission 806

371. Mr Bryce recommended that this policy be retained in his Section 42A Report while agreeing with Submission 806 that the term “*unacceptable loss*” was not easily defined. Mr Bryce drew attention, in particular, to the strength of the intention underlying the policy. When we discussed the point with him, he accepted that the term is problematic, but frankly acknowledged that he was having difficulty identifying an alternative form of words that was suitable. When he returned to the point in reply, Mr Bryce drew on the Council staff reply on Chapter 26 suggesting that the term “*unacceptable*” should be deleted and the policy amended to focus on avoidance in the first instance, and to mitigation proportionate to the level of significance of the feature where avoidance cannot reasonably be amended.
372. Mr Bryce also suggested that the opening words of the policy should be “*provide for*” rather than “*encourage*” on the basis that this would better align with the provisions of the Act.
373. While Mr Bryce’s suggested amendment to this policy does indeed provide the clarification which Submission 806 sought, we have a degree of unease regarding the extent to which this policy will have moved if we accept Mr Bryce’s recommendation on that relatively slender jurisdictional base. We note that Submission 806 suggested (in the reasons for the relief sought) that regard should be had to the relative significance of the archaeological site when determining what loss is unacceptable, but Mr Bryce suggests moving that concept some distance. We are also concerned about the proposed amendment to the start of the policy which would make it more restrictive without any submission having sought that end result.
374. Standing back from these concerns, we note that there is significant duplication between this policy and the notified Policies 27.2.4.2 (addressing retention of the values of heritage features) and 27.2.4.6 (regarding protection of archaeological sites). We have come to the view that rather than attempt to massage an unsatisfactory policy with limited assistance from submissions suggesting viable alternatives, the better course is to delete this policy and rely on the other policies just noted to address heritage and archaeological aspects of the relevant objective. We therefore recommend that notified Policy 27.2.4.4 be deleted (i.e. that Submission 632 be accepted).
375. Policy 27.2.4.5 as notified read:
- “Ensure opportunity for the input of the applicable agencies where the subdivision and resulting development could modify or destroy any archaeological sites.”*
376. The only submissions on this policy<sup>164</sup> sought its deletion.
377. Mr Bryce recommended that those submissions be accepted on the basis that the policy simply duplicates a process already entrenched in the Act and in other legislation. In particular, in his view, the Act would replicate the statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014.
378. We agree with Mr Bryce’s reasoning. As he notes, the proposed rules of Chapter 27 provide for consideration whether Heritage New Zealand is an affected party in any given case. Heritage New Zealand exercises control over modification or destruction of archaeological sites under its own Act and we do not think it is necessary to provide for its involvement in a policy of this kind. We also note that Heritage New Zealand was not among the further submitters opposing deletion of this policy.

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<sup>164</sup> Submissions 632 and 806: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

379. We therefore recommend deletion of notified Policy 27.2.4.5.

380. Policy 27.2.4.6 as notified, read:

*“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.”*

381. One submission sought deletion of this policy<sup>165</sup>. Another submission sought its amendment to refer to protection of archaeological sites or cultural features where possible<sup>166</sup>.

382. Mr Bryce did not recommend acceptance of either submission. In his view, the notified policy is effective in implementing the outcomes of the relevant objective. As regards the amendments sought in Submission 806, Mr Bryce suggested to us that they did not adequately respond to sections 6(e) and 6(f) of the Act.

383. We agree with Mr Bryce’s reasoning, while noting that he might also have drawn support for his position from the Proposed RPS. Given our recommendation, as above, that notified Policy 27.2.4.4 be deleted, it is important that the provision for protection of archaeological sites and cultural features in Policy 27.2.4.6 be retained. Indeed, were there jurisdiction to consider it, the provisions noted by Mr Bryce, along with the Proposed RPS, would have justified, if anything, a more directive policy stance. As regards the specific concern expressed in Submission 806 that provision for cultural features is problematic if they are not clearly identified, we understand this will be addressed in a subsequent stage of the District Plan review process.

384. Accordingly, we recommend that notified Policy 27.2.4.6 be retained unamended, other than to renumber it 27.2.4.3.

385. Notified Policy 27.2.4.7 read:

*“Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:*

- a. *Whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;*
- b. *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.”*

386. Submissions seeking change to this policy sought amendment to the wording of the second bullet point to make offsetting more certain<sup>167</sup>, amendment to the second bullet point to

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<sup>165</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>166</sup> Submission 806

<sup>167</sup> Submission 453

express it in a slightly different way<sup>168</sup> and extension of the policy to encourage initiatives for provision of public access to natural features and heritage<sup>169</sup>.

387. Mr Bryce did not support any of the suggested changes on the basis that none of them would make the notified policy any more effective.
388. We agree with that recommendation. The development contribution is imposed under the Local Government Act. Accordingly, it would be inappropriate for a policy in the PDP to purport to constrain how it should operate. Like Mr Bryce, we are unconvinced that the wording amendments suggested in Submission 809 improve the policy. Lastly, submitter 806 provided no evidence that would provide us with a basis for accepting the extent of the proposed extension to the policy.
389. In summary, we therefore recommend that notified Policy 27.2.4.7 be retained unamended other than to renumber it 27.2.4.4 and to convert the bullet points of the notified version to alphanumeric sub-paragraphs, together with minor reformatting.
390. Lastly under Objective 27.2.4, the Council's corporate submission<sup>170</sup> sought inclusion of a new policy to support the objective that would read:
- "Ensure that new subdivision 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."*
391. The suggested new policy is opposed on the basis that it is unnecessary.
392. In his Section 42A Report, Mr Bryce recommended acceptance of an amended version of the suggested new policy deleting the final clause commencing *"and where practicable"*. In Mr Bryce's view, such a policy would better give effect to what was the notified section 3.2.4 goal (and is now recommended Objective 3.2.4).
393. When we discussed the point with him, we expressed some concern that the policy lacked guidance as to the criteria for determining appropriateness. Mr Bryce agreed that this was a gap in the proposed wording. In his reply evidence, Mr Bryce recommended deleting the term *"where appropriate"*, substituting a reference to *"suitable measures to enhance existing established protected indigenous vegetation"* and inserting further guidance as to what suitable measures might include – such things as protective fencing, destocking, removal of existing wilding species and invasive weeds or active ecological restoration.
394. Mr Bryce's suggested addition to the policy rather tended to miss the point we were making, namely that the policy needed to identify when it would be appropriate to require enhancement measures.
395. Mr Bryce's suggested addition also takes the policy a significant distance further than the relief proposed in Submission 809.
396. Stepping back from the detail, Mr Bryce did not explain to us why, if indigenous vegetation was already protected, it was necessary to ensure its enhancement in this context. It seems

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<sup>168</sup> Submission 809

<sup>169</sup> Submission 806

<sup>170</sup> Submission 809: Opposed in FS1097

to us that these matters are better addressed in the policies establishing the protection of indigenous vegetation.

397. In summary, we do not agree that this policy, or some amendment thereof is the most appropriate way in which to achieve Objective 27.2.4. Accordingly, we do not recommend its inclusion.
398. Having reviewed the four policies we have recommended as above, we consider that collectively, having regard to the alternatives open to us, they represent the most appropriate way to achieve Objective 27.2.4.

#### 4.6 Objective 27.2.5 and Policies Following

399. Notified Objective 27.2.5 read:

*“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.”*

400. A number of submissions supported this objective. Submissions seeking substantive change to it included those seeking its deletion<sup>171</sup>, a request to delete reference to likely effects<sup>172</sup> and a request to make that deletion combined with a statement that subdivision development not adversely affect the National Grid<sup>173</sup>.
401. Mr Bryce’s consideration of this objective started with the observation (that we agree with) that although supposedly an objective, it does not read like an outcome statement.
402. In addition, given the range of policies specified in this section of Chapter 27, we do not consider that reference to likely effects of land use activities accurately captures the intention underlying this provision (as evidenced by the policies seeking to achieve it).
403. It follows that, like Mr Bryce, we largely accept the relief sought in Submission 635.
404. While we accept the need to ensure that subdivision and development that might potentially affect the National Grid needs to be managed in accordance with the NPSET 2008, this objective (or the policies under it<sup>174</sup>) does not seem to be the correct vehicle for that management given that it focusses on infrastructure and services to lots and developments rather than the effects of subdivision and development. We note that Ms McLeod, giving evidence on behalf of Transpower New Zealand Ltd, agreed with Mr Bryce’s recommendation that the amendments sought in Submission 805 not be accepted.
405. Lastly, given that provision of infrastructure and services to new lots is a key aspect of the management of subdivision and development, it would clearly not be appropriate or consistent with the purpose of the Act to delete this objective.
406. Ideally the objective would give some guidance as to the nature and extent of infrastructure and services provided to new subdivisions and developments, but the requirements of subdivisions are so many and varied in this regard that a concise summary of the desired outcome is a challenge. Mr Bryce did not recommend that we go down that path and none of

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<sup>171</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>172</sup> Submission 635: Opposed in FS1097

<sup>173</sup> Submission 805

<sup>174</sup> Addressing the relief sought in Submissions 635 and 805, supported in FS1211 in this regard



the submissions seeking amendment to the objective provided any suggestions that we could adopt or adapt.

407. In summary, therefore, we accept Mr Bryce's recommendation that Objective 27.2.5 should be amended to state simply:

*"Infrastructure and services are provided to new subdivisions and developments."*

408. For the reasons set out above, given the alternatives open to us, we consider this objective the most appropriate way to achieve the purpose of the Act in this context.

409. The first group of five policies under Objective 27.2.5 relate to transport, access and roads.

410. Policy 27.2.5.1 as notified read:

*"Integrate subdivision roading with the existing road networks in an efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling."*

411. Submissions on it variously sought its retention<sup>175</sup>, and an amendment to refer to both safe and efficient integration of roading<sup>176</sup>.

412. We note also Submission 798<sup>177</sup>, requesting that in considering subdivisions and development, provisions require the inclusion of links and connections to public transport and infrastructure, not just walking and cycling linkages.

413. Mr Bryce recommended acceptance of the wording amendments sought in Submission 805. He noted that the relief sought in Submission 798 is provided for within Policy 27.2.5.3. Lastly, Mr Bryce recommended an amendment to refer to potential traffic levels rather than expected traffic levels – to reflect the fact that the Code of Practice states that development design *"shall ensure connectivity to properties and roads that have been developed, or that have the potential to be developed in the future."*

414. This recommendation prompted us to discuss with Mr Wallace how potential traffic levels might be ascertained. Mr Wallace's response was that, in his mind, it was linked to the PDP zoning, which sets out what is anticipated by the PDP.

415. In his reply evidence, Mr Bryce picked up on Mr Wallace's evidence and suggested a clarification be inserted to this effect.

416. We agree with Mr Bryce's recommendation that Submission 719 should be accepted and that Submission 798 is appropriately addressed in another policy. We do not think, however, that the suggested amendment substituting *'potential'* for *'expected'* is necessary, particularly if it implies a substantive change to the policy unsupported by a submission seeking that relief. Given Mr Wallace's clarification (which we think is helpful), the traffic levels of relevance are those that are expected into the future, having regard to the zoning of the area. We think a slight amendment is required of the suggested clarification because the PDP zoning does not itself anticipate or provide for traffic levels. Traffic levels are the result of the zone provisions being implemented. We regard this as a minor non-substantive change.

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<sup>175</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>176</sup> Submission 719

<sup>177</sup> Supported in FS1097

417. In summary, therefore, we recommend that Policy 27.2.5.1 be amended to read:

*“Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.*

*For the purposes of this policy, reference to ‘expected traffic levels’ refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.”*

418. Notified Policy 27.2.5.2 read:

*“Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.”*

419. The only substantive change sought to this policy<sup>178</sup> would specify that access is along roads and delete reference to developments.

420. Mr Bryce did not recommend acceptance of the suggested changes because he did not believe that they made the policy more effective.

421. We agree. Safe and efficient pedestrian and cycle access to lots might not necessarily be along roads and the evidence for Submitter 632 did not explain to us why reference to developments should be deleted.

422. Accordingly, we recommend retention of Policy 27.2.5.2 unamended.

423. Policy 27.2.5.3 as notified read:

*“Provide trail, walking, cycle and public transport linkages, where useful linkages can be developed.”*

424. The only submission seeking a material change to this policy was Submission 632, seeking its deletion<sup>179</sup>. Once again, the submitter did not seek to support this position in evidence. Mr Bryce did not recommend acceptance of that submission, but he did suggest that Submission 798 noted above might appropriately be addressed by a reordering of this policy to shift reference to public transport to the front of the policy. We agree with Mr Bryce’s view that with some minor grammatical amendments, the suggested revisions make the policy clearer. Accordingly, we recommend that Policy 27.2.5.3 be revised to read:

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

425. Policy 27.2.5.4 as notified read:

*“The design of subdivision and roading networks to recognise topographical features to ensure the physical and visual effects of subdivision and roading are minimised.”*

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<sup>178</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>179</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

426. The policy is the subject of two substantive submissions. The first<sup>180</sup> opposed the policy as being too open to differing interpretations. The second<sup>181</sup> suggested that it be revised to read:

*“Encourage the design of subdivision and roading networks to recognise and accommodate pre-existing topographical features where this will not compromise design outcomes and the efficient use of land.”*

427. Mr Bryce recommended revision of the policy to the format suggested in Submission 632, but did not accept the substantive shift from ensuring to encouraging, or the deletion of reference to minimising effects.

428. We agree with Mr Bryce’s recommendation with only a minor grammatical change. Given the policy already focuses on minimising effects, in our view, it provides sufficient flexibility for subdividers.

429. In summary, therefore, we recommend that Policy 27.2.5.4 be revised to read:

*“Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.”*

430. Policy 27.2.5.5 as notified read:

*“Ensure appropriate design and amenity associated with roading, vehicle accessways, trails, walkways and cycle ways within subdivisions by having regard to:*

- a. Location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;*
- b. The number, location, provision and gradients accessways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;*
- c. The standard of construction and formation of roads, private accessways, vehicle crossings, service lanes, walkways, cycle ways and trails;*
- d. The provision and vesting of corner splays or rounding at road intersections;*
- e. The provision for and standard of street lighting, having particular regard to the avoidance of upward light spill;*
- f. The provision of appropriate tree planting within roads;*
- g. Any requirements for widening, formation or upgrading of existing roads;*
- h. Any provisions relating to access for future subdivision on adjoining land;*
- i. The provision of public transport routes and bus shelters.”*

431. Submissions on this policy seeking changes to it sought variously:

- a. Consideration be given in subdivision design to other species<sup>182</sup>;
- b. Amendment to require old and replacement lighting to be downward facing using energy efficient lightbulbs<sup>183</sup>;
- c. Amendment of the final bullet point to add a cross reference to Council transport strategies<sup>184</sup>;

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<sup>180</sup> Submission 453

<sup>181</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>182</sup> Submission 117

<sup>183</sup> Submission 289

<sup>184</sup> Submission 453

- d. Deletion of the policy<sup>185</sup>;
  - e. Addition of reference to links and connections to public transport services and infrastructure<sup>186</sup>.
432. Mr Bryce did not recommend additional reference to Council transport strategies, noting that the transport section of the PDP will be reviewed as part of a subsequent stage of the District Plan review process. He was also of the view that the amendment recommended to the notified Policy 27.2.5.3 would address the Otago Regional Council's submission noted above<sup>187</sup>. He did, however, recommend an amendment to the final bullet point to reference linkages to public transport routes to address this submission.
433. As regards Submission 289, Mr Bryce was of the view that the outcome sought by the submitter is both impractical and would constitute a significant policy shift that would in turn require significantly more detailed Section 32 evaluation before adoption. Mr Bryce did, however, recommend that reference be added to siting and location of lighting and to the night sky.
434. Mr Bryce also drew our attention to a new policy sought in Submission 632, overlapping with and effectively amending the fifth bullet point in Policy 27.2.5.5, so that it would refer to the inter-relationship between lighting and public safety and substitute the word '*reduce*' for '*avoidance*'. Mr Bryce recommended acceptance of the former but not the latter.
435. Mr Bryce did not specifically address the relief sought in Submission 117. For our part, we think that Objective 27.2.4 and the recommended revisions to the policies supporting that objective already address the substance of the submission.
436. We largely agree with Mr Bryce's recommendations regarding the balance of submissions on the policy. So far as provision for lighting is concerned, Mr and Mrs Hughes appeared at the hearing to address their submissions on steps required to protect the District's night sky. Most of their evidence and submissions in fact related to Chapters 3 and 6 and will be considered by the Hearing Panel in that context. They supported the existing lighting provisions in Chapter 27.
437. We agree with Mr Bryce's view that more analysis would be required of costs and benefits before Submission 289 could be accepted in its entirety. We agree, however, that with minor grammatical amendments, reference to siting and location, and to public safety are desirable improvements to this sub-policy.
438. Like Mr Bryce, we do not accept the suggestion in Submission 632 that the focus should be on reduction of upward light spill. Rather, we recommend that the policy should be more effects-based. In Report 3, the Hearing Panel has recommended that provisions related to the night sky focus on views of the night sky<sup>188</sup>. We recommend a similar focus in this context.
439. We do not accept Mr Bryce's suggestion as to how Submission 798 might be incorporated into the ninth bullet point. The submission sought inclusion of links and connections to public transport services and infrastructure as a matter for consideration in relation to subdivision and development, not just walking and cycling linkages. For most subdivisions, it is the location

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<sup>185</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>186</sup> Submission 798

<sup>187</sup> Ibid

<sup>188</sup> Report 3 at Section 8.5

of public transport routes which will determine the ability to link/connect to public transport. We recommend that that be the focus of amendment to the ninth bullet point.

440. Mr Bryce also recommended that reference be made to trail connections to address Submissions 625 and 671 that we have already discussed, and that the words “*are provided for*” are inserted to provide clarity as to how having regard to the listed matters will ensure the outcomes desired. We agree with Mr Bryce’s recommendation in this regard, and with his suggested formatting change to convert the bullet points to a numbered list. We also recommend minor reformatting for consistency.
441. Focusing on the areas of substantive change to the policy, we therefore recommend that it read:
- “Ensure appropriate design and amenity associated with roading, vehicle accessways, trails and trail connections, walkways and cycle ways within subdivisions are provided for by having regard to:...*
- e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety, and the avoidance of upward light spill adversely affecting views of the night sky...*
  - i. the provision and location of public transport routes and bus shelters”*
442. Before leaving access issues, we should note Submission 275 that sought a policy providing for reduced access widths in the High Density Residential Zone. Mr Bryce did not specifically address this submission and the submitter did not provide evidence to support its submission, which appeared counter-intuitive to us. Be that as it may, we do not have an evidential basis to recommend acceptance of the relief sought.
443. The next group of policies in this section of the chapter relate to water supply, stormwater and wastewater (referred to as the ‘three waters’ in Mr Wallace’s evidence). The format of the policies is that Policy 27.2.5.6 deals with the three waters collectively. Then follow discrete policies on each of “water”, “stormwater” and “wastewater”.
444. Policy 27.2.5.6 as notified read:
445. *“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.”*
446. This submission is supported in one submission<sup>189</sup>. A second submission<sup>190</sup> queried the position if systems aren’t available, asking whose responsibility it is to provide those systems in that situation.
447. Mr Bryce did not recommend any change to this policy. We agree with this recommendation. The answer to the question posed in Submission 117 is that the more specific policies following address the point.
448. Submission 632 sought a new policy on a related point – providing that when connected to Council infrastructure, capacity in the system should be ensured or necessary upgrades

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<sup>189</sup> Submission 438

<sup>190</sup> Submission 117

reasonably expected to occur. Mr Bryce did not discuss it specifically, and the submitter's evidence did not address it. It seems to us, however, that the capacity of the Council's infrastructure is considered at an earlier point than subdivision. In general, land should not be zoned for development if infrastructure capacity is not available (or likely to be available) to service it. Accordingly, we do not consider the suggested policy is necessary, particularly in the absence of evidence setting out its costs and benefits.

449. Accordingly, we recommend that Policy 27.2.5.6 be retained unamended.
450. Addressing the policies specifically related to water, the first policy is 27.2.5.7 which, as notified, read:
- “Ensure water supplies are of a sufficient capacity, including firefighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.”*
451. The only submissions on this policy<sup>191</sup> sought its retention. Mr Bryce did not recommend any change to the policy and we agree with that recommendation.
452. Accordingly, we recommend that Policy 27.2.5.7 be retained unamended.
453. Policy 27.2.5.8 as notified, read:
- “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.”*
454. Submission 117 agreed with this policy but suggested that the rules of the PDP needed to be consistent with it ensuring, for instance, that height requirements on water collection tanks not effectively prohibit collection of rainwater.
455. Submission 289<sup>192</sup> also supported the policy but suggested that existing houses could be encouraged to install water tanks.
456. Submission 632<sup>193</sup> sought the deletion of the policy.
457. Mr Bryce did not recommend any change to the policy. We agree. The point made in Submission 117 is relevant, but needs to be considered in the context of the rules of the PDP.
458. The relief sought in Submission 289 is beyond the scope of provisions addressing subdivision and development.
459. Lastly, Submission 632 was not supported by the evidence we heard on behalf of the submitter and we have no basis on which to recommend deletion of the policy.
460. Accordingly, we recommend that Policy 27.2.5.8 be retained unamended.
461. Policy 27.2.5.9 as notified, read:

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<sup>191</sup> Submissions 438 and 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>192</sup> Supported in FS1125

<sup>193</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

*“Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.”*

462. Submissions on it opposed the policy on the basis variously that the issue is better addressed as part of the building process rather than through controls on subdivision<sup>194</sup>, sought to introduce a practicality qualification<sup>195</sup> and sought that a similar provision be applied to existing houses<sup>196</sup>.
463. Mr Bryce did not recommend acceptance of either Submission 453 or Submission 632. Mr Bryce noted in particular that in some circumstances, particularly where subdivisions are undertaken at locations not connected to a reticulated water supply, it would be appropriate to address water conservation at the subdivision stage. He also observed that the policy seeks to encourage the outcome rather than require it. We agree with Mr Bryce. The policy enables consideration of water conservation. If it is premature or impractical in a particular case, the policy accommodates that. As with the submission made on the previous policy, the relief sought in Submission 289 does not relate to subdivision and development.
464. Accordingly, we recommend that Policy 27.2.5.9 be retained unamended.
465. Policy 27.2.5.10 as notified read:
- “Ensure appropriate water supply, design and installation by having regard to:*
- a. The availability, quantity, quality and security of the supply of water to the lots being created;*
  - b. Water supplies for firefighting purposes;*
  - c. The standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;*
  - d. Any initiatives proposed to reduce water demand and water use.”*
466. Submissions on this policy consisted of a submission from New Zealand Fire Service seeking that it specifically refer to the Fire Service Code of Practice for the definition of what adequate water supplies for firefighting purposes might require<sup>197</sup> and a request that it be deleted<sup>198</sup>.
467. Submission 632 was not supported by evidence when the submitter appeared before us and given the obvious relevance of the matters addressed in the policy to subdivision and development, we need say no more about it.
468. New Zealand Fire Service, however, did appear to support its submission. Ms McLeod gave evidence explaining why, in her view, it was appropriate to reference the relevant New Zealand Standard<sup>199</sup> (referred to in turn in the Fire Service Code of Practice).

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<sup>194</sup> Submission 453

<sup>195</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>196</sup> Submission 289

<sup>197</sup> Submission 438: FS1097 queried the need for the suggested reference

<sup>198</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>199</sup> SNZ PAS 4509:2008

469. Ms McLeod drew attention to the desirability of referencing the standard to eliminate any possible confusion that might arise as a result of an existing agreement between the Council and the Fire Service Commission providing for alternatives not covered by SNZ PAS 4509:2008.
470. In his reply evidence, Mr Bryce remained of the view that this was not necessary, but noted that he had recommended that SNZ PAS 4509:2008 be integrated into the assessment matters supporting the redrafted rule.
471. We agree with Mr Bryce’s recommendation on this point. We consider that it is better that the policy remain broadly expressed. SNZ PAS 4509:2008 is referenced in the Land Development and Subdivision Code of Practice. We have already discussed the desirability of generalising reference to that document and we think the same logic applies to the Standard the Fire Service seeks to include. The concerns expressed by the Fire Service are in our view adequately addressed by the more detailed provisions, including the recommended assessment matter that Mr Bryce drew our attention to.
472. In summary, we recommend retention of Policy 27.2.5.10 unamended, save only for reformatting the bullet pointed matters as a numbered list and decapitalising the first word in each part.
473. Policy 27.2.5.11, as notified, read:
- “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.”*
474. Submissions addressing this policy included Submission 117 which stated, somewhat enigmatically, that the policy *“needs long-term foresight”*. We are unsure what that means, and the submitter did not appear at the hearing to provide clarification.
475. Other submissions opposed the policy. One submitter stated that the costs it covers should be covered by development contributions<sup>200</sup>. Submission 632<sup>201</sup> simply sought its deletion.
476. Mr Bryce’s initial response to Submission 453<sup>202</sup> was to accept that referencing the Development Contribution Policy within Policy 27.5.2.11 is not necessarily required, but he considered that the guidance the policy provided assisted with implementation of the PDP. Mr Bryce suggested, however, that specific reference to the Development Contribution Policy be deleted in his reply evidence.
477. We do not think that assists. If anything, it exacerbates the issue identified in Submission 453 as the implication of Policy 27.2.5.11, as amended, would be that this policy would operate separately from the Development Contribution Policy. From Mr Bryce’s evidence, we do not understand that to be the intention.
478. We have already addressed the Development Contribution Policy in the context of Section 27.1. For the reasons set out in our discussion of the purpose of Chapter 27, we think that

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<sup>200</sup> Submission 453: Supported in FS1117

<sup>201</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>202</sup> Section 42A Report at 18.140



greater clarity is required that development contributions are fixed in parallel with PDP, and independently of it. Accordingly, we recommend that Policy 27.2.5.11 be deleted.

479. Turning to stormwater arrangements, notified Policy 27.2.5.12 read:

*“Ensure appropriate stormwater design and management by having regard to:*

- a. *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;*
- b. *The capacity of existing and proposed stormwater systems;*
- c. *The method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;*
- d. *The location, scale and construction of stormwater infrastructure;*
- e. *The effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including the control of water-borne contaminants, litter and sediments, and the control of peak flow.”*

480. Submission 117 sought inclusion of provision in the policy to manage organic contaminants and heavy metals to mitigate adverse effects on water bodies. The submission also advocates expert design including a “*treatment train*” approach.

481. Submission 289 supported the policy but sought that stormwater collection from roads in particular be designated so that it does not run into lakes and rivers.

482. Submission 453 sought that the policy be qualified by the words “*where possible and practical*”.

483. Mr Bryce did not recommend acceptance of Submission 453 on this point. In his view, the policy already provides for a broad range of stormwater design options.

484. Mr Bryce likewise did not recommend acceptance of Submission 289. In Mr Bryce’s view, the engineering evidence of the Council indicated that the relief sought was not practicable. Mr Bryce, however, noted that the fifth bullet point already addressed the substance of much of the relief the submitter sought through controlling water-borne contaminants, litter and sediments. In relation to that fifth bullet point, Mr Bryce also drew our attention to the relief sought in Submission 632<sup>203</sup> in the form of a new policy seeking that stormwater be managed “*to provide for public safety and where opportunities exist to maintain and enhance water quality*”. Mr Bryce recommended that elements of this suggested policy be incorporated into the fifth bullet point of policy 27.2.5.12 and thereby also address what is now recommended Objective 3.2.4.4.

485. In addition, Mr Bryce recommended an amendment to the first bullet point to correct a grammatical issue with the way the introduction of the policy moves into the specific matter covered by that bullet point.

486. As with other policies, Mr Bryce recommended that the bullet point matters be converted to a numbered list.

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<sup>203</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

487. We largely agree with Mr Bryce’s recommendations on this policy, including his suggested reformatting in line with changes to previously policies. We think though that a further grammatical tweak is required to the first bullet point so it scans properly.
488. As regards to the fifth bullet point, we consider that with the amendments recommended by Mr Bryce, it goes part way to meeting the relief sought in Submission 117. That submitter did not appear to explain or support her submission and we do not think that we have an evidential basis to push this policy further towards treatment of stormwater in the absence of a proper quantification of costs and benefits, as required by section 32 of the Act.
489. In summary, therefore, and focussing on areas of suggested amendment, we recommend that the notified Policy 27.2.5.12 be renumbered 27.2.5.11 and amended to read:
- “Ensure appropriate stormwater design and management by having regard to:*
- a. any viable alternative designs for stormwater management that minimise run-off and recognise stormwater as a resource through re-use in open space and landscape areas;...*
  - e. 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 the control of water-borne contaminants, litter and sediments, and the control of peak flow.”*
490. Mr Bryce recommended insertion of a revised form of Policy 27.2.4.3 at this point. We have already discussed the form of the notified policy and the submissions on it<sup>204</sup>.
491. Mr Bryce did not recommend acceptance of the submissions on Policy 27.2.4.3 although we note that his Section 42A Report addressed a different submission to that in fact made in Submission 117 on this point (due presumably to an error in the summary of submissions).
492. Mr Bryce did recommend an addition to the policy to qualify it by reference to the acceptability of maintenance and operation requirements to Council if assets are to be vested.
493. The suggested addition itself raised questions in our mind that we discussed with Mr Wallace – seeking to ascertain what tests the Council would in fact employ to determine acceptability. As a result, Mr Bryce recommended a lengthy clarification be added to the policy as to the meaning of that term.
494. The end result, were Mr Bryce’s recommendations to be accepted, would shift the policy a significant distance from where it started. Nor do we think that the additions suggested by Mr Bryce respond to the submissions on Policy 27.2.4.3.
495. Going back to those submissions, we agree with the suggestion in Submission 806 that the focus of the policy should not be on what the Council will or will not do. The focus should be on subdivision design, rather than the Council’s actions.
496. We also think that Submitter 117 had a point when she observed that joint use may not always be desirable, on environmental grounds (i.e. a different point to the one Mr Bryce seeks to add). We do not think it would be helpful to add a generalised reference to appropriateness, but an effects-based test would address the point the submitter was making.

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<sup>204</sup> Refer paragraph 359-361 above

497. While we understand that Mr Bryce’s suggestions reflect a concern on the part of Council that this provision might be utilised by subdividers to try and off-load residual waste land onto Council, we do not consider that the policy would commit Council to accept vesting of such land where it is not fit for purpose or would impose unreasonable costs on the Council. However, if this is a concern, we recommend that it be addressed by a variation. We do not consider that the submissions on the policy provide a proper basis for the amendments Mr Bryce recommends.
498. Responding to those submissions, we recommend that the relocated Policy 27.2.4.3 be renumbered 27.2.5.12 and amended to read:
- “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 and will maintain the natural character and ecological values of wetlands and waterways.”*
499. Turning to wastewater policies, notified policy 27.2.5.13 read:
- “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.”*
500. The only submission on the policy<sup>205</sup> sought amendments obviously designed to make the policy more succinct without altering its meaning. Mr Bryce recommended that the submission be accepted.
501. When we discussed this particular policy with Mr Bryce at the hearing, he agreed with a concern we expressed that an open-ended reference to avoiding or mitigating adverse effects might provide insufficient guidance to ensure adverse effects are minimised. Accordingly, Mr Bryce suggested in his reply evidence that the policy might explicitly state that adverse effects should be avoided in the first instance and, where this is not reasonably possible, minimised *“to an extent that is proportionate to the level of significance of the effects”*.
502. While we consider Mr Bryce’s suggested additions would improve the policy, given the limited ambit for amendment provided by Submission 632, we think that clarification of what the existing reference to avoiding or mitigating adverse effects should be taken to mean should more closely reflect the caselaw<sup>206</sup>.
503. In summary, we recommend that notified Policy 27.2.5.13 be renumbered 27.2.5.14 and revised to read:
- “Treat and dispose of sewage in a manner that:*
- a. maintains public health;*
  - b. avoids adverse effects on the environment in the first instance; and*
  - c. where effects on the environment cannot be reasonably avoided, mitigates those adverse effects to the extent practicable.”*
504. If the Council determines that greater certainty is required as to the level of mitigation provided under this policy, we recommend that it explore a variation to the PDP.

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<sup>205</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>206</sup> Refer for instance *Winstone Aggregates Ltd v Papakura District Council* A049/2002

505. Notified Policy 27.2.5.14 read:

*“Ensure appropriate sewage treatment and disposal by having regard to:*

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

506. The only submission on this policy<sup>207</sup> sought its deletion. The submitter did not support this aspect of its submission in the evidence we heard (rather the contrary in fact) and Mr Bryce did not recommend any substantive change to the policy, much less its deletion. We agree.

507. Accordingly, we recommend that notified Policy 27.2.5.14 be renumbered 27.2.5.15 and reformatted to contain a list of numbered sub points starting in each case without a capital letter, but otherwise retained unamended.

508. Notified Policy 27.2.5.15 read:

*“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.”*

509. The only submission on this policy<sup>208</sup> sought an addition to state that such upgrades would be credited against development contributions.

510. Mr Bryce recommended the submission be rejected. We agree. Given that development contributions are assessed under the Council’s Development Contribution Policy promulgated under the Local Government Act, it is inappropriate that a policy in the PDP should seek to constrain how that development contribution policy is implemented. While we understand the concern developers might have that they might be required to “over spec” the infrastructure they install for the benefit of third parties, the policy is framed in a way that prompts consideration of future needs, rather than directing any particular outcome, thereby enabling negotiation of appropriate financial arrangements between the parties.

511. Accordingly, we recommend that notified Policy 27.2.5.15 be retained unamended, other than by renumbering it 27.2.5.16.

512. The following policy, 27.2.5.16 in the notified Chapter 27, related to energy supply and telecommunications. As notified, it read:

*“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:*

- *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 underground;*
- *Have regard to the design, location and direction of lighting to avoid upward light spill, recognising the night sky is an element that contributes to the District’s sense of place;*

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<sup>207</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>208</sup> Submission 453

- *Generally require connections to electricity supply and telecommunication systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.”*

513. This policy was supported by the telecommunication submitters. Substantive amendments were sought in Submission 635<sup>209</sup> which sought to qualify the reference to underground reticulation, so it would apply “*where technically and operationally feasible*”. Submission 632<sup>210</sup> sought deletion of reference to underground reticulation and street lighting, along with amendments to generalise the reference to technology, soften the reference to amenity values, and shift the third bullet point into a separate policy. We have already discussed the last point, in the context of recommended Policy 27.2.5.5.

514. When we discussed this policy with Mr Bryce, he accepted that typically, telecommunication and electricity line services would not be undergrounded in rural environments and thus the second bullet point needed reconsideration. He also agreed with our suggestion that the range of relevant issues in deciding whether services should be undergrounded should extend to include landscape values.

These considerations prompted Mr Bryce to recommend that the second bullet point be amended to read:

*“Ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that does not adversely impact upon visual amenity and landscape values of the receiving environment.”*

515. We discussed also with Mr Bryce the application of the fourth bullet point in rural environments where a residential building platform has been identified. Mr Bryce’s advice was that typically in such cases, infrastructure connections would be to the building platform where there is one.

516. Mr Bryce also recommended specific reference be made in the fourth bullet point to services being supplied to residential building platforms.

517. Addressing these matters in turn, we agree that reference should be made to landscape values. We do not consider this a material change because the operative requirement (that reticulation is generally underground) is not altered, other than in the manner we are about to discuss.

518. We think that Mr Bryce is correct, and that some qualification of that position is required to recognise the impracticality of undergrounding telecommunication and electricity line services throughout the rural environment. Similarly, while we agree that there needs to be a limit on acceptance of over-ground utilities in the rural environment, we consider a policy of effectively no adverse impacts on visual amenity and landscape values would be too onerous given the generally high (if not outstanding) landscape values of almost the entire District. We recommend, therefore, a policy of minimising visual effects on the receiving environment.

519. As regards Mr Bryce’s suggestion (responding constructively to the point we had raised) that the fourth bullet point extend the obligation to provide services from lot boundaries to residential building platforms (where they exist), upon reflection, we have determined that

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<sup>209</sup> Aurora Energy Limited

<sup>210</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

this would impose an obligation that the submissions on this policy would not justify. We remain of the view that this is a desirable amendment to Chapter 27 and thus we recommend that the Council institute a variation of Chapter 27 to insert Mr Bryce's recommended addition to the fourth bullet point reading:

*"Where the subdivision provides for a residential building platform, the proposed connections to electricity supply and telecommunications systems shall be established to the residential building platform."*

520. Accordingly, aside from numbering the bulleted sub-points of Policy 27.2.5.16 and starting each without a capital letter, renumbering it 27.2.5.17 and commencing the policy with the word "Ensure", the only amendments we recommend are to shift the third bullet point into Policy 27.2.5.5, amended as outlined above, and to amend the second sub-point so that it would read:

*"ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises adverse visual effects on the receiving environment."*

521. The final two policies in this section of the PDP relate to easements. The first, notified Policy 27.2.5.17, read:

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

522. The second, notified Policy 27.2.5.18, read:

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

523. One submission<sup>211</sup> sought that both policies be deleted. Another submission<sup>212</sup> sought that they be retained. Mr Bryce recommended their retention because they give effect to the direction of notified Objective 27.2.5 by ensuring easements are provided and are of an appropriate size, location and length.

524. We agree with Mr Bryce's recommendation. We also agree with his suggestion (responding to a question we had) that the second policy might be amended to clarify its effect by adding *"of both the land and easement"* on the end. We do not regard that as a substantive change.

525. Accordingly, we recommend that notified Policies 27.2.5.17 and 27.2.5.18 be amended as above and renumbered to align with recommended changes above, but otherwise retained.

526. Having considered all of the policies recommended (27.2.5.1-18 inclusive), we consider that collectively they are the most appropriate way to achieve Objective 27.2.5 given the alternatives available to us.

#### **4.7 Objective 27.2.6 and Policies Following**

527. Objective 27.2.6 as notified, read:

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<sup>211</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>212</sup> Submission 635

*“Cost of services to be met by subdividers.”*

528. It needs to be read together with the two supporting policies, the first of which (27.2.6.1) read:

*“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:*

- *Roading, walkways and cycling trails;*
- *Water supply;*
- *Sewage collection, treatment and disposal;*
- *Stormwater collection, treatment and disposal;*
- *Trade waste disposal;*
- *Provision of energy;*
- *Provision of telecommunications and computer media;*
- *Provision of reserves and reserve improvements.”*

529. The second policy (27.2.6.2) read:

*“Contributions will be in accordance with the Council’s 10 Year Plan Development Contributions Policy.”*

530. Submission 632<sup>213</sup> sought that the objective and both policies be deleted. Submission 285 sought to qualify the objective so that the obligation on developers and subdividers would only arise when existing services were up to standard. Submission 600<sup>214</sup> supported the objective. Submission 719 supported both the objective and the first policy. Submission 632 sought in the alternative to amend Policy 27.2.6.2 to emphasise that development contributions were managed through the Local Government Act.

531. Mr Bryce recommended amendments to the policies to shift reference to the Development Contribution Policy into the start of Policy 27.2.6.1, delete the existing Policy 27.2.6.2 but otherwise to retain the objective and first policy.

532. His reasoning was that these provisions assist in making PDP users aware of the need for development contributions and that upgrading of existing infrastructure is a consequence of subdivision development activity.

533. We disagree. The Development Contribution Policy operates under the Local Government Act in parallel with the PDP. As we have discussed in the context of other policies referring to development contributions, retaining provisions purporting to direct when and how development contributions will be collected blurs that distinction and creates the possibility that those provisions might be read as creating an independent right to levy financial contributions.

534. Mr Bryce’s explanation of the utility of the existing Objective 27.2.6 and the related policies suggested to us that their sole function is to operate as advice notes rather than objectives and policies.

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<sup>213</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>214</sup> Supported in FS1209; Opposed in FS1034

535. Given our recommendation that Section 27.1 be amended to cross reference the Development Contribution Policy and emphasise the need for subdivision applicants to be aware of it, and the existence of a separate provision (notified section 27.12) providing further clarification of the position, we consider that this objective and the related policies serve no useful purpose. We recommend that they be deleted.

#### 4.8 Objective 27.2.7 and Policies Following

536. Notified objection 27.2.7 read:

*“Create esplanades where opportunities arise.”*

537. One submission sought its deletion<sup>215</sup>. Two submissions<sup>216</sup> supported the objective.

538. Mr Bryce did not support the deletion of the objective. In his view, it provided guidance on a relevant matter identified in sections 229 and 230 of the Act as to the purpose and meaning of Esplanade Reserves and Strips.

539. We agree in principle with Mr Bryce, but consider that the objective needs to be reframed. Starting with a verb, it expresses a course of action rather than an outcome. Accordingly, we recommend that the objective be renumbered 27.2.6 and amended to read:

*“Esplanades created where opportunities arise.”*

540. We do not regard this as a substantive change. We consider the amended objective to be the most appropriate way to achieve the purpose of the Act as it relates to provision of esplanade reserves and strips.

541. Policy 27.2.7.1 as notified read:

*“Create esplanades reserves or strips where opportunities exist, particularly where the subdivision is of large-scale or has an impact on the District’s landscape. In particular, Council will encourage esplanades where they:*

- *are important for public access or recreation, would link with existing or planned trails, walkways or cycles ways, 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 the Council, in terms of future maintenance costs or issues related to natural hazards affecting the land.”*

542. The only submission seeking substantive change to this policy<sup>217</sup> sought that it be significantly shortened to read:

*“Create esplanades reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits.”*

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<sup>215</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>216</sup> Submissions 373 and 378: Opposed in FS1049, FS1095 and FS1347

<sup>217</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316



543. Mr Bryce recommended to us that Submission 632 be accepted in part – he thought that the amendments proposed made the broad policy clearer, but recommended that the six sub-points be retained as providing greater guidance.
544. We agree with Mr Bryce’s recommendation. We think that the sub-points in the notified policy contained important signposts as to when esplanade reserves or strips should be a priority, or alternatively where, notwithstanding other benefits, there is good reason that they not be created. We therefore recommend that Policy 27.2.7.1 be renumbered 27.2.6.1, but otherwise largely be revised as recommended by Mr Bryce. The only additional amendments we propose are minor grammatical changes. The revised policy would therefore read:
- “Create esplanade reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits. In particular, Council will encourage esplanades where they:*
- a. are important for public access or recreation, would link with existing or planned trails, walkways or cycles ways, or would create an opportunity for public access;*
  - b. have high actual or potential value with regard to the maintenance of indigenous biodiversity;*
  - c. comprise significant indigenous vegetation or significant habitats and indigenous fauna;*
  - d. are considered to comprise an integral part of an outstanding natural feature or outstanding natural landscape;*
  - e. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake or river;*
  - f. would not put an inappropriate burden on the Council, in terms of future maintenance costs or issues related to natural hazards affecting the land.”*
545. When we discussed esplanade reserves and strips with Mr Bryce, we identified that there appeared to be a gap in the policy coverage providing guidance as to the circumstances where an esplanade reserve or strip would otherwise be required under section 230 of the Act and a waiver is sought either to reduce the width of an esplanade reserve or to avoid the requirement to create an esplanade reserve or strip at all. Mr Bryce accepted that this was an apparent vacuum in the policies and undertook to cover the point in reply.
546. In his reply evidence, Mr Bryce suggested a new policy which would address these matters worded as follows:
- “Avoid reducing the width of esplanade reserves or strips, or the waiving of the requirement to provide an esplanade reserve or strip, except where the following apply:*
- a. Safe public access and recreational use is already possible and can be maintained for the future;*
  - b. It can be demonstrated that a full width esplanade reserve or strip is not required to maintain the natural functioning of adjoining rivers or lakes;*
  - c. A reduced width in certain locations can be offset by an increase in width and other locations or areas, which would result in a positive public benefit in terms of access and recreation.”*
547. We have no issues with the form of the suggested new policy. We think it would be a desirable change to the notified Chapter 27 that would fill an evident policy gap.
548. However, we cannot identify any submission which would provide jurisdiction for making this change. In the Chair’s 22 May 2017 Minute, this was identified as a point that would merit the

Council addressing by way of variation. The Chair’s Minute also suggested that such a variation may also usefully provide guidance as to when the Council would prefer an esplanade strip as opposed to an esplanade reserve and identify the considerations that would come into play if a large lot were the subject of a subdivision.

549. Notified Policy 27.2.7.2 read:

*“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.”*

550. The sole submission on this policy seeking change to it was that of submitter 632 proposing its deletion<sup>218</sup>.

551. Mr Bryce did not recommend acceptance of that submission. His opinion was that the policy responded to matters raised under section 229-230 of the Act and therefore should be retained.

552. Given that the evidence for submitter 632 did not support the submission on this point, we have no basis to disagree with Mr Bryce. Accordingly, we recommend that notified Policy 27.2.7.2 be renumbered 27.2.6.2, but otherwise retained unamended, save only for minor grammatical changes (to delete the word “To” at the start of the policy and to refer to protection “of” the natural character and nature conservation values of lakes and rivers) and the substitute reference to “the Act”.

553. Considering our recommended policies 27.2.6.1 and 27.2.6.2 collectively, we consider that these policies are the most appropriate means to achieve our recommended Objective 27.2.6 given the alternatives available to us.

#### 4.9 Objective 27.2.8 and Policies Following

554. Notified Objective 27.2.8 read:

*“Facilitate boundary adjustments, cross-lease and unit title subdivision, and where appropriate, provide exemptions from the requirement of esplanade reserves.”*

555. Submissions on this objective variously supported in its current form<sup>219</sup> sought that the reference to exemptions for esplanade reserves be deleted<sup>220</sup>, sought recognition that boundary adjustments do not create a demand for services and should be treated as controlled activities<sup>221</sup>, and sought the deletion of the objective<sup>222</sup>.

556. Mr Bryce recommended acceptance of Submission 383 on the basis that the objective as notified reads more like a policy than an outcome statement. As such, in his view, it needed to be recast focussing on the outcome, which is provision for boundary adjustments, cross leases and unit title subdivisions. We agree with that approach.

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<sup>218</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>219</sup> Submission 370

<sup>220</sup> Submission 383

<sup>221</sup> Submission 806

<sup>222</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

557. We do not support deletion of the objective which would then provide no policy support for a more favourable rule framework than might otherwise be the case. As will be seen in due course, we support recognising the characteristics of boundary adjustments, cross leases and unit titles as either creating few or no environmental impacts (or demand for services – as Submission 806 identified) or as facilitating urban development within urban areas, and thereby assisting achievement of the strategic objectives of the Plan. For the same reason, we agree with Mr Bryce’s proposed rejection of Submission 632 on this point.
558. In summary, therefore, we recommend that notified Objective 27.2.8 be renumbered 27.2.7 and revised to read:
- “Boundary adjustments, cross-lease and unit title subdivisions are provided for.”*
559. We consider that this objective is the most appropriate way to achieve the purpose of the Act in this context, given the alternatives available to us.
560. Policy 27.2.8.1 as notified read:
- “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 a change in boundary location.”*
561. The only submission specifically on this policy<sup>223</sup> sought its retention.
562. Mr Bryce, however, recommended an additional sentence be added to the policy noting that the intention is not to enable subdivision of approved residential building platforms in Rural and Rural Lifestyle Zones by this means. We support that clarification as an aspect of the general point discussed earlier regarding the need to be clear when policies apply only in urban environments. This is an example of an urban-focused policy. However, we think the point could be made rather more succinctly.
563. We also recommend a minor amendment to the notified version of Policy 27.2.8.1 to delete the word ‘minor’. We think that is unnecessary given the policy requirement that there be no potential for adverse effects.
564. In summary, therefore, we recommend that Policy 27.2.8.1 be renumbered 27.2.7.1 and revised to read:
- “Enable cross-lease and unit title subdivision of existing units in urban areas without the need to obtain resource consent where there is no potential for adverse effects associated with the change in boundary location.”*
565. Policy 27.2.8.2 as notified, read:
- “Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to:*
- a. *The location of the proposed boundary;*
  - b. *In rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;*
  - c. *Boundary treatment;*

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<sup>223</sup> Submission 632: Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

d. *Easements for access and services.*”

566. The only submission that sought amendment to this policy<sup>224</sup> focused on the fourth bullet point, seeking that it be altered to read:

*“The location of existing or proposed accesses and easements for access and services.”*

567. Mr Bryce recommended acceptance of that submission on the basis that the second bullet point already refers to existing or proposed accesses and amendment to the fourth bullet point would provide more effective linkage between the two.

568. While we agree there is merit in referring to both existing and proposed accesses in the fourth bullet point (because the second bullet point is limited to rural areas), we think the point might be made more simply. We also think it would be a mistake to limit consideration just to the location. Unlike fee simple titles, easements depend for their efficacy on the extent of the rights created by the easement. The existing wording would already cover that and so, if it is expanded to specifically include reference to location, we consider that specific reference to the terms of any easements (or other arrangements for that matter) is also required.

569. In summary, we recommend that the policy be renumbered 27.2.7.2, the list converted to numbered sub-points with the first word in lower case (consistent with our recommendations regarding the formatting of other policies) and the fourth sub-point be amended to read:  
*“the location and terms of existing or proposed easements or other arrangements for access and services.”*

570. Mr Bryce also suggested addition of a further policy under this heading relating to unit title, strata title or cross lease subdivisions of existing approved buildings with land use consents permitting multi-unit commercial or residential development including visitor accommodation development.

571. This suggested new policy was discussed in Mr Bryce’s reply evidence<sup>225</sup>. This is a point we queried Mr Bryce about when he appeared at the hearing. As Mr Bryce noted, putting aside ‘minor’ cross-lease and unit title subdivisions addressed in (now) Policy 27.2.7.1, only renumbered Policy 27.2.7.2 provides any specific reference to unit title subdivision and even then, the policy is weighted towards boundary adjustments. While we agree with Mr Bryce’s view that unit title and cross-lease subdivisions are an important method for enabling the further intensification of urban areas provided for in the Plan’s strategic objectives, we do not think that there is jurisdiction to recommend addressing this shortcoming through a new policy. Certainly, we have not identified a submission which would provide such jurisdiction and Mr Bryce’s reply evidence suggests that there is no submission seeking a stand-alone policy of this kind.

572. This is another area where the Chair suggested in his 22 May 2017 Minute that a variation is warranted to correct a shortcoming in the notified PDP provisions.

573. During the course of the hearing, we discussed with the Council’s representatives the absence of a policy framework for Structure Plans. This was discussed in Mr Bryce’s reply evidence at section 9. Mr Bryce considered specifically the desirability of greater certainty as to what a structure plan is and what a structure plan must include in order to receive the benefit of

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<sup>224</sup> Submission 719

<sup>225</sup> At paragraph 2.5

controlled subdivision activity status (as sought in the legal submissions of Ms Baker-Galloway).

574. Mr Bryce’s evidence was that no submissions specifically sought introduction of a policy framework and definition to support the application of structure plans. Accordingly, while he supported the idea that policies might provide for structure plans, his conclusion was that there was no scope to do so in the current process.
575. We agree with that conclusion<sup>226</sup>. Accordingly, this also was included in the Chair’s 22 May 2017 Minute, so that the detailed provisions of Chapter 27 that depend on the existence of structure plans might sit within an appropriate policy framework.
576. We consider the recommended policies as above are collectively the most appropriate way to achieve recommended objective 27.2.7, given the alternatives available to us.
577. Before leaving our discussion of the district-wide objectives and policies, we should note submission 238<sup>227</sup> that sought a new objective be inserted: “*Discourage subdivision adjacent to Urban Growth Boundaries*”.
578. Mr Bryce recommended rejection of the submission on the basis that the underlying point is already suitably addressed in Chapters 3 and 4. We agree. Given the coverage at a higher level, we see no value in an additional objective overlapping, but not identical to the provisions recommended in Chapters 3 and 4, particularly given that it would be unsupported by any policy in Chapter 27.

## 5. SECTION 27.7 - LOCATION–SPECIFIC OBJECTIVES AND POLICIES

### 5.1 General

579. We have already noted the general submissions seeking reconfiguration of Chapter 27, among other things, to shift the location-specific objectives and policies forward in Chapter 27 so that they follow the general objectives and policies. As above, we agree with Mr Bryce’s recommendation that this reconfiguration would assist the clarity of the chapter and bring into line with other chapters of the PDP.
580. As Mr Bryce noted<sup>228</sup>, what was section 27.7 contained location-specific objectives, policies “*and provisions*”. The provisions in question either explicitly set out matters of discretion or identified relevant matters to be taken into account – examples are notified Sections 27.7.3, 27.7.6.1, 27.7.7.4, 27.7.14.2, 27.7.18.1 and 27.7.20. We agree with Mr Bryce’s observation that it is difficult to determine whether these are policies or rules, and like him, we consider that they are generally better shifted into a new table of location-specific provisions as part of the reconfiguration responding to the submissions on the point, in order to remove any uncertainty as to their purpose and status. We recommend revision of Chapter 27 accordingly.
581. Looking generally at the location-specific objectives and policies that remain, having shifted the text (including the section heading and introductory words that precede notified Objective 27.7.1) into a new Section 27.3, we consider that some further reformatting would assist the clarity of the PDP for the reader. Accordingly, rather than the subject matter being stated

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<sup>226</sup> While noting that later in this report, we recommend a limited definition of Structure Plans to remove the need to refer in each case to the entire range of documents serving the same purpose.

<sup>227</sup> Opposed in FS1107, FS1157, FS1226, FS1234, FS1239, FS1241, FS1242, FS1248 and FS1249

<sup>228</sup> Section 48A Report at 22.6

within the body of the objective, we recommend that in each case this be a heading that precedes the relevant objective and policies. Our recommended revised Chapter 27 shows this change, which we do not regard as substantive in nature.

## 5.2 Objectives 27.7.1 and 27.7.2, and Policies Following those objectives

582. Turning to the text of the objectives and policies, many were not the subject of submission and there is no aspect that we need to consider further. We propose, therefore, to address the location-specific objectives and policies on an exceptions basis.

583. Accordingly, the first provision that we need to mention is notified Objective 27.7.1 (renumbered 27.3.1) which relates to Peninsula Bay. Although Mr Bryce did not recommend any substantive amendments to it<sup>229</sup>, we consider that some rewording is required to more clearly express it as an outcome, that is to say as an objective.

584. Accordingly, we recommend that the word “ensure” be deleted with the result that the objective would read:

*“Effective public access is provided throughout the Peninsula Bay land.”*

585. We do not regard this as a substantive change. For the same reason, we recommend that notified Objective 27.7.2 (renumbered 27.3.2) related to Kirimoko be reworded to read:

*“A liveable urban environment is created 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.”*

586. In his Section 42A Report, Mr Bryce discussed a submission<sup>230</sup> from the Council Parks Team seeking that notified Policy 27.7.2.8 (now 27.3.2.8) be revised so that rather than seeking minimisation of disturbance to existing native plant remnants, disturbance be avoided.

587. Mr Bryce recommended rejection of this submission on the basis that it is not necessary to appropriately give effect to the relevant objective and may not be achievable in all instances.

588. We heard no evidence from any other representative of Council that would provide a basis on which we might disagree with Mr Bryce. Accordingly, we recommend rejection of Submission 809 in this respect.

589. Policy 27.7.2.3 (renumbered 27.3.2.3), as notified, read:

*“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).”*

590. The words in brackets are both unnecessary and out of place. The provision of a favourable zoning, or building line restrictions, as the case may be, are matters for the rules which implement the policy. We recommend that in each case, the words in brackets are deleted.

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<sup>229</sup> Mr Bryce did, however, recommend deletion of a cross reference to an ODP objective in the notified version of Section 27.7.1, referring to concerns about its validity. While we agree with that concern, the issue has been overtaken by the Stage 2 Variations.

<sup>230</sup> Submission 809

The end result does not alter the meaning of the policy and therefore we regard it as a minor change within the scope of Clause 16(2).

### 5.3 Objective 27.7.4 and Policies Following

591. Notified Objective 27.7.4 (renumbered now 27.3.3) read as follows:

*“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.”*

592. Mr Bryce recommended that this be reconfigured so that it is expressed as an outcome rather than a course of action. We agree both with the need to revise the objective and with the revised wording Mr Bryce suggests. Taking account of the insertion of a heading to identify the subject-matter of the objective, amended to reflect the recommendation of the Stream 6 Hearing Panel that the Large Lot Residential Zone be split into “A” and “B” zones, we recommend that this objective be reframed as:

*“Landscape and amenity values of the zone’s low density character and transition with rural areas be recognised and protected.”*

593. Submissions<sup>231</sup> sought that the word “ridgelines” in notified Policy 27.7.4.1 (now Policy 27.3.3.1) be substituted by the words “skyline ridges”. Mr Bryce did not recommend acceptance of that submission and we agree. The submitters did not appear to support their submission and it is not apparent to us that the amended wording would result in a policy which more appropriately gives effect to the relevant objective.

594. Notified Policy 27.7.4.2. (renumbered 27.3.3.2)) read:

*“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 earthquakes on slopes, ridges and skylines.”*

595. We discussed with Mr Bryce the appropriateness of a cross reference to the Wanaka Structure Plan given the reasoning of the Council’s position with respect to the Land Development and Subdivision Code of Practice. Like the Code of Practice, the Wanaka Structure Plan sits outside the PDP. It is also not a Structure Plan in the sense referred to in other PDP provisions in that it does not guide the development of specific areas. Rather, as Mr Bryce put it, it is an expression of the strategic intent of Council which has legal effect because its provisions are incorporated into the PDP.

596. Mr Bryce addressed the point in his reply evidence<sup>232</sup> and suggested that the best course was to delete reference to the Structure Plan and to describe the area concerned.

597. Mr Bryce also noted that there is a submission specifically seeking deletion of the relevant policy and the ‘Urban Landscape Protection Line’ referred to in it<sup>233</sup>.

598. Mr Bryce recommended that further specific policy direction for this area be considered as part of the residential hearing stream.

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<sup>231</sup> Submissions 65 and 74

<sup>232</sup> N Bryce, Reply Statement at 2.23-2.26

<sup>233</sup> Submission 335

599. The Hearing Panel on the Residential Zone Stream (Stream 6) has not recommended any consequential changes to this policy and we agree with Mr Bryce's recommendations as to how it might be amended.

600. It follows that we recommend that what is now Policy 27.3.3.2 be reworded as:

*"Subdivision and development within land located on the north side of Studholme Road shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines."*

#### 5.4 Objective 27.7.5 and Policies Following

601. Notified Objective 27.7.5 read:

*"Objective – Bobs Cove Rural Residential Zone (excluding sub-zone) – Recognise the special character of the Bob's Cove Rural Residential Zone."*

602. Mr Bryce recommended a grammatical change so that this objective also reads as an outcome statement. While we would prefer an outcome statement that was somewhat clearer as to the nature of the outcome being sought, in the absence of any submission on the point, we do not consider a more substantive amendment is possible. Accordingly, we agree with Mr Bryce's suggestion, with the result that we recommend that the objective (renumbered as 27.3.4) be reworded as:

*"The special character of the Bob's Cove Rural Residential Zone is recognised and provided for."*

603. Notified Policy 27.7.5.1 (renumbered 27.3.4.1) read:

*"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 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."*

604. Mr Bryce identified that this policy contained a level of duplication that could be resolved without altering the policy meaning.

605. We agree with the desirability of expressing this policy more succinctly. However, we consider Mr Bryce's revision inadvertently altered the meaning by omitting reference to "required" street lighting. That would imply that street lighting is required at all locations. We recommend a further revision of the wording to address that point. The only additional amendment we recommend is consequential on changes to other PDP provisions, recognising that the night sky is not affected by light on the ground. What is affected are views of the night sky. Accordingly, we recommend that what is now Policy 27.3.4.1 would read:

*"In order to maintain the rural character of the Zone, any required street lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on views of the night sky."*



#### 5.5 Objective 27.7.6 and Policies Following

606. Notified Objective 27.7.6 related to the Ferry Hill Rural Residential Sub-Zone. Both the objective and Policy 27.7.6.1 following it are proposed to be deleted (and replaced) in the Stage 2 Variations, so we need say no more about it.

#### 5.6 Objective 27.7.7 and Policies Following

607. Notified Objective 27.7.7 and its associated policies related solely to the Makarora Rural Lifestyle Zone. As the Hearing Panel hearing the mapping submissions in the Upper Clutha (Stream 12) has recommended all the land which was proposed to be zoned Rural lifestyle at Makarora be zoned Rural<sup>234</sup>, this objective and these policies can be deleted as a consequential amendment. Thus, we recommend their deletion.

#### 5.7 Objective 27.7.8 and Policies Following

608. Notified Objective 27.7.8 (renumbered 27.3.5) relates to the Wyuna Station Rural Lifestyle Zone. Mr Bryce did not recommend any change to this policy, but consistent with other amendments he has recommended to objectives, we consider that some grammatical reformatting is required to express it more clearly as an outcome.

609. Accordingly, we recommend that this objective be revised to read:

*“Provision for a deferred Rural Lifestyle Zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.”*

#### 5.8 Objective 27.7.9 and Policies Following

610. Notified Objective 27.7.9 is also related to the Wyuna Station Rural Lifestyle Zone. Mr Bryce recommended that this objective be reworded to be expressed more as an outcome. Consistent to our approach in relation to other objectives, we agree with Mr Bryce both in this regard and in relation to his correction of a cross reference to what is now objective 27.3.5<sup>235</sup>.

611. The only additional change required is a minor punctuation tweak. Accordingly, we recommend that what is now Objective 27.3.8, be reworded to read:

*“Subject to Objective 27.3.5, 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”.*

#### 5.9 Objectives 27.7.10-13 Inclusive

612. Notified Objectives 27.7.10-13 inclusive were not actually objectives at all. In each case they were labelled “Objective – Industrial B Zone”. Under the label “policies” for each, there is no policy either, just a note that this was reserved for Stage 2 of the PDP review. In effect, these are merely placeholders that in our view serve no useful purpose. Mr Bryce initially recommended their deletion, but following a discussion we had with him, querying whether any submission had sought that relief, resiled on that view. We too have reflected on the position, and have concluded that while no submission sought that outcome, it nevertheless open to us to recommend that the ‘objective’ and ‘policies’ in each case be deleted. Precisely because these provisions do not say anything, we do not regard this as a substantive change.

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<sup>234</sup> Refer Report 16.17

<sup>235</sup> Accepting in this regard submission 481

5.10 Objective 27.7.14 and Policies Following

613. Notified Objective 27.7.14 (renumbered Objective 27.3.7) read:

*“Objective - Jacks Point Zone – Subdivision shall have regard to identified location-specific opportunities and constraints.”*

614. Mr Bryce recommended that this objective be revised to read:

*“Objective – Jacks Point Zone – Subdivision shall have regard to identified location specific opportunities and constraints identified within the Jacks Point Structure Plan located within Chapter 41.”*

615. Mr Bryce did not explain the rationale for this change in his evidence proper. In his section 32 evaluation, he expressed the view that it was an administrative modification to cross refer the Structure Plan located in Chapter 41 that would result in efficiencies in PDP implementation.

616. Given that the first policy under this objective cross referred the objectives and policies in Chapter 41 that make extensive reference to the Jacks Point Structure Plan, we do not consider it a material change to clarify that the opportunities and constraints referred to are those identified within the Structure Plan, as indeed Mr Bryce advised was the intent.

617. We consider that the desired outcome could be expressed more succinctly as:

*“Subdivision occurs consistent with the Jacks Point Structure Plan.”*

618. As notified, Objective 27.7.14 was supported by 8 policies. Mr Bryce recommended the first notified policy be retained, the second (27.7.14.2) be transferred to the Rule governing compliant subdivision within the Jacks Point Zone (now 27.7.1) and the remaining six to the section he drafted (discussed below) providing assessment criteria.

619. We agree with those recommendations in the first two respects. However, the rule to which the suggested assessment criteria relate applied to non-compliance with standards for conservation areas within the Jacks Point Zone and the former policies apply to activity areas, not including those conservation areas. We consider the best approach is to retain them as policies supporting Objective 27.3.7, amended as required so that they read as policies. We regard the changes in wording and formatting required as minor changes within Clause 16(2) of the First Schedule.

620. Addressing the submissions on these policies, Submission 762<sup>236</sup> sought a new heading for Policy 27.7.14.2 recognising that it provided matters of discretion. This has effectively been granted through Mr Bryce’s suggested reorganisation of provisions.

621. Submission 632<sup>237</sup> sought that Policy 27.7.14.5 related to subdivisions below 380m<sup>2</sup> on the Hanley Downs portion of the zone. While we accept the need for the relevant rule (now 27.7.5.2) to provide for smaller sections in that area, we consider that the policy guidance should start at a higher point.

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<sup>236</sup> Opposed in FS1217, FS1219, FS1252, FS1277, FS1283, and FS1316

<sup>237</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

622. Submission 632<sup>238</sup> also sought deletion of both Policies 27.7.14.7 and 27.7.14.8 related to cul-de-sacs and configuration of sites, parking, access and landscaping. Mr Bryce did not recommend deletion of these provisions. Mr Wells, giving evidence for the submitter, identified the first as having merit, but suggested it could be dealt with under more general provisions. He did not appear to address the latter submission specifically. Given that position, we prefer to be clearer as to the desired approach, and recommend retention of these provisions, but amended as above.

623. Mr Bryce recommended inclusion of two new policies in this section reading:

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

*The extent to which the subdivision achieves the matters of control listed under Rule 27.7.4 and as they relate to the Jacks Point Structure Plan located within Chapter 41.”*

624. We think the first suggested policy is unnecessary because the objectives and policies located within Chapter 41, and cross referred in renumbered Policy 27.3.7.1, already enable subdivision in accordance with the Structure Plan.

625. The second suggested policy is framed as an assessment criterion rather than a policy.

626. Accordingly, we do not recommend inclusion of either of the two new policies that Mr Bryce suggested.

#### 5.11 Objective 27.7.17 and Policies Following

627. Notified Objective 27.7.17<sup>239</sup> related to Waterfall Park. There were no submissions specifically on this objective<sup>240</sup> and Mr Bryce did not recommend any change to it.

628. We consider that minor grammatical changes would better identify the outcome sought by this objective and that, for the same reasons as apply in relation to the Jacks Point objective just noted, it would be desirable to cross reference the Waterfall Park Structure Plan.

629. Accordingly, we recommend that Objective 27.7.17 be renumbered 27.3.8 and reworded to read:

*“Subdivision that provides for a range of visitor, residential and recreational facilities, sympathetic to the natural setting and has regard to location specific opportunities and constraints identified within the Waterfall Park Structure Plan.”*

630. Mr Bryce recommended no change to notified policy 27.7.17.1 other than consequential renumbering. The policy refers to the Waterfall Park Structure Plan as being located within Chapter 42. As we will discuss later in this report in greater detail, we consider that all of the Structure Plans relevant to the subdivision rules and policies should be located in Chapter 27. Accordingly, we recommend that that cross reference be amended accordingly.

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<sup>238</sup> Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

<sup>239</sup> There were no Objectives 27.7.15 and 27.7.16

<sup>240</sup> Other than seeking that it be shifted to accompany the other objectives and policies in Chapter 27 (Submission 696)

631. Mr Bryce recommended a new policy under this objective framed in a similar manner to the second policy he suggested for the Jacks Point Zone. For the same reasons as above, we do not recommend inclusion of a policy that is framed as an assessment criterion.

#### 5.12 Objective 27.7.19 and Policies Following

632. Notified Objective 27.7.19 related to the Millbrook Special Zone. There were no submissions on the wording of this objective<sup>241</sup> and Mr Bryce did not recommend any change to it other than renumbering it to reflect his suggested reorganisation of the chapter. For our part, aside from renumbering it 27.3.9 to reflect our recommendations as above, we recommend a minor grammatical change to more clearly express the objective as an outcome, so that it be worded:

*“Subdivision that provides for resort development while having particular regard to landscape, heritage, ecological, water and air quality values.”*

633. Notified Policy 27.7.19.1 is framed in a similar manner to the parallel policy related to Waterfall Park. Mr Bryce did not recommend any change to it (other than consequential renumbering). For the same reasons as above, we recommend that the renumbered Policy 27.3.9.1 should cross reference the Millbrook Structure Plan located within Chapter 27.

634. As for Jacks Point and Waterfall Park, Mr Bryce recommended a new policy be inserted related to the extent to which the subdivision achieves the matters of control listed in the relevant rule. For the same reasons as above, we do not recommend inclusion of such a policy.

635. As a result of the recommendations of the Stream 13 Hearing Panel<sup>242</sup>, an objective and some seven policies are included to address subdivision activities within a new (Coneburn Industrial) zone. These have been inserted in a new Section 27.3.10.

636. Similarly, two new objectives and related policies have been inserted as 27.3.11 and 27.3.12 governing subdivision in the West Meadows Drive area of Wanaka and the Frankton North area, consequent on the recommendations of the Stream 12 and 13 Hearing Panels<sup>243</sup> respectively.

#### 5.13 Conclusion on Location and Zone-Specific Objectives and Policies

637. Looking overall at the location-specific objectives and policies, we have a concern that many of these provisions have been rolled over from the ODP with no apparent thought having been given to whether they remain appropriate. Many of the policies, in particular, relate to actions apparently taken in the past or referenced to such past actions. Renumbered Policy 27.3.1.1 refers, for instance, to actions being taken before any subdivision or development occurs within the Peninsula Bay Lower Density Suburban Residential Zone. Our understanding is that development of the Zone has already proceeded. We wonder whether that policy is effectively ‘spent’. Similarly, Policy 27.3.7.1 seeks prohibition or deferral of development of the Wyuna Station Rural Lifestyle Zone until such time as one of three servicing options is undertaken. Mr Bryce confirmed to us that the intention is not that, by restating the existing policy, there should be an opportunity to move to a different wastewater disposal option, as appears to be the effect of restating the policy in the same form as appears in the ODP.

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<sup>241</sup> Although it appears Submission 696 may have been misdirected, referring variously to Objective 27.7.17, Policy 27.7.17.1 and Section 27.7.18.1, that all relate to Waterfall Park.

<sup>242</sup> Refer Report 17-8 Part F

<sup>243</sup> Refer Reports 16.2 at Section 2.11 and Report 17-6 Parts A, B and C

638. Given the paucity of submissions on this part of Chapter 27, it was beyond the scope of our inquiry to address these matters. However, we recommend that the Council undertake a complete review of the location-specific objectives and policies to determine whether they are necessary and appropriate having regard to development that may already have occurred within the respective zones. To the extent that the outcome of such a review is a finding that one or more of the objectives and/or policies needs to be amended or deleted, we recommend that this be part of a variation to the PDP.
639. We record, however, that we have considered each of the recommended objectives in this section of Chapter 27 and that, with the amendments and deletions recommended, the resulting objectives are the most appropriate way in which to achieve the purpose of the Act, given the alternatives available to us.
640. We further record that we have considered the policies in this section and again, having regard to the alternatives available to us, we consider that, in each case, the policies supporting the location-specific objectives recommended, are the most appropriate means to achieve those objectives.

## 6. SECTION 27.3 - OTHER PROVISIONS AND RULES

### 6.1 27.3.1 – District Wide Provisions

641. The purpose of notified Section 27.3 was evidently to provide clarification as to the relationship between Chapter 27 and the balance of the PDP, and to describe the inter-relationship of Chapter 27 with the ODP. Section 27.3.1 as notified outlined a number of district wide chapters of relevance to the application of Chapter 27.
642. The only submission on Section 27.3.1<sup>244</sup> sought that specific emphasis be given to Chapter 30 as it relates to subdivision use and development near the National Grid. Mr Bryce did not recommend acceptance of that submission on the basis that issues related to the National Grid were more properly identified in the substantive provisions of Chapter 27 and because drawing out Chapter 30 would give it too much emphasis when all the district-wide chapters need to be considered. We agree with Mr Bryce’s analysis on both counts. Mr Bryce recommended only minor cosmetic changes to Section 27.3.1.
643. For our part, we thought that the distinction drawn between provisions within Stage 1 of the PDP and ODP provisions (or “Operative” provisions as Mr Bryce suggested) in Section 27.3.1 was unhelpful given that following resolution of any appeals on the PDP, its provisions will form part of the ODP. In addition, the chapter heading of Chapter 6 listed in the table following needs to be amended to reflect recommendations of the Hearing Panel hearing submissions on that chapter. Lastly, chapter headings affected by the Stage 2 Variations need to be noted in italics pending decisions as part of that process.
644. As a consequence, we recommend deletion of the second sentence of notified Section 27.3.1 (now renumbered 27.4.1), deletion of reference to provisions being in the ODP in the table following, and amendment of the reference to Chapter 6 (so that it is entitled “*Landscapes and Rural Character*”).

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<sup>244</sup> Submission 805

## 6.2 27.3.2 – Earthworks Associated with Subdivision

645. Notified Section 27.3.2 contained ‘clarification’ as to the status of earthworks associated with subdivision activities. The intention appeared to be that earthworks form part of the consideration of subdivision applications, but be considered in terms of matters of control and discretions contained in the District Wide Earthworks Chapter.

646. We identified this as raising a number of difficult issues. Fortunately perhaps, our need to grapple with those issues has been overtaken by the Stage 2 Variations which have proposed an amendment to 27.3.2. We need therefore address it no further.

## 6.3 27.3.3 – Zones Exempt from PDP and Subdivision Chapter

647. Section 27.3.3 of the notified PDP listed a number of zones under the heading:

*“Zones exempt from the Proposed District Plan and subdivision chapter.”*

648. The first list (in notified Section 27.3.3.1) listed certain zones<sup>245</sup> which did not form part of the PDP Stage 1 and in respect of which the Subdivision Chapter does not apply. The second list (in notified Section 27.3.3.2) referred to the three special zones the subject of Chapters 41-43 of the PDP and stated that they were the exception and that the balance of the special zones within Chapter 12 of the ODP were excluded from the operation of the Subdivision Chapter.

649. In its Report 2, the Hearing Panel discussed the lack of clarity generally, if not confusion, as to the matters covered by the PDP, of which these provisions are but one example. The Hearing Panel suggested to counsel for the Council that rather than have provisions buried in the Subdivision Chapter explaining what matters were within the purview of the PDP and what matters were not was not helpful and that it would assist the reader if such clarification were provided in the opening sections of the PDP. The answer the Hearing Panel received from the Council’s representatives was that the Council preferred not to make a statement as to what matters were covered by the PDP in the introductory sections of the PDP, because that would only get overtaken by subsequent plan changes, necessitating that the explanation would itself need to be changed. The advice we had from counsel was that Council preferred to provide such clarification by means of explanations on the Council website.

650. The same logic would suggest that Section 27.3.3 should be deleted, because it raises the same issues as a clarification in the introductory sections would have done.

651. We had other issues with this part of the Chapter. We do not think it is helpful to refer to the PDP: Stage 1 given that at the completion of this process, the final form of the PDP will then form part of the ODP. While we note the advice received subsequently<sup>246</sup> that Council’s intention is that the provisions of the PDP, once operative, will be held in a separate volume of the District Plan applying to most but not all of the District, it will still not be correct to describe that volume as the “Proposed District Plan”.

652. For the same reason, we do not think it is helpful to refer to Chapter 12 of the ODP given that, upon the PDP becoming operative, Chapter 12 will contain provisions related to Queenstown Town Centre, and not the special zones intended to be referred to by notified Section 27.3.3.2.

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<sup>245</sup> Frankton Flats A, Frankton Flats B, Remarkables Park, Mount Cardrona Station, Three Parks, Kingston Village Special Zone, Open Space Zone

<sup>246</sup> Counsel for the Council’s Memorandum dated 23 November 2016

653. Mr Bryce sought to resolve at least some of these issues by suggesting deletion of reference to the PDP Stage 1 in notified Section 27.3.3.1, but created new issues by suggesting insertion of a reference to Chapter 15 of the ODP.
654. Subsequently the provisions have been overtaken in part (as regards reference to the Open Space Zone) by the Stage 2 Variations.
655. The only submissions on this part of Chapter 27 sought variously an amendment to the heading<sup>247</sup> and insertion of a reference to a proposed new zone in notified provision 27.3.3.2<sup>248</sup>. This is not a promising basis for clarification of the complex position we have described above.
656. Our concerns in relation to this section were effectively overtaken by the advice we received<sup>249</sup> that Council had determined that the appropriate way to resolve the difficulties in determining what plan provisions apply to what land is to insert clarification by way of plan variation under clause 16A. The Council's resolution of 25 May 2017 (discussed in Report 1) withdrawing a number of the zones listed in notified 27.3.3.1 from the PDP is an additional consideration.
657. Against that background, we recommend that Section 27.3.3 be deleted from Chapter 27 in effect, so Council can start, in effect, with a 'blank slate'. We regard this as a minor non substantive change because, to the extent section 27.3.3 records that Chapter 27 does not apply to zones not part of the PDP, it does no more than state the position as we believe it to be in any event. We discuss this further in Section 8.1 below.

#### 6.4 Section 27.11 – Natural Hazards

658. Section 27.11 discussed the role of the Natural Hazards Chapter of the District Plan. Because renumbered Section 27.4 operates as a 'catchall' of other relevant provisions in the PDP, we consider Section 27.11 should form part of the provisions referenced in Section 27.4. There was only one submission on Section 27.11<sup>250</sup>, which sought that it reference section 106 of the Act. We are a little unclear as to the point of the submission given that Section 27.11 already does reference section 106.
659. Be that as it may, we recommend that notified Section 27.11 is shifted into a subsection of renumbered Section 27.4 (as 27.4.3), but otherwise be left unamended.

#### 6.5 Conclusion

660. We have considered the provisions recommended for renumbered Section 27.4 as a whole. We consider that collectively, they are the most appropriate means to achieve the objectives of the PDP as they relate to subdivision and development, given the alternatives available to us in this context.

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<sup>247</sup> Submission 580

<sup>248</sup> Submission 806

<sup>249</sup> In counsel for the Council's 23 November 2016 Memorandum

<sup>250</sup> Submission 806

## 7. SECTION 27.4 - RULES – SUBDIVISION

### 7.1 Introduction

661. Before commencing a review of the submissions on the rules of Chapter 27 as notified, we note that Mr Bryce suggested that consequent on reformatting of the rules he had suggested, there needed to be an initial introductory statement regarding the rules. We agree both with the need for explanation and the suggested text. Our recommended revised Chapter 27 shows the new text as Section 27.5.1.

662. We also consider that it is desirable to provide for the situation that might potentially arise when an activity falls within more than one rule. In such cases, unless stated otherwise in the rules, activity status should be determined by the most restrictive rule, and so we recommend the following be added:

*“Where an activity falls within more than one rule unless stated otherwise, its status shall be determined by the most restrictive rule.”*

### 7.2 Boundary Adjustments

663. The next rule requiring consideration is notified Rule 27.6.1.1. This is a permitted activity rule for certain boundary adjustments. The only submissions that sought amendment to the notified rule were from the survey companies<sup>251</sup> seeking variously acknowledgement of the requirement for a Certificate of Compliance under section 223 of the Act and a minor grammatical change to improve the English.

664. Mr Bryce recommended acceptance of the former point and suggested also a clarification of the reference in the notified rule to a resource consent (to identify what type of resource consent is required). We accept both recommendations in substance, but we think both the wording and the formatting suggested by Mr Bryce needs a little massaging. Specifically, the cross reference should be to a ‘*land use consent*’ so as to pick up on the language of section 87(a) of the Act and the formatting needs to make it clear that this rule relates to one activity that might arise in a number of different situations. The cross reference to section 223 needs to be framed more clearly as an advice note drawing attention to the fact that this is a collateral obligation. Lastly, we recommend that the minor grammatical change suggested in Submission 370 be accepted.

665. The end result is that we recommend that renumbered **Permitted Activity** Rule 27.5.2 be framed as follows:

*“An adjustment to an existing cross-lease or unit title due to:*

- a. an alteration to the size of the lot by alterations to the building outline;*
  - b. the conversion from cross-lease to unit title: or*
  - c. the addition or relocation of an accessory building;*
- providing the activity complies with all other provisions of the District Plan or has obtained a land use consent.*

*Advice Note*

*In order to undertake such a subdivision, a Certificate of Compliance (s139 of the Act) will need to be obtained (see s223(1)(b)).”*

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<sup>251</sup> Submissions 370 and 453



666. In his Section 42A Report, Mr Bryce noted a number of submissions<sup>252</sup> seeking provision for boundary adjustments not falling within notified Rule 27.6.1.1 as a controlled activity. Mr Bryce noted that under the notified Plan, such boundary adjustments would fall within the default discretionary rule already discussed. In Mr Bryce's view, boundary adjustments are an important and frequently utilised mechanism (he cited a statistic provided in the section 32 evaluation to the effect that of 677 subdivisions advanced between 2009 and 2015, 125 were boundary adjustments). Accordingly, Mr Bryce recommended inclusion of a new controlled activity rule for boundary adjustments. Mr Bryce felt, however, that boundary adjustments within the Arrowtown urban limits, and on sites containing heritage or other protected or scheduled items should be dealt with under a different rule with a greater level of discretion – he recommended a new restricted discretionary activity rule for such boundary adjustments.
667. We agree with Mr Bryce that there is a case for a less regulated approach to boundary adjustments than in the notified plan, that most boundary adjustments can appropriately be considered as controlled activities (subject to suitable conditions) and that a greater level of discretion is required for sites with identified sensitivity, or more generally in Arrowtown (but still short of full discretionary status).
668. Focussing on the new controlled activity rule, Mr Bryce largely recommended acceptance of the proposed matters of control suggested in the submissions subject to some drafting changes to express them more clearly. We discussed with Mr Bryce whether there needed to be an additional precondition requiring that lots be immediately adjoining each other to avoid the rule being used in situations that while technically able to be described as boundary adjustments, create additional issues. Mr Bryce agreed that that was a desirable additional precondition. We also consider that the situations proposed Rule 27.5.3 addresses might be expanded on to cover the situation where the existing lots already do not comply with the specified minimum lot areas. Subject to that point, we recommend inclusion of a new **Controlled Activity** rule numbered 27.5.3, with only minor additional rephrasing and reformatting from that suggested by Mr Bryce, reading as follows:

*“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:*

- a. in the case of Rural, Gibbston Character and Rural Lifestyle Zones, any approved building platform is retained in its approved location;*
- b. no additional or relocated residential building platform is identified and approved as part of a boundary adjustment within the Rural, Gibbston Character and Rural Lifestyle Zones;*
- c. no additional separately saleable lots are created;*
- d. the areas of the resultant lots either comply with the minimum lot size requirement for the zone (where applicable) or where any lot does not comply with an applicable minimum lot size requirement for the zone, the extent of such non-compliance is not increased; and*
- e. lots must be immediately adjoining each other.*

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<sup>252</sup> Submissions 532, 534, 535, 762, 763, 767, 806: Supported in FS1097, FS1157, FS1259, FS1267 and FS1322; Opposed in FS1068, FS1071, FS1217, FS1219, FS1252, FS1277, FS1283 and FS1316

*Control is reserved to:*

- a. the location of the proposed boundaries;*
- b. boundary treatment;*
- c. easements for existing and proposed access and services.”*

669. Similarly, we largely accept Mr Bryce’s recommendation of a new restricted discretionary activity rule. Amendment is, however, required to adjust the language recommended by Mr Bryce, to make it clear that this is indeed a restricted discretionary rule – reference to reservation of control is therefore not appropriate. The only additional changes we consider necessary are to separate the two situations where the rules apply (for clarity), to emphasise that the focus should be on heritage or other protected items identified on the PDP maps, to provide certainty, insertion of the same precondition regards boundary adjustments involving sites that are not adjacent as in Rule 27.5.3, and minor grammatical and formatting changes.

670. Accordingly, we recommend inclusion of a new **Restricted Discretionary Activity** rule numbered 27.5.4, worded as follows:

*“For boundary adjustments that either:*

- a. involve any site that contains a heritage or other protected item identified on the District Plan maps; or*
- b. any boundary adjustment within the Urban Growth Boundary, of Arrowtown 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:*
  - a. no additional separately saleable lots are created;*
  - b. the areas of the resultant lots comply with the minimum lot size requirement of the zone;*
  - c. lots must be immediately adjoining each other.*

*Discretion is restricted to:*

- a. the impact on the heritage values of the protected item;*
- b. the maintenance of the historic character of the Arrowtown Residential Historical Management Zone;*
- c. the location of the proposed boundaries;*
- d. boundary treatment;*
- e. easements for access and services.”*

671. Establishing rules governing boundary adjustments with conditions on their application requires consideration of the position should those conditions not be met. For boundary adjustments within the urban zones covered by the PDP, non-complying boundary adjustments will fall within the new default rule (25.5.7) discussed earlier, and will therefore be considered as restricted discretionary activities. While this is the same status as activities within Rule 25.5.4, there are a much more extensive list of matters over which discretion is reserved and so we do not view this as inappropriate. Likewise, non-complying boundary adjustment within the Rural Residential and Rural Lifestyle Zones will fall within the new Rule 25.5.8. Lastly, non-complying boundary adjustments within the Rural and Gibbston Character Zones will be considered as discretionary activities under Rule 27.5.11, reflecting the greater potential sensitivity of land in those zones.

### 7.3 Unit Title or Leasehold Subdivision

672. Mr Bryce also recommended a new controlled activity rule to cater for “*unit title, strata title or cross lease subdivision of a multi-unit commercial or residential development the subject of a land use consent*”. This recommendation was in conjunction with Mr Bryce’s suggestion of a new policy to follow renumbered 27.2.7.2 providing for such subdivisions. We have already concluded that there is no jurisdiction for us to recommend a new policy to this effect<sup>253</sup> and recommended a variation to address the issue. We do not, however, think that there are any jurisdictional impediments to inserting a rule to this effect given the numerous submissions seeking that all subdivision activities be controlled activities.
673. There are, however, some aspects of Mr Bryce’s suggested rule that we consider require amendment. First, we do not consider that separate reference need be made to strata titles given that this has no clear meaning in terms of the PDP and, as a matter of property law, there is no meaningful distinction between a stratum title and a unit title<sup>254</sup>.
674. Secondly, although Mr Bryce focussed on cross-leased subdivisions, we consider that the precise nature of the leasehold interest in question should not influence the status which is appropriate for such subdivisions.
675. Thirdly, Mr Bryce suggested that the Council reserve control over the effects of infrastructure provision. For the reasons discussed above in relation to the Aurora line network, we consider that the reservation of control needs to include effects “*on*” infrastructure provision as well as “*of*” infrastructure provision.
676. As previously, the rule should refer to an approved “*land use consent*”. We have amended the description of the matters of control for consistency also.
677. Mr Bryce’s recommended rule included a reference to fee simple subdivisions. We consider that the wording could be clarified as to what is meant by that, and to state more clearly what it is intended to apply to.
678. Lastly, Mr Bryce suggested a reference to lots containing an approved land use consent. A lot does not contain consents. Resource consents sit alongside property rights, which is why a land use consent is described as running with the land. We therefore recommend that the reference be to lots “*the subject of*” an approved land use consent.
679. In summary, therefore, we recommend inclusion of a new **Controlled Activity** rule numbered 27.5.5 reading as follows:

*“Where a land use consent is approved for a multi-unit commercial or residential development, including visitor accommodation development, and a unit title or leasehold (including cross lease) subdivision is subsequently undertaken in accordance with the approved land use consent, provided:*

- a. all buildings must be in accordance with an approved land use consent;*
- b. all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or any other such purpose;*

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<sup>253</sup> Refer paragraph 562 above

<sup>254</sup> A stratum estate is an estate (in fee simple or leasehold) created under the Unit Titles Act 2010 – see Principles of Real Property Law, Hinde et al, 2<sup>nd</sup> edition 3.004C

- c. *all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.*

*Control is reserved to:*

- a. *the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;*  
b. *the effects of and on infrastructure provision.*

*This rule does not apply to a subdivision of land creating a separate fee-simple title.*

*The intent is that it applies to subdivision of a lot the subject of an approved land use consent in order to create titles in accordance with that consent.”*

#### 7.4 District Wide Subdivision Rules

680. Putting aside recommended Rule 25.5.6, that we will come to shortly, the next two rules in our recommended section 27.5 are Rules 27.5.7 and 27.5.8 discussed earlier<sup>255</sup>.
681. Mr Bryce drew our attention in his Section 42A Report to a submission by Transpower New Zealand Ltd<sup>256</sup> seeking a new rule in the Utilities Chapter (Chapter 30) that would make subdivision of land within a defined distance either side of national grid lines a restricted discretionary activity, subject to a condition/standard requiring that all allotments identify a building platform for the principal building and any dwelling to be located outside the corridor. The submission further sought a default non-complying activity rule, to operate in conjunction with the restricted discretionary activity rule.
682. Mr Bryce recommended that this submission be considered in the context of Chapter 27 and we agree with that suggestion. We also note the relevance of the policy we have recommended above as 27.2.2.8, which in turn reflects the provisions of the Proposed RPS provisions related to regionally significant infrastructure and the NPSET 2008.
683. We agree with Mr Bryce that a rule framework is required to support these policy provisions and that the need to protect the operation of the national grid means that there must be provision for applications to be declined if required. That means in practice that the rules should at least be restricted discretionary in nature.
684. In relation to the framing of the rule, by Mr Bryce’s reply, he had largely agreed with the suggestions made by Ms McLeod in relation to his initial draft attached to the Section 42A Report. For our part, we think that, aside from minor wording and formatting changes for consistency, two amendments are required to Mr Bryce’s draft rule. The first is that Mr Bryce’s draft refers to the “*National Grid Subdivision Corridor*”. We asked Ms McLeod about this and she saw no reason not to call the area in question just “*National Grid Corridor*”. This would have the practical advantage of enabling utilisation of the existing definition, which Transpower did not seek to substantively change.
685. The second amendment is to the specified condition/standard Transpower sought and Mr Bryce agreed that the condition/standard should have, with the result that the rule would apply “*where all allotments identify a building platform for the principal building and any dwelling to be located outside of the National Grid Yard*”. This would mean that a subdivision in the vicinity of the National Grid lines not involving construction of any building or dwelling,

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<sup>255</sup> See the discussion at paragraphs 99-176 above

<sup>256</sup> Submission 805: Opposed in FS1132

such as the creation of a reserve or a subdivision for utility purposes, would become a non-complying activity. We therefore recommend that the provision be turned around so it expresses the position on an exceptions basis.

686. Accordingly, we recommend inclusion of a new **Restricted Discretionary** rule numbered 27.5.10<sup>257</sup>, worded as follows:

*“Subdivision of land in any zone within the National Grid Corridor except where any allotment identifies a building platform to be located within the National Grid Yard.*

*Discretion is restricted to:*

- a. impacts on the operation, maintenance, upgrade and development of the National Grid;*
- b. the ability of future development to comply with NZECP34:2001;*
- c. the location, design and use of any proposed building platform as it relates to the National Grid transmission line.”*

687. The corollary of this rule is a further non-complying activity rule for subdivisions that do not comply with the standard. We accept Mr Bryce’s recommendation as to its wording save that the cross reference should be to the National Grid Corridor and a consequential renumbering.

688. As a result, we recommend inclusion of a new **Non-Complying** activity rule numbered 27.5.24 worded:

*“Any subdivision of land within the National Grid Corridor, which does not comply with Rule 27.5.10.”*

689. Mr Bryce’s recommended set of rules next had a new restricted discretionary activity rule for subdivision of land within a defined distance from electricity sub-transmission lines, responding to the submissions of Aurora Energy Limited<sup>258</sup>.

690. We have already addressed the point more generally, by recommending inclusion of a discretion over adverse effects on energy supply and telecommunication networks in the context of recommended Rules 27.5.7 and 27.5.8 and control over effects on infrastructure in Rule 27.5.5. Against this background, we do not regard a rule specifically applying to electricity sub-transmission lines as being required.

691. The next rule recommended by Mr Bryce is a discretionary activity rule governing subdivision activities in the Rural and Gibbston Character Zones. The need for this rule is a consequence of shifting from a discretionary default rule (as per notified rule 27.4.1). We have already addressed the need to treat subdivisions in the Rural and Gibbston Character Zones differently to subdivisions in other zones and so we do not need to go back over that ground (except in relation to the Ski Area Sub-Zones, which we will discuss shortly). Mr Bryce also recommended that an exception be made for subdivisions undertaken in accordance with Rule 27.5.5.

692. The evidence we heard from the representatives of some of the ski companies<sup>259</sup> was that in the existing ski areas, there might well be leasehold subdivisions of accommodation facilities. While it is difficult to contemplate a situation where multi-unit commercial residential developments would occur in the Rural Zone outside the ski areas, we think that the same

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<sup>257</sup> Leaving 27.5.9 available for a new rule proposed in the Stage 2 Variations.

<sup>258</sup> Submission 635: Opposed in part in FS1301

<sup>259</sup> Submissions 610 and 613

logic would apply to such subdivisions: provided the subdivision occurs in conjunction with an approved land use consent, it might properly be considered as a controlled activity.

693. Subdivisions under Rule 27.5.5 are not, however, the only potential exception to full discretionary activity status in the Rural and Gibbston Character Zones. Rules 27.5.2-4 also might apply. We therefore consider the exception needs to be more generic – “*unless otherwise provided for*”. That formulation would also enable non-complying boundary adjustments in these zones to be addressed under Rule 27.5.11, in the manner we discussed above<sup>260</sup>.
694. Turning to the broader submission made on behalf of submitters 610 and 613 that subdivision within the Ski Area Sub-Zones should be a controlled activity rather than discretionary, as for the balance of the Rural Zone, this was the subject of extensive legal submissions and planning evidence.
695. The argument for the Ski Company submitters, building on the case they advanced in the Stream 2 hearing related to the relevant provisions of Chapter 21, is that the PDP identifies the Ski Area Sub-Zones as an important area for growth and development by reason of their contribution to the District’s economy and provides an enabling policy and rule framework. It was argued that the Ski Area Sub-Zones are quite different to the balance of Rural Zoned land and that their different purpose justifies a different subdivision status. Specific attention was given to the extent of modification which, in counsel’s submission, justified the exclusion from the stringent policies applicable to ONLs and ONFs. The submitters also emphasised the importance of subdivision as a means to optimise ski area operations and to enable their continued prosperity. It appears from the evidence we heard that a major strategic initiative planned by the submitters is creation of ski villages with accommodation on the mountain. Subdivision is required, so we were told, to facilitate this although, as noted above, probably by way of lease rather than freehold subdivision.
696. While the Ski Area Sub-Zones are atypical in the context of the Rural Zone as a whole, we think it also needs to be recognised (as noted in the Hearing Panel’s Report 3) that exclusion of the Ski Area Sub-Zones from the ONL classification process is something of an anomaly. They are clearly not sufficiently large to be landscapes in their own right and they have been developed (so far) in a manner which does not appear to have caused the broader landscapes within which they sit to cease to have the qualities justifying a classification as an ONL. We also think it needs to be borne in mind that minimum lot sizes are a key constraint in the Residential, Rural Residential and Rural Lifestyle Zones justifying a less restrictive rule regime for subdivision and development in those zones. The absence of a minimum lot size in the Rural Zone both enables flexibility in design and requires a greater level of discretion to be retained.
697. At the hearing, we explored with the representatives of the submitters whether subdivision on a more favourable basis might be limited to discrete parts of the Ski Area Sub-Zones (specifically, the ski bases). The thought that we had in mind was that in those parts of the Sub-Zone, there is an existing level of development and incremental subdivision and development within a defined area around the ski base facilities might be able to be provided for on a less restrictive basis.
698. However, when the submitters reappeared on 17 August accompanied by Mr McCrostie, he advised that while they were not looking to undertake subdivision and development across the entire ski area (that would of course defeat the whole purpose of a ski facility) there were

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<sup>260</sup> See paragraph 658 above

Pods across the field where visitor accommodation, food and beverage operations and the like might be located, so it was not as simple as identifying a single discrete area within each Sub-Zone.

699. We discussed with the representatives of the submitters whether this conundrum might be addressed by a structure plan type approach and when they reappeared on 17 August, Mr Ferguson had clearly given considerable thought to this suggestion. He tabled suggested revised rules based on the subdivision being undertaken in accordance with a Landscape and Ecological Management Plan for the Sub-Zone, that additional feature justifying controlled activity status. It occurred to us that such an arrangement might raise issues of the kind that were addressed in the litigation on the Proposed Auckland Unitary Plan surrounding the use of framework plans<sup>261</sup>. Counsel for the submitters, Ms Baker-Galloway responded that the concept is one where an activity is consented, and an application contains the Landscape and Ecological Management Plan. Unlike the proposal considered by the Environment Court, it was not proposed that they be sequential.
700. We have discussed the Auckland Framework Plan cases in more detail in our Report 1. For present purposes, it is sufficient to say that while the approach advanced by Ms Baker-Galloway and Mr Ferguson might solve the legal hurdles identified in the framework plan cases (we assume that might be the case for the moment), it presents a more fundamental problem that is discussed in Report 1. If the Landscape and Ecological Management Plan is only approved as a condition of consent, it is not possible to identify in advance that the end result will be sufficiently acceptable that consent should be granted – that is to say, whether sufficient control is retained by controlled activity status. Mr Bryce came to the same view in his reply evidence. His opinion was that the approach advanced by Mr Ferguson “*falls short of a true structure plan response and therefore I question whether it offers the same level of certainty provided by the structure plan approach*”<sup>262</sup>. Mr Bryce also drew our attention to the jurisdictional issues created by the way in which the submitters’ original submissions had been framed, limiting the scope of parallel amendments proposed to Chapter 21 to visitor accommodation.
701. We have concluded that Mr Bryce is correct, and the proposal proffered by Mr Ferguson on behalf of the submitters does not provide us with sufficient comfort to recommend controlled activity status. We consider that the solution for the ski companies is to pursue the course adopted in a number of other developments and proffer a true structure plan for the Ski Area Sub-Zones that might be incorporated in the PDP through a variation to it, with subdivision thereafter considered as a controlled activity under Rule 27.7.1.
702. In the absence of a Structure Plan within the District Plan, we think that any subdivision and development in the Ski Area Sub-Zones not falling within Rule 27.5.5 should remain discretionary.
703. In our assessment of costs and benefits of the competing alternatives we have had regard to Mr Bryce’s view, as set out in his reply evidence<sup>263</sup>, that Rule 27.5.5 is a more effective way of addressing the concern advanced on behalf of the submitters than the relief they suggest.
704. Lastly Mr Bryce’s recommended rule had a typographical error in that it referred to the “*Rural General*” zone that needs to be corrected.

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<sup>261</sup> *Re Application for Declarations by Auckland Council* [2016] NZEnvC 056 and [2016] NZEnvC 65

<sup>262</sup> N Bryce, Reply Statement at 2.11

<sup>263</sup> N Bryce, Reply Statement at 2.14

705. In summary, we recommend inclusion of a new discretionary activity rule numbered 27.5.11 worded:

*“All subdivision activities in the Rural and Gibbston Character Zones and Airport Zone - Wanaka, unless otherwise provided for.”*

706. Mr Bryce also recommended as separate discretionary activity rules, the subdivision of land containing heritage or other protected items, archaeological sites, heritage landscapes and significant natural areas. Previously these rules had been located, somewhat anomalously, within the section (27.5) that set out the standards for subdivision activities. Accordingly, we accept Mr Bryce’s suggestion. The only recommended changes to his suggested rules are consequential on the recommendations of the Hearing Panel in relation to how heritage and archaeological items are treated, and a cross-referencing correction – Mr Bryce suggested boundary adjustments under Rule 27.5.2 be exempted, but we consider that it should refer to Restricted Discretionary Rule 27.5.4. Otherwise Rules 27.5.4 and 27.5.12 would overlap.

707. Accordingly, we recommend inclusion of four discretionary activity rules numbered 27.5.12-15 respectively reading:

*“The subdivision of land containing a heritage or other protected item scheduled in the District Plan. This rule does not apply to boundary adjustments under Rule 27.5.4.*

*The subdivision of land identified on the planning maps as a Heritage Overlay Area.*

*The subdivision of a site containing a known archaeological site.*

*Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan.”*

708. Notified Rule 27.4.2(e) provided as a non-complying activity, where a subdivision occurs under the Unit Titles Act and the building in question is not completed. This needs to be read together with notified Rule 27.4.2(f) which indicated (notwithstanding that it sits under a heading stating that the specified rules are non-complying activities) that where a unit title subdivision is lodged concurrently with an application for building consent or land use consent, it should be considered as a discretionary activity.

709. Submission 166 sought that both Rules 27.4.2(e) and (f) should be deleted. The submission argued that they operate as a barrier to staged developments and that other statutory provisions protect the Council in relation to the issue of unit titles.

710. Mr Bryce did not support that relief. While we agree in substance with Mr Bryce, we do think that greater clarity could be provided as to the inter-relationship between the two rules (and indeed Rule 27.5.5).

711. Logically, the second, less restrictive rule should be stated first. Mr Bryce suggested only minor wording amendments. Aside from amending Mr Bryce’s reference to a “land use resource consent” to refer to the correct statutory term (*‘land use consent’*), we agree with Mr Bryce’s recommendations. The revised **Discretionary Activity** rule (numbered 27.5.16) would therefore read:



*“A Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use consent.”*

712. Turning to the second rule, we recommend that notified Rule 27.4.2(e) be renumbered 27.5.20 and revised to read:

*“A subdivision under the Unit Titles Act not falling within Rules 27.5.5 or 27.5.16 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.”*

713. The next rule we need to discuss relates to subdivision within the Jacks Point Zone. As notified, Rule 27.4.2(a) provided that subdivision within the Jacks Point Zone that did not comply with the Chapter 27 standards should be a discretionary activity. Mr Wells gave evidence on this point<sup>264</sup> seeking recognition of the particular situation created within the Hanley Downs part of the Jacks Point Zone, where more intensive development (more intensive than is than the standard of 380m<sup>2</sup> provided for in notified Section 27.5.1) is planned. He sought restricted discretionary activity status for that area. In Mr Bryce’s reply evidence, he recommended acceptance of Mr Wells’ suggestion. We concur. Mr Bryce recommended a site specific restricted discretionary activity rule related to subdivision within another part of the Jacks Point Zone (a Farm Preserve activity area). However, that activity area has been deleted from the revised Jacks Point Structure Plan and the accompanying recommended Chapter 41 provisions, and so the rule is no longer required. We also suggest consequential changes to reflect our recommendations as to the heading and content of subsequent sections and to standardise the numbering with the other rules.

714. In summary, therefore, we recommend the **Discretionary** activity rule providing for non-compliance with the Jacks Point standards should be numbered 27.5.17 and read:

*“Within the Jacks Point Zone, subdivision that does not comply with the minimum lot areas specified in Part 27.6 and the zone and location specific rules in Part 27.7, excluding:*

- a. *In the R(HD) Activity Area, where the creation of lots less than 380m<sup>2</sup> shall be assessed under Rule 27.7.5.2 (as a restricted discretionary activity).”*

715. Mr Bryce recommended that the balance of what was notified Rule 27.4.2(a) be the subject of a separate non-complying activity rule and be amended to cross reference the Jacks Point rule just discussed. We agree both with that reformatting and recommend the rule be as suggested by Mr Bryce, subject only to correcting the cross-reference numbering and consequential changes reflecting recommended changes to section headings.

716. The recommended **Non-Complying** rule (numbered 27.5.19 to accommodate an additional discretionary activity rule we will discuss shortly) therefore reads:

*“Subdivision that does not comply with the minimum lot areas specified in Part 27.6 with the exception of the Jacks Point Zone which is assessed pursuant to Rule 27.5.17.”*

717. The final discretionary activity rule in this part of Chapter 27 is consequential on to a new zone recommended by the Stream 13 Hearing Panel for the Coneburn Industrial area. Amended to reflect the revised terminology we have recommended, it reads:

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<sup>264</sup> In relation to Submission 632: Supported in FS1097; Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

*“Within the Coneburn Industrial Zone Activity Area 2a, subdivision which does not comply with the minimum lot areas specified in Part 27.6.”*

718. The next rule we need to consider is notified Rule 27.4.2(b) which identified as a non-complying activity the further subdivision of an allotment previously used to calculate a minimum average density in the Rural Lifestyle Zone or Rural Residential Zone.
719. Submission 350 sought deletion of this particular rule. The submission provides reasonably detailed reasons for the relief sought. It is argued that the rule has been carried over from legacy plans and is not based on achieving the objectives of the PDP or on achieving good environmental outcomes. The rule is described as a technicality which should not apply because the parent lot has been subdivided before. The reference point should be whether the objectives of the Rural Lifestyle and Rural Residential Zones are met. It is also supported on efficiency grounds. These various points might have carried more weight had Mr Jeff Brown, who gave evidence for this submitter, addressed them in his evidence.
720. Having said that, we consider that there is a problem with the way the rule is worded. The concern the rule seeks to address (we infer) is one of *“environmental creep”* if subdividers are permitted to obtain consents on one basis and then make further application, leveraging off the initial consent to obtain a better outcome.
721. Accordingly, where a subdivision has been approved with the maximum number of lots meeting the average density requirements in the relevant zone, the applicant should be discouraged from *“having another bite of the cherry”*. The test in the rule, however (*“used to calculate the minimum average densities for subdivision”*) has wider application. In any subdivision in the Rural Lifestyle Zone, for instance, the average density will be calculated and compared to the average required (not less than 2 hectares). If the calculated average density is greater than 2 hectares, there may be room for a further subdivision in future with the average of the original subdivision remaining above 2 hectares. On the face of the matter, such a further subdivision would be a non-complying activity in terms of notified Rule 27.4.2(b). We do not consider that should be the case.
722. Another submission on this rule<sup>265</sup> sought deletion of reference to the Rural Residential Zone. The submission argues that minimum average densities are not relevant to the Rural Residential Zone.
723. The submission is not quite correct. While minimum average densities are not provided for in the Rural Residential Zone generally, either under the ODP or under the PDP, they are provided for in the Bob’s Cove Sub-Zone. On this rather slender basis (and because specification of this as a non-complying activity in the balance of the Rural Residential Zone will impose no costs on subdividers if they have not had to meet an average density requirement), we recommend retention of reference in the rule (now numbered 27.5.21) to the Rural Residential Zone.
724. Reverting to the substantive issue we have identified with the reformatted rule Mr Bryce recommended, we consider it would be addressed if the Rule were worded as follows:  
*“The further subdivision of one or more allotments that if undertaken as part of a previous subdivision would have caused that previous subdivision to exceed the minimum average density requirements for subdivision in the Rural Lifestyle Zone or the Rural Residential Zone.”*

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<sup>265</sup> Submission 166

725. Notified Rule 27.4.2(c) provided that the subdivision of the building platform was a non-complying activity. Mr Bryce recommended a slight change of wording to meet the concern expressed in Submission 166 that the notified rule wording lacked clarity. We agree with Mr Bryce's suggestion and recommend retention of notified **Non-Complying** Rule 27.4.2(c), renumbered 27.5.22 and amended to read:

*"The subdivision of land resulting in the division of a building platform."*

726. Notified Rule 27.4.2(d) provided that the subdivision of a residential flat from the residential unit it is ancillary to was a non-complying activity except where this is permitted in the Low Density Residential Zone. Submission 453 suggested that this rule was unclear and needed clarification.

727. Mr Bryce discussed the point in his Section 42A Report and suggested that it could be made clearer. We agree with his reasoning and accordingly we recommend that notified **Non-Complying** Rule 27.4.2(d) be renumbered 27.5.23 and amended to read:

*"The subdivision of a residential flat from a residential unit."*

728. Mr Bryce recommended inclusion of a new non-complying activity rule consequential on his reorganisation of the chapter. The specific issue is that standards related to servicing and infrastructure were formerly located in Section 27.5.4, but have been shifted to Part 27.7. Non-compliance with the standards in Section 27.5 was a non-complying activity under notified Rule 27.4.2. The effect of Mr Bryce's recommended new rule is to retain that position unchanged. We agree with that recommendation, subject only to amending the terminology to reflect our recommendations as to the heading of Section 27.7. Accordingly, we likewise recommend a new **Non-Complying** rule numbered 27.5.25 reading:

*"Subdivision that does not comply with the requirements related to servicing and infrastructure in Rule 27.7.13."*

729. Finally, under this general heading, and out of abundant caution, we recommend a new rule to catch any subdivision not otherwise addressed by any of the rules we have recommended. While we have not identified any subdivision activity that is not in fact covered by the rules, either in Section 27.5 or 27.7. we think it is prudent to have a default rule. Discretionary status for such a rule will maintain the status quo under notified Rule 27.4.1 and, to that extent, we recommend that that rule be retained. As with Rule 27.4.1, a catchall rule should come first in the group of rules.

730. Accordingly, we recommend that **Discretionary** Rule 27.4.1 be renumbered 27.5.6 and revised to read:

*"Any subdivision that does not fall within any rule in Part 27.5 or Part 27.7."*

731. Considering the rules we have recommended in our revised section 27.5, we believe that collectively they are the most appropriate way to achieve the Chapter 27 objectives and to implement the policies under those objectives.

## 8. SECTION 27.5 - RULES –STANDARDS FOR SUBDIVISION ACTIVITIES

### 8.1 Rule 27.5.1 – Minimum Lot Sizes

732. A large number of submissions were made on notified Section 27.5.1 (renumbered 27.6.1), which set out the minimum lot area in specified zones. Most of these submissions were transferred for consideration in the relevant zone hearings given the obvious linkages between minimum densities and the outcomes sought to be achieved in each zone. This was not possible in relation to the parts of Rule 27.5.1 (as notified) specifying minimum densities in the Rural, Rural Lifestyle, Rural Residential and Gibbston Character Zone because, by the time that decision was made, the hearings of submissions on those zone provisions had already occurred. Submissions related to densities in the Rural Lifestyle Zone were, however, deferred as a result of the Council's decision to undertake a structure planning process in the Wakatipu Basin<sup>266</sup>.
733. The Chair's direction provoked a degree of confusion on the part of submitters. Mr Ben Farrell gave evidence, and Mr Goldsmith made submissions for a group of submitter parties on the minimum average lot size in the Rural Lifestyle Zone in case that particular aspect had not been deferred along with the minimum lot size.
734. The minimum average density applied in the Rural Lifestyle Zone is inextricably connected to the minimum lot size. As we observed to Mr Goldsmith, it is necessary to know what the minimum lot size is before considering the minimum average, because the minimum average must necessarily be greater than the minimum if it is to serve any purpose. Accordingly, we think there is no value of entering into a discussion of the minimum average lot size separate from the minimum lot size and have proceeded on the basis that both should be deferred until the results of the Wakatipu Basin Structure Plan process are able to be considered.
735. The Stage 2 Variations now proposes rezoning of the Wakatipu Basin, with the result that there is no Rural Lifestyle Zoned land in that area. Accordingly, any consideration of minimum densities (and minimum average densities) within Rural Lifestyle Zoned land in the Wakatipu Basin will only need to be considered as a consequence of the decisions on the Stage 2 Variations altering that position.
736. As above<sup>267</sup>, no submitter sought to be heard in relation to Rural Lifestyle Zone Minimum lot density requirements outside the Wakatipu Basin, and we thus have no evidence to contradict the Council position that the notified minimum densities are appropriate in the balance of the District.
737. Notified Rule 27.5.1 stated minimum lot areas for a number of zones that we had understood (based on advice from counsel for the Council) would be the subject of a subsequent stage of the District Plan review process – specifically the Township, Industrial A and B, Riverside and Hydro Generation Zone.
738. In his Section 42A Report, Mr Bryce recommended that those references be deleted. When we discussed the point with him, however, he could not identify for us any submission seeking that relief and in the legal submissions in reply for the Council, it was submitted that there was no jurisdiction to do so. The fact that some provisions of the PDP purport to apply to land not

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<sup>266</sup> Refer the Chair's procedural direction of 4 July 2016 discussed earlier

<sup>267</sup> Refer Section 1.4 above

forming part of Stage 1 of the PDP review is problematic, to say the least. The key issues were canvassed in the Chair's Minute to the Council dated 12 June 2017<sup>268</sup> albeit in the context of notations on the planning maps.

739. The point of particular concern to us is whether members of the public would have thought to go past advice that Stage 2 zones were not part of the PDP process, looking for standards for those zones buried in Chapter 27. The fact that it appears the sole submission on the minimum lot standards in section 27.5.1 for the Stage 2 zones is by the Council itself tends to reinforce that concern. It is also somewhat ironic that the staff recommendation is that the Council's own submission be rejected as being out of scope as not being within Stage 1 of the PDP.
740. In a subsequent hearing, relating to Chapters 30, 35 and 36 (Stream 5), the Council submitted that it would be appropriate to transfer provisions purporting to set noise limits for zones not within Stage 1 of the PDP to Stage 2. The Stream 5 Hearing Panel noted a number of reasons why it did not agree with that course of action. It concluded that reference to non-Stage 1 zones in the relevant rule was in error and that those references could and should be deleted under Clause 16(2)<sup>269</sup>. We have come to the same conclusion. In summary, if the zones are not part of Stage 1, they remain part of the ODP, and nothing in the PDP can change the provisions of the ODP. Their removal is not a substantive change to the PDP.
741. As a result, a relatively small number of submissions on notified Rule 27.5.1 require consideration at this point.
742. Following the order in which submissions are discussed in the Section 42A Report, the first zone Mr Bryce discussed was the Rural Residential Zone. He noted a submission<sup>270</sup> seeking reinstatement of the ODP provisions governing any Rural Residential land at the north of Lake Hayes, which would require an 8000m<sup>2</sup> lot average. Mr Bryce recommended acceptance of that submission, but the land in question is proposed to be rezoned as part of the Stage 2 Variations. The submission will need to be reconsidered in that process.
743. The second zone discussed by Mr Bryce was the Rural Zone (mislabelled Rural General in the Section 42A Report). Mr Bryce noted two submissions<sup>271</sup> seeking a minimum lot size be specified for subdivisions within the Rural Zone and the Gibbston Character Zone and a minimum allotment size of 5 acres (2 hectares) in the Rural Zone respectively.
744. Mr Bryce recommended rejection of both submissions, referring to the reasoning of the section 32 evaluation to the effect that the absence of a minimum lot size prevents any '*development right*' arising in these zones and emphasising the desirability of maintaining the existing approach, based on landscape considerations.
745. We note that Mr MacColl did not seek to support NZTA's submission on this point and submitter 38 did not appear at the hearing to provide us with evidence that would cause us to reconsider the approach in the Section 32 Report supported by Mr Bryce.
746. Accordingly, we agree with Mr Bryce's recommendation that these submissions should be rejected.

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<sup>268</sup> Minute Concerning Annotations on Maps 12 June 2017

<sup>269</sup> Report 8 at Section 18.1

<sup>270</sup> Submission 26

<sup>271</sup> Submissions 719 and 38: Supported in FS1109; Opposed in FS1097 and FS1155

747. The next zone Mr Bryce discussed was the Jacks Point Zone. He noted Submission 762<sup>272</sup> seeking that the final specified ‘*minimum lot area*’ should be referenced to “*all other activity areas*”.
748. Mr Bryce recommended this amendment be made in aid of efficient and effective plan administration.
749. The Stream 9 Hearing Panel has, however, identified broader issues with these provisions. Specifically, neither FP area will exist following revision of the Jacks Point Structure Plan, and the cross reference to Rule 41.5.8 should apply to subdivision in Residential Activity Areas, rather than ‘other’ areas. Our recommended table shows these amendments.
750. Mr Bryce also noted<sup>273</sup> two submissions<sup>274</sup> seeking amendment to the activity table in notified Rule 27.5.1 so that LDRZ land within the Queenstown Airport Outer Control Noise Boundary should have a minimum lot area of 600m<sup>2</sup>. Mr Bryce recommended that these submissions be accepted in order to maintain the status quo established by ODP Plan Change 35 and thereby protect the operation of an item of regionally significant infrastructure. We note specifically the emphasis given by the Proposed RPS in that regard.
751. We agree with Mr Bryce’s recommendation with the result that in that part of the table related to the renamed Lower Density Suburban Residential Zone, additional text is inserted as follows:
- “Within the Queenstown Airport Air Noise Boundary and Outer Control Boundary: 600m<sup>2</sup>.”*
752. We note that the Hearing Panel hearing submissions on the residential zones (Stream 6) has recommended<sup>275</sup> that the Large Lot Residential Zone be separated into two zones (Large Lot Residential Zone A and B respectively) and that the minimum densities in these zones be 2000m<sup>2</sup> and 4000m<sup>2</sup> respectively. We recommend consequential amendment of Rule 27.6.1 accordingly. Insertion of the Coneburn Industrial Zone and special provisions for the Rural Residential Zone at Camp Hill, as recommended by the Stream 13 Hearing Panel, has likewise created a need for consequential amendments to insert minimum lot sizes for those areas. The Stream 13 Panel has also recommended deletion of the Queenstown Heights Sub-Zone, and so minimum lot sizes are no longer required for that area.
753. Finally, a consequence of the Stream 8 Hearing Panel rezoning Wanaka Airport from Rural to Airport Zone and the recommendation of that Panel that the subdivision provisions applying to the Airport Zone at Wanaka mirror those applying to the Rural Zone<sup>276</sup>, is that the reference to “Airport Mixed Use” needs to be changed to “Airport Zone”. We have not had any recommendations for other changes to the minimum lot areas in other zones from Hearing Panels considering those matters.

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<sup>272</sup> Opposed in FS1217, FS1219, FS1252, FS1277, FS1283 and FS1316

<sup>273</sup> Section 42A Report at 16.1

<sup>274</sup> Submissions 271 and 433: Opposed in FS1097 and FS1117

<sup>275</sup> Refer Report 9A at Section 16.1

<sup>276</sup> Refer Report 11 at Section 61.1

754. Lastly, we record that the Stage 2 Variations have proposed deletion of some line items in renumbered section 27.6 (and addition of others). Our recommended Chapter 27 greys out the existing provisions proposed to be changed.
755. More generally, the format of (now) Rule 27.6.1 was the subject of criticism<sup>277</sup>. It was suggested that it be redrafted to be clearer. We agree with Mr Bryce’s view that the table of minimum lot sizes is clear (or in reality, as clear as it is possible to be, given the need for district-wide provisions in this area). However, we recommend both a minor change to the description of average net site area in the opening words of the rule, and an Advice note referring the reader to the rules governing non-compliance with the minimum site areas to assist readability.
756. Notified Section 27.5.1 had 7 sub-rules followed by two further rules governing subdivision associated with infill development and subdivision associated with residential development on small sites in the (now) Lower Density Suburban Residential Zone. As part of the reorganisation of the chapter recommended by Mr Bryce, these provisions have been shifted either into our renumbered Section 27.5 or into the zone and location specific rules in renumbered Section 27.7. We agree that with one exception, they are more appropriately grouped with these other provisions and we will consider them in that context. The exception is notified Rule 27.5.1.3 which related to minimum size requirements (for access lots, utilities, roads and reserves) and which more properly should remain with renumbered 27.6.1.
757. This provision was the subject of a submission<sup>278</sup> that sought that it also state that lots created for the specified purposes shall not be required to identify a building platform. Mr Bryce recommended rejection of this submission on the basis that the requirement for a building platform (refer renumbered Rule 27.7.8) stated that it relates to allotments created for the purposes of containing residential activity. As Mr Bryce observed, the suggested addition is therefore unnecessary and we likewise recommend rejection of the submission.
758. The end result is, however, that a renumbered Section 27.6 is limited to minimum lot area standards and we recommend that the heading of the section be amended to reflect that, and therefore to read:

*“Rules – Standards for Minimum Lot Areas.”*

759. We record that having considered the alternatives open to us on the few matters the subject of submission in renumbered 27.6.1, we believe that the recommended provisions represent the most appropriate way to achieve the Chapter 27 objectives, and the most appropriate way to implement the policies relevant to those objectives.

## 8.2 Zone and Location Specific Rules

760. In his Section 42A Report, Mr Bryce noted three submissions<sup>279</sup> that sought that subdivision undertaken in accordance with a Structure Plan or Spatial Layout Plan identified in the PDP be a controlled activity. Notified Rule 27.4.3 provided that it is was restricted discretionary activity. Mr Bryce supported controlled activity status on the basis that a Structure Plan/Spatial Layout Plan provides a level of certainty to both proponents and decision-makers

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<sup>277</sup> Submission 631

<sup>278</sup> Submission 635

<sup>279</sup> Submissions 456, 632 and 696: Supported in FS1097; Opposed in FS1217, FS1219, FS1252, FS1275, FS1277, FS1283 and FS1316

as to what is expected in terms of subdivision design, and the fact that the Structure Plan/Spatial Layout Plan has been identified through a Plan Change process means that opportunities, constraints and effects of the future subdivision and land use activities have already been identified.

761. We agree that where a Structure Plan or similar document has been incorporated in the PDP there are good grounds for taking a less restricted regulatory approach to subdivision that is consistent with the Structure Plan.
762. Mr Bryce suggested a number of matters of control to accompany a new controlled activity rule in his Section 42A Report, that were further refined in his reply evidence. We have no issue in principle with the matters of control other than that the language should largely, parallel that discussed in Section 2.1, but we consider that the initial description of the activity recommended by Mr Bryce needs amendment in three respects. First, Mr Bryce suggested that the cross reference to a Structure Plan should test whether subdivision is undertaken “*in accordance with*” the document. We consider that requiring consistency with the document would be a better test given that Mr Bryce proposes that in each of the following rules dealing with areas that are currently the subject of a Structure Plan or like document, consistency with the document is a suggested matter of control.
763. Secondly, the suggested rule refers to Structure Plans, Spatial Layout Plans and Concept Development Plans, reflecting the range of different documents that are already identified and included in the District Plan. We think it would be more efficient if the term “*Structure Plan*” were defined to include documents that fulfil a similar function. Ideally, a new definition would also outline the minimum requirements for a ‘Structure Plan’ to be included in the PDP, but as discussed earlier, the policy gap in this regard will need to be filled by a variation.
764. Thirdly, we consider that it is not sufficient that a Structure Plan is “*identified*” in the PDP. We believe it should be “*included*” within the PDP so the key aspects of subdivision design are apparent to the readers of the Plan, and there can be no doubt as to whether the requirements for controlled activity status are met. As discussed shortly, there is also a technical problem with the approach in the notified PDP because Structure Plans do not meet the tests for incorporation by reference in Clause 30 of the First Schedule.
765. In summary, therefore, we recommend inclusion of a new controlled activity rule numbered 27.7.1, to replace notified Rule 27.4.3 that reads as follows:

*“Subdivision consistent with a Structure Plan that is included in the District Plan.*

*Control is restricted to:*

- a. subdivision design, and any consequential effects on the layout of lots and on lot sizes and dimensions*
- b. internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions;*
- c. property access and roading;*
- d. esplanade provision;*
- e. the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision;*
- f. fire fighting water supply;*
- g. water supply;*
- h. stormwater design and disposal;*
- i. sewage treatment and disposal;*



- j. *energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;*
- k. *open space and recreation;*
- l. *ecological and natural values;*
- m. *historic heritage;*
- n. *easements;*
- o. *any additional matters relevant to achievement of the objectives and policies in part 27.3 of this Chapter.*

766. Associated with this Rule we recommend to the Stream 10 Hearing Panel that a new definition be inserted in Section 2 of the PDP worded as follows:

*“Structure Plan means a plan included in the District Plan, and includes Spatial Development Plans, Concept Development Plans and other similarly titled documents.”*

767. Notified Section 27.7.3 is headed *“Kirimoko Structure Plan – Matters of Discretion for Restricted Discretionary Activities”*.

768. Submission 656 sought enlargement of the discretion provided over earthworks and greater specification of aspects of subdivision design the subject of discretion.

769. Initially, Mr Bryce recommended acceptance of the submission<sup>280</sup>.

770. By his reply evidence, Mr Bryce had come to the view that the specific matters of control needing to be considered in relation to the Kirimoko could be substantially reduced. Mr Bryce did not discuss in his reply evidence his reasons for coming to this conclusion, but we infer that some of the matters were considered redundant in the light of other recommended PDP provisions (particularly the matters of assessment Mr Bryce recommended be introduced as part of his reply evidence).

771. We agree with that and we think that Mr Bryce’s recommended rule might be further pruned to remove duplication. In particular, given our recommendation that consistency with a structure plan should be a precondition to Rule 27.7.1, it is not necessary to refer to such consistency as an additional matter of control in this rule. Similarly, given that subdivision design is a matter of control under Rule 27.7.1, further reference to it is not required in this rule.

772. We also consider that some amendment of the language is required to reflect the fact that the rule is specifying matters of control rather than (as was the case for notified Section 27.7.3) matters of discretion, to which particular regard had to be had.

773. In summary, therefore, we recommend that section 27.7.3 be renumbered 27.7.2 and revised to read:

*“In addition to those matters of control under Rule 27.7.1, any subdivision of the land shown on the Kirimoko Structure Plan included in Part 27.13, the following shall be additional matters of control:*

- a. *roading layout;*
- b. *the provision and location of walkways in the green network;*
- c. *the protection of native species as identified on the Structure Plan as green network.”*

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<sup>280</sup> Section 42A Report at 22.12

774. Because this section of the PDP contains other provisions related to Kirimoko, we think it would be clearer if all of those provisions were collected under a single heading. We have therefore numbered the rule above 27.7.2.1 under the heading “27.7.2 – Kirimoko”. We will discuss the balance of provisions under that heading shortly.
775. Rule 27.7.3.1 in Mr Bryce’s revision of Chapter 27 (relocated from notified Policy 27.7.6.1) related to the Ferry Hill area. The Stage 2 Variations propose deletion of these provisions and so we need say no more about them
776. Mr Bryce recommended that the next provision in his reformatted section 27.7 relate to the Jacks Point Zone. By his reply evidence, Mr Bryce had recommended that the sole additional matter of control that needed to be referenced, consequential on other provisions he had recommended, was consistency with the Jacks Point Zone Structure Plan. For the reasons discussed above in relation to the Kirimoko area, it is not necessary to provide another rule solely for that purpose we do not therefore recommend inclusion of the rule suggested by Mr Bryce.
777. The next two rules Mr Bryce suggested in this part of the revised Chapter 27 related to the Peninsula Bay area and were derived from notified Section 27.8.2.1. As notified, that provision read:
- “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.”*
778. The sole primary submission on Section 27.8.2.1 supported its continued inclusion<sup>281</sup>. While two further submissions<sup>282</sup> opposed that submission, given the permissible ambit of further submissions discussed in the Hearing Panel’s Report 3, these further submissions do not take the matter further.
779. This rule needs to be read together with heading of Section 27.8 and Section 27.8.1 that preceded it.
780. The heading of Section 27.8 as notified was:
- “Rules – Location Specific Standards.”*
781. Section 27.8.1 contained a general provision stating that activities not meeting the standards specified in Section 27.8 should be non-complying activities, unless otherwise specified.
782. Mr Bryce recommended that consequential on his recommended revision of the format of Chapter 27, Section 27.8.2.1 should be converted to two rules, one a controlled activity rule (for subdivision or development consistent with the Outline Development Master Plan) and the second, a non-complying rule (for development which is inconsistent with the Outline Development Master Plan).
783. Unlike the rules that we have been discussing however, the Outline Development Master Plan for Peninsula Bay is not contained in the PDP.

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<sup>281</sup> Submission 378

<sup>282</sup> FS1049 and FS1095

784. Nor is it even clear whether this is an existing document or one that might be “*approved*” by the Council in future. The way that notified Section 27.8.2.1 is framed, however, suggests that even if an Outline Development Master Plan has already been approved, there might yet be a successor. Be that as it may, the reference in the notified PDP to this Outline Development Master Plan, and the suggestion that the activity status of future subdivision and development should be dependent on whether there is such a plan (and whether the subdivision or development in question is consistent with it), raises questions as to whether this is permissible in the light of the Environment Court decisions on declarations sought in relation to the use of framework plans in the context of the Proposed Auckland Unitary Plan<sup>283</sup> discussed in our Report 1.
785. Given the conclusions reached by the Hearing Panel in Report 1, this then requires us to determine what we can and should do with Section 27.8.2.1 of the notified PDP given that the only submission on it specifically seeks its retention.
786. Section 27.8.2.1 is framed in directive terms rather than as a standard in the ordinary sense of that term. From that point of view, it does not sit easily within the notified section 27.8.
787. Nor is it altogether clear to us what the rule status is intended to be for subdivision or development that is consistent with an approved Outline Development Master Plan. Mr Bryce has treated the Peninsula Bay “*Outline Development Master Plan*” as a Structure Plan, which might suggest that under the notified PDP, it fell within Rule 27.4.3. If that were the case, it would be a restricted discretionary activity with discretion restricted to matters specified in Part 27.7. Rule 27.4.3 referred, however, to a structure plan or spatial layout plan, which does not suggest an intention that the rule apply to all plans that might be considered to fall within a generic reference to structure plans. In addition, the only matters specified in Part 27.7 related to Peninsula Bay refer to provision of public access and are not framed as matters of discretion, so it would not seem to have been intended that Rule 27.4.3 would apply to the Peninsula Bay area on that ground also.
788. The end result therefore, is that we consider that under the notified PDP, subdivisions would fall within the default discretionary activity rule if consistent with an approved Outline Development Master Plan, and if not, then as non-complying activities.
789. Given our conclusion that subdivisions in most zones might appropriately be dealt with as restricted discretionary activities, we consider that the best outcome in the light of the Environment Court’s guidance in the Auckland framework plan cases is that Section 27.8.2.1 be deleted as a consequential amendment to our acceptance (in part) of submissions seeking that all subdivision activities be controlled activities, and Mr Bryce’s recommendation of two rules to be inserted in substitution in revised section 27.7 not be accepted. That will leave subdivision in the Peninsula Bay area as a restricted discretionary activity under our recommended Rule 27.5.7. If, in the future, the Council and/or the Peninsula Bay JV wish that further subdivision be considered as a controlled activity, then the Outline Development Master Plan applying to that area will need to be incorporated in the PDP by way of variation or plan change. Because, however, the end result is beneficial to the submitter, compared to the relief sought, we have classified the submission as ‘Accepted in Part’.
790. The next provision recommended by Mr Bryce related to the Kirimoko area. The provisions Mr Bryce recommended are derived from notified Section 27.8.3.

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<sup>283</sup> *Re Application for declarations by Auckland Council* [2016] NZ EnvC 056 and [2016] NZ EnvC 65

791. Those provisions were the subject of a specific submission<sup>284</sup> that sought inclusion of an additional standard related to post development stormwater runoff (that would require that during a 1 in 100year event stormwater runoff is no greater than the pre-development situation).
792. Mr Bryce recommended rejection of that submission on the basis of the Council’s engineering evidence (initially Mr Glasner, but adopted by Mr Wallace) that the Council’s Code of Practice requires that post development stormwater runoff be no greater than pre-development runoff up to and including in a 1 in 20-year event. Mr Wallace’s evidence was that designing stormwater runoff management systems for a 1 in 100 year event would create a significant level of over-design which would in turn add significantly to the Council’s maintenance costs.
793. The submitter in question did not appear to support its submission with evidence that would contradict that provided by Council. On this basis, we agree with Mr Bryce’s recommendation.
794. Mr Bryce therefore suggested only grammatical changes to frame the notified provisions more clearly as standards or conditions, failure to comply with which would properly cause the activity to default to non-complying status.
795. We agree with the suggested changes. The only additional change we recommend is to correct a typographical error (referring to the Rural General Zone), to amend the cross reference to the Structure Plan to be consistent with the language of 27.7.2.1 and (as discussed above) to relocate the rule to follow Rule 27.7.2.1. Accordingly, we recommend inclusion of new **Non-Complying** Rules 27.7.2.2-4 text, reading:  
*“Any subdivision that does not comply with the principal roading layout and reserve network depicted in the Kirimoko Structure Plan included in Part 27.13 including the creation of additional roads, and/or the creation of accessways for more than 2 properties.*  
  
*Any subdivision of land zoned Rural proposed to create a block entirely within the Rural Zone to be held in a separate Certificate of Title;*  
  
*Any subdivision of land described as Lots 3 to 7 and Lot 9 DP300734, and Lot 1 DP304817 (and any title derived therefrom) that creates more than one lot that has been included in its legal boundary land zoned Rural.”*
796. The next rule recommended by Mr Bryce related to the Bob’s Cove Rural Residential Sub-Zone and was derived from notified Sections 27.8.5.1 and 27.8.5.2. Those provisions were not the subject of specific submission by any party and Mr Bryce recommended that they be reproduced unchanged save for the formatting necessary to express them more clearly as standards/conditions. We agree, and our recommended revised Chapter 27 includes Mr Bryce’s provisions in a new Rule 27.7.3.
797. The next rule recommended by Mr Bryce related to the Ferry Hill Rural Residential Sub-Zone and was derived from notified Sections 27.8.6.1-8 inclusive. These provisions are proposed to be deleted in the Stage 2 Variations and so we need not consider them further.
798. The next rule recommended by Mr Bryce related to Ladies Mile and derived from notified Section 27.8.7.1. There were no specific submissions seeking change to these provisions and

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<sup>284</sup> Submission 656

Mr Bryce recommended that they be amended only to express them more clearly as standards or conditions, failure to comply with which might prompt a shift to non-complying status.

799. We agree, and our revised Chapter 27 shows these provisions as recommended Rule 27.7.4.
800. The next rule recommended by Mr Bryce related to Jacks Point and derived from notified Sections 27.8.9.1 and 27.8.9.2.
801. These provisions were the subject of two submissions. The first<sup>285</sup> sought minor changes to 27.8.9.2 by way of clarification rather than substantive change. Mr Bryce recommended acceptance in part with the suggestions made by the submitter, that were in practice subsumed within the reformatting that Mr Bryce recommended.
802. The second submission<sup>286</sup> sought that Rule 27.8.9.2 make provision, where discretion was restricted to traffic and access, to also include the ability to provide and support public transport services, infrastructure, and connections. Mr Bryce recommended rejection of this submission on the basis that as the rule in question relates to the Jacks Point Zone conservation lots, within the identified Farm Preservation Activity Area, the matters sought to be referenced by the submitter were not applicable.
803. Mr Bryce recommended retention of the existing provisions with consequential amendments reflecting the reformatting exercise he had undertaken in response to more general submissions discussed earlier.
804. Mr Bryce also recommended specific recognition of the Hanley Downs part of Jacks Point, accepting in this regard, Mr Wells evidence discussed earlier in the context of recommended Rule 27.5.17.
805. We largely agree with Mr Bryce's recommendations. Notified rule 27.8.9.2 is, however, no longer required following deletion of the FP1 Activity Area from the Jacks Point Structure Plan. It should be deleted as a consequential change. In addition, as well as consequential renumbering and reformatting, we recommend expanding the matters of discretion so that they are consistent with our recommendations in relation to Rule 27.7.1, and address the matters made relevant by recommended Policies 27.3.7.4 and 27.3.7.7. We also suggest amending the text to refer to the Jacks Point Structure Plan as being contained in Part 27.13 and insert a new Rule 27.7.5.3, reflecting a recommendation we have received from the Stream 13 Hearing Panel<sup>287</sup>.
806. Mr Bryce next recommended a rule to govern subdivision within the Millbrook Resort Zone that is inconsistent with the Millbrook Resort Zone Structure Plan, reflecting his observation that there does not appear to be any rule governing non-compliance with that Structure Plan. Mr Bryce recommended that subdivision in this case be a discretionary activity. Given that operation of notified Rule 27.4.1 would have had that effect in any event, this is not a substantive change. We agree with Mr Bryce that it is helpful, however, to be specific in this case. Accordingly, we recommend inclusion of a new Rule 27.7.6 along the lines suggested by Mr Bryce. The only amendments we would suggest would be that the rule cross reference the Millbrook Resort Zone Structure Plan as located in Chapter 27 and correction of a minor typographical error.

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<sup>285</sup> Submission 762: Opposed in FS1217, FS1219, FS1252, FS1277, FS1283 and FS1316

<sup>286</sup> Submission 798

<sup>287</sup> Refer Report 17-8Part I

807. We should note that we recommend inclusion of three additional site/zone specific rules under this heading, the first two related to the Coneburn Industrial Zone and the Frankton North area and numbered 27.7.7 and 27.7.9 respectively, consequential on the recommendations of the Stream 13 Hearing Panel, and the last related to the West Meadows Drive area and numbered 27.7.8, reflecting recommendations from the Stream 12 Hearing Panel.
808. Lastly, and more generally, we note that many of the site-specific standards in this part of Chapter 27 do not fit easily into the structure we recommend on Mr Bryce's advice. We suspect they may be legacy provisions rolled over from the ODP. Renumbered Rule 27.7.4.1 a. for instance, was notified as a standard governing subdivision on Ladies Mile. It does not read as a standard and it would be difficult to apply as such. There were no submissions on it, and hence Mr Bryce (understandably) did not focus on it. Even if there had been a submission giving us some scope to amend (or delete) it, we were unsure what role it was intended to have. We recommend that the Council review the provisions in this section to identify any that are past their 'use-by' date, or that need reframing to meet their intended purpose.

### 8.3 Building Platform and Lot Dimensions

809. Mr Bryce next recommended inclusion of rules relocated from notified Rule 27.5.1.1 (related to building platforms) and 27.5.1.2 (related to site dimensions).
810. Addressing first notified Rule 27.5.1.1, this was the subject of one submission<sup>288</sup> seeking that the maximum dimensions of a building platform in the Rural Lifestyle Zone be specified to be 600m<sup>2</sup> (rather than 1000m<sup>2</sup>) as at present. Mr Bryce recommended rejection of that submission on the basis that flexibility as to building platform size is often required.
811. In our discussion of the restricted discretionary activity rule we have proposed for subdivision within the Rural Lifestyle Zone (27.5.8), we have recommended retention of a discretion over the size of building platforms. We regard that as a more appropriate solution than arbitrarily reducing the maximum building platform size in the Rural Lifestyle Zone, particularly given that the submitter did not appear to provide us with evidence that would have given us confidence that a reduced maximum building platform size would be appropriate in every instance.
812. Accordingly, we agree with Mr Bryce's recommendation that notified Rule 27.5.1.1 might be retained unamended, save only for relocating it in Section 27.7, and numbering it 27.7.10.
813. Turning to notified Rule 27.5.1.2, the only submissions on this provision<sup>289</sup> supported retention of particular aspects of the rule.
814. Mr Bryce recommended, however, deletion of specific reference to the Township Zone on the basis that it was not part of Stage 1 of the PDP. For the reasons discussed earlier, in relation to revised section 27.6, we agree that this is the appropriate outcome. The only other amendment to notified provision 27.5.1.2 recommended is to insert the word "*lots*" rather than "*sites*" for clarity and to renumber it 27.7.11.
815. Before going on the next rule Mr Bryce recommended, we need to address the position if either of renumbered rules 27.7.8 and 27.7.9 are not complied with. Under the notified plan, this fell within Rule 27.4.2 as a non-complying activity.

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<sup>288</sup> Submission 367: Opposed in FS1150 and FS1325

<sup>289</sup> Submission 208, 596, 775, 803

816. We have not identified any submission seeking to change that position. We therefore recommend a new Rule 27.7.12 be inserted as follows:

*“Subdivision applications not complying with either Rule 27.7.10 or Rule 27.7.11 shall be non-complying activities.”*

#### 8.4 Infill subdivision

817. The next rule Mr Bryce discussed related to subdivision associated with infill development which he recommended be relocated from notified Rule 27.5.2.
818. This rule was the subject of a number of submissions. Several submissions<sup>290</sup> sought that the definition of an established residential unit should turn on whether construction has reached the point of roof installation rather than whether a Building Code of Compliance certificate has been issued.
819. In addition, Submission 275 sought to amend 27.5.2 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. Lastly, Submissions 208 and 433<sup>291</sup> sought deletion of the rule.
820. In his Section 42A Report, Mr Bryce acknowledged that the submitters opposing recognition of a Building Code of Compliance Certificate as the sole determinant of whether a residential unit has been established had a point, given that the concept of Building Code of Compliance Certificates dates only from 1992, and therefore a large number of “*established*” residential units will not have such a certificate. He recommended that the rule be made more explicit that completion of construction to not less than the installation of the roof be an alternative to issue of a Building Code of Compliance Certificate as a means to define an established residential unit for the purposes of this rule. We agree with his recommendation in that regard.
821. Mr Bryce did not explicitly discuss Submission 275 in his Section 42A Report and the submitter did not appear to elaborate on the submission.
822. Reading the submission in context, it appears to us that the submission on this point is associated with a broader request for relief related to (and reducing) the minimum lot areas for the High Density Residential Zone<sup>292</sup>. We think that that is the appropriate context for consideration of the merits of the submission rather than broadening the ambit of this particular rule, which essentially sought to recognise the reality of existing lawful residential developments and provide that title boundaries might be brought into line with those developments.
823. The breadth of Submission 169 is also difficult to address in this context – particularly in the absence of any evidence from the submitter that might satisfy us that the effects of infill development can be addressed by conditions in all locations (and identifying appropriate areas of control).

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<sup>290</sup> Submissions 166, 169, 389 and 391

<sup>291</sup> Opposed in FS1097 and FS1117

<sup>292</sup> Submission 169 also appears to be linked to more wide-ranging relief, seeking controlled activity status for a single infill unit subdivision in any zone.

824. Deletion of the rule sought in Submission 433 was also part of broader relief; in this case, which sought to carry over the provisions of ODP Plan Change 35 into the PDP and thereby protect the ongoing operations of Queenstown Airport. As we will discuss shortly, Mr Bryce recommended an amendment to the following rule to address the submission. When the representatives of the QAC appeared before us, Ms O’Sullivan giving planning evidence for the submitter, supported that relief and did not provide evidence suggesting why it should be broadened to this particular rule. This accorded with our understanding of QAC’s position which sought to avoid intensification of residential activities within the defined Airport noise boundaries. Given that this particular rule relies on dwellings already having been established, aligning the title position with the existing pattern of development would appear to have no effect on the airport’s operations.
825. The reasons for Submission 208 indicated that the concern of that submitter was for maintenance of amenity in the High Density Residential Zone. Mr Bryce did not discuss the submission specifically and the submitter did not provide evidence to support its submission. In the absence of an evidential basis for the submission, we do not recommend deletion of this provision.
826. In summary, therefore, we accept Mr Bryce’s recommended rule which is numbered 27.7.13 in our revised Chapter 27, save only for correction of internal cross reference numbering and amending the reference to the former Low Density Residential Zone.
827. The revised rule we recommended is therefore worded:
- “The specified minimum allotment size in Rule 27.6.1, and minimum dimensions in Rule 27.7.9 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Lower Density Suburban 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).”*
828. The next rule Mr Bryce discussed was derived from notified Rule 27.5.3.1 and related to circumstances where the minimum allotment size in the (now) Lower Density Suburban Residential Zone does not apply.
829. Submissions on it sought variously clarification of the interrelationship with Rule 27.5.2<sup>293</sup> (now 27.7.11), deletion and a more enabling approach generally<sup>294</sup>, deletion<sup>295</sup>, and revision to make the rule *“more practical”*<sup>296</sup>.
830. Mr Bryce did not discuss the apparent overlap between Rules 27.5.2 and 27.5.3 (to the extent both applied to the Lower Density Suburban Residential Zone). We think there is a logic to the distinction between the rules given that Rule 27.5.2 applied in the three specified zones and addressed the situation where residential units actually exist, whereas Rule 27.5.3 was limited to the (now) Lower Density Suburban Residential Zone and addressed the situation where residential units were consented but not constructed.

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<sup>293</sup> Submission 169

<sup>294</sup> Submission 166

<sup>295</sup> Submission 433: Opposed in FS1097 and FS1117

<sup>296</sup> Submission 453



831. We do not recommend acceptance of Submission 166. The submitter did not appear to amplify their submission and we consider that we have addressed the more general issues it poses elsewhere in this report.
832. The request for deletion by Submission 433 was addressed by Mr Bryce's recommendation that the rule not apply within the Airport noise boundaries defined in the Plan.
833. We agree with that approach although we consider it needs to be clearer that any reference to the Air Noise Boundary and Outer Control Boundary should be as defined in the planning maps.
834. Lastly, Mr Duncan White gave evidence in support the submissions of Patterson Pitts Partners (Wanaka) Limited<sup>297</sup>. He explained that the reference to more practical provisions related to the changes to the land transfer system (including the establishment of electronic titles for land) and the interrelationship of section 221 registrations with certification under section 224(c). For our part, we were grateful for the assistance provided by Mr White and his colleague Mr Botting on these matters. Mr Bryce recommended acceptance of the suggestions in the submission and we concur. Mr White raised other issues of the practical application of this rule. In particular, he queried whether it was appropriate for District Plan requirements like the maximum building height and the limitation of one residential unit per lot to be locked in by consent notices. He also noted the potential issues posed by changes of design requiring a cancellation or variation of the consent notice with consequent costs on the landowner. Lastly, Mr White queried the position if a consent or certificate of compliance has lapsed. Mr Bryce did not recommend additional changes to address these issues. In his reply evidence<sup>298</sup>, he expressed his view that any additional costs associated with the need to vary a consent notice were outweighed by the benefits derived from investment certainty.
835. Many of the points about which Mr White expressed concern are in landowners' own hands to address. Certificates of compliance and land use consents might be granted for generic designs. How specifically or how widely an application for either is framed is a matter for a landowner. Similarly, if a landowner has a certificate of compliance or land use consent that is in danger of lapsing, they can apply to extend the lapse period under section 125 of the Act.
836. While Mr White had a point regarding the desirability of using consent notices only to bind the subdivider to planning requirements that require compliance on an ongoing basis, these particular requirements (building height and number of lots) are key to the effects of residential development on an ongoing basis. We therefore agree with Mr Bryce's recommendation in this regard.
837. The only additional amendments we recommend are a minor grammatical change (to refer to 'the' residential unit(s), consistent with the first part of the rule) amendment of the zone name consequential on the Stream 6 Hearing Panel's Report, a clarification of the type of resource consent required, and some internal renumbering and reformatting for consistency.
838. In summary, therefore, we recommend that notified Rule 27.5.3 be renumbered 27.7.14 and amended to read:

*"Subdivision associated with residential development on sites less than 450m<sup>2</sup> in the Lower Density Suburban Residential Zone.*

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<sup>297</sup> Submission 453

<sup>298</sup> N Bryce, Reply Statement at 10.4

27.7.14.1 *In the Lower Density Suburban Residential Zone, the specified minimum allotment size in Rule 27.6.1 shall not apply in cases where the residential units are not established, providing:*

- a. *a certificate of compliance is issued for the residential unit(s) or,*
- b. *a land use consent has been granted for the residential unit(s).*

*In addition to any other relevant matters, pursuant to s221 of the Act, the consent holder shall register on the Computer Freehold Register of the applicable allotments:*

- a. *that the construction of any residential unit shall be undertaken in accordance with the applicable certificate of compliance or land use consent (applies to the additional undeveloped lot to be created);*
- b. *the maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created);*
- c. *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 Lower Density Suburban Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary as shown on the planning maps."*

## 8.5 Servicing and Infrastructure Requirements

839. The next rule Mr Bryce discussed are a series of provisions contained in notified Section 27.5.4 which was entitled "*Standards relating to servicing and infrastructure*", but which are in fact limited to water supplies. These provisions were the subject of submissions from the telecommunication companies<sup>299</sup> seeking insertion of a new standard regarding telecommunication reticulation and, in one case, electricity connections. Putting those matters aside for the moment, the only submissions on the existing provisions related to water supply supported them<sup>300</sup>, although Submission 166 did seek clarification as to the Council's intention regarding what capacity potable water supply should be available to lots where no communal owned and operated water supply exists. The submission observed that the rule appeared to be at variance from current Council standards.

840. Mr Wallace provided the answer to that question: the current Council Code of Practice requires provision for 2100 litres per day, which covers both potable and irrigation water supply, and is designed for a reticulated system. Mr Wallace advised that where a reticulated system is not available, the minimum requirement is 1000 litres per day (as per the notified rule) with the subdivider needing to identify what supply will be available for irrigation separately.

841. Mr Bryce however recommended that provisions in the notified Rule 27.5.4.1 referring to zones not covered by Stage 1 of the PDP process be deleted. For the reasons already discussed, we concur and recommend those references be deleted pursuant to Clause 16(2). In the case of the reference to the Corner Shopping Centre Zone, this should be corrected to the Local Shopping Centre Zone on the same basis, as should the reference to the Airport Mixed Use Zone be changed to Airport Zone - Queenstown.

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<sup>299</sup> Submissions 179, 191, 421 and 781: Supported in FS1132; Opposed in FS1097, FS1117 and FS1164

<sup>300</sup> Submissions 453, 586, 775 and 803

842. Apart from a minor grammatical change in the opening words of what was notified Rule 27.5.4.1, and some internal renumbering for consistency, the only substantive amendments we recommend are to make the first rule (providing that all lots must be connected to a reticulated water supply) subject to the third rule (which provides the position where no reticulated water supply exists) and to correct the references to the Millbrook Resort and Waterfall Park Zones.
843. In summary, therefore, we recommend that notified Rules 27.5.4.1-3 be renumbered 27.7.15.1-3 and amended to read:
- “27.7.15.1 Subject to Rule 27.7.15.3, all lots, other than lots for access, roads, utilities and reserves except where irrigation is required, must 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. Residential, Business, Town Centre, Local Shopping Centre Zones and Airport Zone - Queenstown;*
  - b. Rural-Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes;*
  - c. Millbrook Resort Zone and Waterfall Park Zone.*
- 27.7.15.2 Where any reticulation for any of the above water supplies crosses private land, it should 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.”*
844. Turning to infrastructure services other than water supplies, Mr Bryce drew our attention in his Section 42A Report to the interrelationship with renumbered Policy 27.2.5 which indicates an intention to generally require connections to electricity supply and telecommunication systems at the boundary of lots. He recommended a new standard related to provision of telecommunication reticulation to allotments in new subdivisions.
845. We discussed with Mr Bryce whether the suggested standard was consistent with the policy emphasis in recommended Policy 27.2.5.16 on providing flexibility to cater for advances in telecommunication and computer media technology. Mr Bryce’s view was that it was broadly consistent. Mr Bryce also agreed with our suggestion that it was desirable to include an equivalent rule/requirement related to electricity.
846. The submissions from telecommunications companies sought to introduce an emphasis on telecommunication reticulation meeting the requirements of the network provider. We also note further submissions on this point seeking to emphasise the commercial nature of the arrangements between landowners and telecommunication service providers and the potential, given changing technology, for self-sufficiency<sup>301</sup>.
847. In some ways, electricity supply is rather easier to address than telecommunications. Unless a property is ‘off-grid’, there must be an electricity line to the boundary, and in our view, this should be a subdivision standard.

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<sup>301</sup> Further submissions 1097, 1132, 1117 and 1164

848. With telecommunication technology increasingly offering connection options not involving hard wiring, this is somewhat more problematic. We are also wary of recommending rules that enable the telecommunication companies to leverage the position for their commercial advantage.

849. We have come to the view that while subdivision standards might legitimately provide for hard-wired telecommunication reticulation in urban environments and Rural Residential zoned land, in Rural Lifestyle, Gibbston Character and Rural zoned areas, greater flexibility is required.

850. In summary, we recommend amendments to the new rule suggested by Mr Bryce to split it into three under a new heading “*Telecommunications/Electricity*”, numbered 27.7.15.4-6, and worded as follows:

*“Electricity reticulation must be provided to all allotments in new subdivisions (other than lots for access, roads, utilities and reserves).*

*Telecommunication services must be available to all allotments in new subdivisions in the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone (other than lots for access, roads, utilities and reserves).*

*Telecommunication reticulation must be provided to all allotments in new subdivisions in zones other than the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone (other than lots for access, roads, utilities and reserves).”*

851. Before leaving revised Section 27.7, we should address the heading for the whole section. Mr Bryce recommended that it be headed “*Rules – Zone and Location Specific Standards*”. Many of the provisions in this section are not ‘standards’ in the ordinary sense of the word. We recommend that the heading be amended to “*Zone and Location Specific Rules*”.

## 8.6 Exemptions

852. In Mr Bryce’s recommended revised Chapter 27, the next section (numbered 27.8) was entitled “*Rules – Exemptions*” which was then amplified with a statement (numbered 27.8.1):

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

853. This initial statement was derived from notified Section 27.6.1. Consequent on Mr Bryce’s recommendation (that we support) that Rule 27.6.1.1 be transferred into the rule table in Section 27.5, the only remaining provision from what was Section 27.6 related to the provision of esplanade reserves or strips.

854. The only submissions on Rule 27.6.1.2 supported the rule in its current form<sup>302</sup>, but Submission 453 queried whether the rule should have its own heading.

855. While Mr Bryce did not feel the need to amend what was 26.6.1, we consider that the submission made a valid point. Notified Rule 27.6.1.2 did not describe a permitted activity not requiring a resource consent. What it did was identify exemptions from the requirement to provide an esplanade reserve or strip, and the heading of the rule should say that. The more

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<sup>302</sup> See Submissions 453, 635 and 719

general heading might also usefully be clarified given that the section now identifies only one exemption.

856. Secondly, the language of notified Rule 27.6.1.2 was quite convoluted. Paraphrasing section 230(3) of the Act, it stated that unless provided otherwise in a rule of a District Plan, where any allotment of less than 4 hectares is created by a subdivision, an esplanade reserve is normally required to be set aside. The purpose of Rule 27.6.1.2 was clearly to make such provision and we consider that that might be stated much more clearly than it is at present. In addition, the cross reference to activities under former Rule 27.6.1.1 needs to be changed to refer to activities provided for in renumbered Rule 27.5.2.

857. In summary, therefore, we recommend that revised section 27.8 of the PDP be worded as follows:

*“27.8 Rules – Esplanade Reserve Exemption*

*27.8.1 Esplanade reserves or strips shall not be required where a proposed subdivision arises solely due to the land being acquired or a lot being created for a road designation, utility or reserve, or in the case of activities authorised by Rule 27.5.2.”*

858. In Mr Bryce’s revised recommended Chapter 27, two other provisions were suggested to be inserted within section 27.8 worded as follows:

*“27.8.2 Industrial B Zone;  
a. Reserved for Stage 2 of the District Plan review.*

*27.8.3 Riverside Stage 6 – Albert Town:  
a. Reserved for Stage 2 of the District Plan review.”*

859. We suspect that these provisions were left in Mr Bryce’s recommended Chapter 27 in error. Clearly they do not fit the suggested heading to Section 27.8 (Rules – Exemptions).

860. Nor do they actually say anything. At most they are placeholders. As such, we do not recommend they be included.

## **8.7 Assessment Criteria**

861. The following section (27.9 in Mr Bryce’s suggested revised Chapter 27) is a new section entitled “*Assessment Matters for Resource Consents*”.

862. The background to this particular part of the subdivision chapter was discussed in section 5 of Mr Bryce’s reply evidence. As Mr Bryce noted, one of the legal submissions made by Mr Goldsmith<sup>303</sup> was to query whether Chapter 27 as notified created legal issues as a result of the extensive use of objectives and policies as the basis for assessment of subdivision applications, as opposed to using assessment criteria (as is the case under the ODP). Mr Bryce’s reply evidence also recorded that Mr Goldsmith highlighted concerns that a number of the “*matters of discretion*” were framed in fact as assessment criteria.

863. We discussed with Mr Goldsmith the potential to employ the structure used within the Proposed Auckland Unitary Plan, which included assessment matters for controlled activity

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<sup>303</sup> On behalf of GW Stalker Family Trust and Others (Submissions 430, 515, 523, 525, 530, 531, 535 and 537, FS1256)

and restricted discretionary activity rules within both urban and rural subdivision chapters as a means to supplement the objectives and policies. Mr Goldsmith thought that we might use the wording of that Plan, subject to confirming scope.

864. We asked Mr Bryce to consider these matters and to advise us whether, in his opinion, the understanding and implementation of Chapter 27 would be improved with insertion of appropriate assessment criteria. His conclusion was that this would be the case and he provided us with draft provisions which we might consider recommending. Given the time pressures Mr Bryce was under, this was a significant undertaking, and we express our thanks for his work on this aspect of his reply evidence, which we have found of particular assistance.
865. Mr Bryce noted that the suggested assessment criteria responded to requests in submissions both for clear guidance for Council planning officers processing applications<sup>304</sup> and to the large number of submissions seeking inclusion of the provisions of the ODP Chapter 15 in whole or in part that we have already discussed<sup>305</sup>.
866. We also consider that inclusion of assessment criteria is consequential on our recommendation to accept Mr Bryce's recommendation and provide a more permissive rule regime for subdivisions than in the notified PDP (responding in that regard to the very large number of submissions seeking that outcome).
867. As Mr Bryce recorded, his recommended assessment criteria did not seek to reintroduce significant volumes of assessment matters reflective of those within the ODP, but rather sought to achieve an appropriate balance between effective guidance to plan users and administrators, while still seeking to ensure that the PDP is streamlined<sup>306</sup>.
868. Mr Bryce also recommended adoption of an approach advanced within the Proposed Auckland Unitary Plan whereby relevant policies are cross referenced within the assessment matters. We agree with Mr Bryce that this approach is advantageous, because it provides an effective link between the policies and supporting methods.
869. Lastly, we note that inclusion of assessment criteria properly so called has enabled Mr Bryce to remove an unsatisfactory feature of the notified Chapter 27 commented on by Mr Goldsmith: "*assessment criteria*" which are mislabelled as matters of discretion or like provisions.
870. We do not intend to review all of the assessment criteria recommended by Mr Bryce in detail, but rather to identify where, in our view, Mr Bryce's recommendations need to be amended and/or supplemented.
871. The first point that we would note is that we consider it necessary to revise the headings Mr Bryce had suggested in order that the new Section 27.9 might have its own numbering system, albeit cross referenced to the rules to which each set of assessment criteria relate.
872. The second general set of amendments that we recommend is to amend the assessment criteria where necessary, to express each point more clearly as a question or issue to which Council staff should direct themselves.

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<sup>304</sup> Submission 370

<sup>305</sup> Mr Goldsmith also directed us to those submissions as providing a jurisdictional basis for adopting the same approach as the Proposed Auckland Unitary Plan.

<sup>306</sup> N Bryce Reply Statement at 5.8

873. In our renumbered Sections 27.9.3.1 and 27.9.3.2 (related to revised Rules 27.5.7 and 27.5.8 respectively) we have added assessment criteria as a consequential change reflecting the additional changes we have recommended to those rules to insert a discretion related to reverse sensitivity effects on infrastructure.
874. Similarly, we recommend amendment to delete assessment criteria recommended by Mr Bryce related to activities affecting electricity sub-transmission lines, reflecting our recommendation as above, that this not be the subject of a separate rule. We have made other more minor amendments to Mr Bryce’s recommended assessment criteria to cross reference our recommended revisions to the policies and rules.
875. We consider that Mr Bryce’s recommended assessment criteria for the Jacks Point Zone need amendment to reflect deletion of the rule related to subdivisions in the FP-1 area. As discussed in section 5.10 above, we recommend that most of the ‘assessment criteria’ recommended by Mr Bryce be returned to what is now section 27.3.7.
876. We also recommend use of the defined term “*Structure Plan*” that we have suggested to the Stream 10 Hearing Panel rather than seeking to describe all of the various plans of similar ilk.
877. Where we have recommended deletion of location-specific rules as above (or where they have been deleted by the Stage 2 Variations), we have not included assessment criteria Mr Bryce has suggested related to those rules.
878. Lastly, we have inserted a new set of assessment criteria recommended by the Stream 12 Hearing Panel in relation to the new Controlled Activity rule discussed above, applying to the West Meadows Drive area.
879. The end result, however, is that recommended Section 27.9 contains a set of assessment criteria that in our view will assist implementation of the objectives and policies and is the best way to implement those policies.

## 8.8 Notification

880. Turning to notification issues, this was dealt with in notified Section 27.9. As a result of the reorganisation of the Chapter, the parallel provisions are in Section 27.10 of our recommended version of the Chapter.
881. Relevant submissions included:
- a. A request that all subdivisions in the Lake Hawea area be notified<sup>307</sup>;
  - b. Deletion of provision creating potential for notification where an application site adjoins a state highway<sup>308</sup>;
  - c. Insertion of a requirement for restricted discretionary and discretionary subdivisions in the (now) Lower Density Suburban Residential Zone to be supported with affected party approval before they are considered on a non-notified basis<sup>309</sup>;
  - d. Addition of the Ski Area Sub-Zone as an additional category of non-notified applications<sup>310</sup>;

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<sup>307</sup> Submission 272

<sup>308</sup> Submission 275

<sup>309</sup> Submission 427 and 406: Opposed in FS1261

<sup>310</sup> Submissions 613 and 610

- e. Addition of subdivision of sites within the Queenstown or Wanaka Airport air noise boundaries within the category of applications that are potentially notified<sup>311</sup>;
  - f. Provision for notification where there is a need to assess natural hazard risk<sup>312</sup>.
882. Mr Bryce recommended that consequent on his recommended amendments to the rules, the scope of applications that are directed not to be notified or limited–notified should be revised and limited to controlled activity boundary adjustments and to controlled and restricted discretionary activities, but that otherwise, the submissions on this part of the Chapter should be rejected.
883. Addressing the specific points of submission, Mr Bryce recommended rejection of Submission 272 on the basis that in cases to which renumbered Section 27.10.1 did not apply, notification would be addressed on a case by case basis<sup>313</sup>. We agree with Mr Bryce’s recommendation. While, as the submission notes, public notification provides a public consultation process, the presumption in favour of notification has been removed from the Act and we have seen no evidence that would suggest that the costs of notification in every case, irrespective of the nature and scale of any environmental effects, is matched by the benefits of doing so.
884. As regards Submission 275, Mr Bryce recommended rejection of the submission, noting that it perpetuated an existing provision under the ODP and had the effect only of ensuring notification would be assessed on a case by case basis where sites adjoin or have access to a state highway. We agree with Mr Bryce’s reasoning. Given the policy provisions related to reverse sensitivity effects on regionally significant infrastructure, we consider it is appropriate that notification decisions be assessed on their merits in this instance. However, the way in which these provisions have been reframed means that we categorise the submission as ‘Accepted in Part’.
885. Mr Bryce recommended rejection of submissions 427 and 406 regarding subdivisions in the Low Density Residential Zone. In his view, a case by case assessment for subdivision applications not falling within the general provisions of renumbered Rule 27.10.1 was appropriate. We note also that Mr Bryce’s recommended revisions to this section would have the result of accepting the submissions in part because discretionary applications within the (now) Lower Density Suburban Residential Zone would not fall within the general no notification rule. The submitters in this case did not appear to provide evidence as to why the renamed Lower Density Suburban Residential Zone should be treated differently to the balance of zones in the Plan, or to provide us with evidence as to the balance of costs and benefits were their relief to be accepted. In these circumstances, we agree with Mr Bryce’s recommendation and recommend that the submissions be rejected.
886. Mr Bryce discussed the submissions seeking an exemption for subdivisions within the Ski Area Sub-Zones in somewhat greater detail in his Section 42A Report<sup>314</sup>. In his view, there is the potential for subdivision within the Ski Area Sub-Zones to create arbitrary lines within sensitive landscape settings and accordingly, a need for the effects of subdivision in the Sub-Zone to be considered on a case by case basis.

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<sup>311</sup> Submission 433: Opposed in FS1097 and FS1117

<sup>312</sup> Submission 798

<sup>313</sup> While this has changed since the hearing (with effect from 18 October 2017) with enactment of the Resource Legislation Amendment Act 2017, the transition provisions (refer section 12 of Schedule 12 of the Act) direct that the PDP First Schedule process must be completed as if the 2017 Amendment Act had not been enacted.

<sup>314</sup> Section 42A Report at 23.4



887. Mr Ferguson gave planning evidence on behalf of the submitters. He noted that Mr Bryce's position appeared to be related to the issues surrounding the status of a subdivision within the Ski Area Sub-Zones. As already noted, Mr Ferguson gave evidence supporting controlled activity status for such subdivisions which, if accepted, would have had the effect of bringing such subdivisions within the ambit of the non-notification rule.
888. Mr Ferguson did not explore the position should we recommend (as we have done) that discretionary status for subdivisions within the Sub-Zone be retained.
889. We agree that there is a linkage between these matters. The same considerations that have prompted us to recommend rejection of the broader submissions on the status of subdivisions within Ski Area Sub-Zones suggest to us that notification decisions should be assessed on a case by case basis rather than being predetermined through operation of a non-notification rule.
890. In summary, we agree with Mr Bryce's recommendation and we recommend rejection of these submissions.
891. Mr Bryce also recommended rejection of the submission by Queenstown Airport Corporation seeking an exception for activities within the defined noise boundaries around Queenstown and Wanaka Airports.
892. In his opinion, the amendments to the PDP recommended to address potential reverse sensitivity effects on the Airport meant that those issues were already appropriately addressed. Mr Bryce noted in this regard that subdivisions in the vicinity of Wanaka Airport would in most circumstances be a discretionary activity anyway and accordingly could be notified on that basis. He invited QAC to respond to this matter at the hearing<sup>315</sup>. When QAC appeared before us, its Counsel advised that Ms O'Sullivan (the submitter's planning adviser) agreed that the relief sought was unnecessary and that the submitter no longer pursued the submission. Accordingly, we need take that particular point no further.
893. As regards the submission of Otago Regional Council<sup>316</sup>, this poses a practical difficulty given that (as discussed in greater detail in Report 14) virtually every property in the District is subject to some level of natural hazard. We therefore have difficulty understanding how the submission could be granted other than by requiring notification of every application the Council receives. This would have obvious cost implications. ORC did not appear to suggest how its submission could practically be addressed and provided no section 32AA analysis upon which we could rely. Accordingly, we recommend the Regional Council's submission be rejected.
894. Considering the detail of Mr Bryce's recommendations, we consider that his recommended Rule 27.10.1 requires further amendment to be clear that boundary adjustments falling within Rule 27.5.4 fall outside the non-notification rule (presumably the reason why he suggested that specific reference be made to controlled activity boundary adjustments).
895. In addition, we do not think it is necessary to make specific reference in 27.10.2 to archaeological sites or listed heritage items, or to discretionary activities within the Jacks Point Zone. Consequent on Mr Bryce's recommended focus of the non-notification rule on

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<sup>315</sup> Refer Section 42A Report at 23.5.

<sup>316</sup> Submission 798

controlled and restricted discretionary activities, those activities automatically fall outside the rule in any event.

896. We also think that the reference to the National Grid Line might be simplified, just to cross reference Rule 27.5.10.
897. Lastly, the existing reference to the Makarora Rural Lifestyle Zone can be deleted, consequent on the Stream 12 Hearing Panel’s recommendation to rezone that land Rural.
898. More generally, while improved by Mr Bryce, we found the drafting of these provisions to be quite convoluted, with an initial rule, followed by two separate sets of exceptions. We think it can be simplified further.
899. In summary, we recommend that notified Section 27.9 be renumbered 27.10 and amended to read:

*“Applications for all controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified except:*

- a. where the site adjoins or has access onto a State Highway;*
- b. where the Council is required to undertake statutory consultation with iwi;*
- c. where the application falls within the ambit of Rule 27.5.4;*
- d. where the application falls within the ambit of Rule 27.5.10 and the written approval of Transpower New Zealand Limited has not been obtained to the application.*

#### 8.9 Section 27.10 – Rules – General Provisions

900. Notified Section 27.10 was entitled “Rules – General Provisions”. The first such provision related to subdivisions with access onto State Highways. NZTA<sup>317</sup> made some technical suggestions as to how this rule should be framed that Mr Bryce recommended be accepted. We concur. The only additional amendment that we would recommend relates to the cross reference to the Designations Chapter. We consider that this should, for clarity, record that the designations chapter notes sections of State Highways that are limited access roads as at the date of notification of the PDP (August 2015).
901. The second general provision relates to “esplanades”. The only submission on it<sup>318</sup> suggested correction of an internal cross reference. Mr Bryce recommended that that submission be accepted.
902. For our part, in addition to that correction, we think that both the heading and text of this rule would more correctly refer to esplanade reserves and strips rather than “esplanades”. We regard this as a minor matter falling within Clause 16(2).
903. Thirdly, consequent on the concern expressed to us by representatives of Aurora Energy Limited that the general public are not familiar with the legal obligations arising under the New Zealand Electrical Code of Practice for electrical safe distances, we consider it would be helpful if the existence of this Code of Practice were noted at this location.
904. Lastly, we consider that the heading of this section is incorrect. Mr Bryce agreed that they are not rules and suggested that the title might better be “General Provisions”. For our part, we consider that “Advice Notes” better captures the character of the provisions in question given

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<sup>317</sup> Submission 719

<sup>318</sup> Submission 809

that they are in the nature of advice and are not intended to have independent regulatory effect.

905. In summary, therefore, we recommend that notified Section 27.10 be renumbered 27.11 and amended to read:

*“Advice Notes*

**27.11.1 State Highways**

*Attention is drawn to the need to obtain a Section 93 notice from New Zealand Transport Agency for 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 as at August 2015. Where a designation will change the use, intensity or location of the access on the State Highway, subdividers should consult with the New Zealand Transport Agency.*

**27.11.2 Esplanade Reserves and Strips**

*The opportunities for the creation of esplanade reserves or strips are outlined in the objective and policies in Section 27.2.6. Unless otherwise stated, section 230 of the Act applies to the standards and process for creation of esplanade reserves and strips.*

**27.11.3 New Zealand Electrical Code of Practice for Electrical Safe Distances**

*Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001 including any activities that are otherwise permitted by the District Plan must comply with this legislation.”*

**8.10 Section 27.12 – Financial Contributions**

906. Notified Section 27.12 related to financial contributions. The only submissions on it supported the existing provisions, although Submission 166 queried the title. Mr Bryce did not recommend any change to it other than to alter the heading to read:

*“Development and Financial Contributions”*

907. We agree with that suggestion.

**8.11 Section 27.13 – Structure Plans**

908. Notified Section 27.13 contained the Ferry Hill Rural Residential Subzone Concept Development Plan and the Kirimoko Block Structure Plan. The only submissions on it supported the existing provisions. The Stage 2 Variations propose deletion of the Ferry Hill document. For our part, for the reasons discussed earlier, we consider that a copy of the other *“Structure Plans”* contained in the PDP and referenced in the objectives, policies and rules of Chapter 27 should be contained here. Accordingly, we recommend that the Structure Plans for the Jacks Point, Waterfall Park, Millbrook Resort, Coneburn Industrial Zones and West Meadows Drive (the latter two consequential on recommendations from the Stream 13 and Stream 12 Hearing Panels respectively) be inserted in this section of the Chapter.

909. We also recommend the section be labelled *“Structure Plans”*.

## 8.12 Conclusions on Rules

910. Having considered all of the rules and other provisions of the PDP discussed above, we are of the belief that individually and collectively, the rules and other provisions recommended are the most appropriate provisions to implement the policies of Chapter 27 and thereby achieve the objectives both of Chapter 27 and, to the extent they are relevant, the objectives of the strategic chapters of the PDP.

## 9. SUMMARY OF RECOMMENDATIONS TO OTHER HEARING STREAMS

911. We also record that during the course of our deliberations, we determined that it would assist implementation of Chapter 27 if the definitions in Chapter 2 were amended in two respects:

- a. Deletion of the existing definition of “community facilities” (refer Section 4.3 above)
- b. Inclusion of a new definition of the term “Structure Plan” as follows:

*“Structure Plan means a plan included in the District Plan, and includes Spatial Development Plans, Concept Development Plans and other similarly titled documents.”* (refer the discussion at Section 8.7 above).

912. These are matters for the Hearing Panel considering submissions on the definitions (Stream 10) to consider.

## 10. SUMMARY OF RECOMMENDATIONS

913. As already noted, we have attached our recommended version of Chapter 27 as a clean document in Appendix 1.

914. Appendix 2 contains our recommendations in respect of submissions in tabular form.

915. In addition, in the course of this Report, we have made a number of other recommendations for consideration of the Council. These are detailed in Appendix 3.

**For the Hearing Panel**



**Denis Nugent, Chair**

**Dated: 4 April 2018**

Appendix 1 – Recommended Revised Chapter 27

# 27 SUBDIVISION & 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 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 appropriate management of natural hazards are underpinned by a shared objective to create healthy, attractive and safe places.

Good subdivision can help to create 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 Subdivision Design Guidelines 2015. The QLDC Subdivision Design Guidelines includes subdivision and urban design principles and outcomes that give effect to the objectives and policies of the Subdivision and Strategic Directions Chapters, in both designing and assessing subdivision proposals in urban areas. Proposals at odds with this document 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 Act. Some aspects of the Subdivision Design Guidelines may be relevant to rural subdivisions.

The QLDC Land Development and Subdivision Code of Practice provides assistance in the design of subdivision and development infrastructure in the District and should also be considered by subdivision applicants.

The Council uses its Development Contributions Policy set out in its 10 Year Plan to fix the contributions payable by subdividers for infrastructure upgrades. That policy operates in parallel with the provisions of this chapter and should also be referred to by subdivision consent applicants.

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 that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.**

- |          |  |
|----------|--|
| Policies | <p><b>27.2.1.1</b> Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.</p> <p><b>27.2.1.2</b> Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.</p> <p><b>27.2.1.3</b> Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.</p> |
|----------|--|

- 27.2.1.4** Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:
  - a. desirable urban design outcomes;
  - b. greater efficiency in the development and use of the land resource;
  - c. affordable or community housing.
- 27.2.1.5** Recognise that there is an expectation by future landowners that the key effects of and resources required 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 will not require the provision of services.

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## **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 in urban areas to front the road.
  - 27.2.2.3** Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.
  - 27.2.2.4** Urban subdivision shall seek to provide for good and integrated connections and accessibility to:
    - a. existing and planned areas of employment;
    - b. community facilities;
    - c. services;
    - d. trails;
    - e. public transport; and
    - f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.



- 27.2.2.5** Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.
- 27.2.2.6** Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.
- 27.2.2.7** Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.
- 27.2.2.8** Manage subdivision within the National Grid Corridor or near to electricity distribution lines to facilitate good amenity and urban design outcomes, while minimising potential adverse effects (including reverse sensitivity effects) on the National Grid and avoiding, remedying or mitigating potential adverse effects (including reverse sensitivity effects) on electricity distribution lines.

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### **27.2.3 Objective - The potential of small scale and infill subdivision in urban areas is recognised and provided for while acknowledging their design limitations.**

#### Policies

- 27.2.3.1** Accept that small scale subdivision in urban areas, (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, 27.2.2.5 and 27.2.2.7.
- 27.2.3.2** While acknowledging potential limitations, encourage small scale and infill subdivision in urban areas to:
  - a. ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;
  - b. where possible, locate lots so that they over-look and front road and open spaces;
  - c. avoid the creation of multiple rear sites, except where avoidance is not practicable;
  - d. 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;
  - e. identify and create opportunities for connections to services and facilities in the neighbourhood.

## 27.2.4 **Objective** - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

- Policies
- 27.2.4.1** Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.
- 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 features and other protected items scheduled or identified in the District Plan.
- 27.2.4.3** 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, wāhi tapu and other taonga.
- 27.2.4.4** Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:
- a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;
  - b. 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.

## 27.2.5 **Objective** - Infrastructure and services are provided to new subdivisions and developments.

### Transport, Access and Roads

- Policies
- 27.2.5.1** Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.
- For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.
- 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.
- 27.2.5.3** Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.
- 27.2.5.4** Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.

- 27.2.5.5** Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:
- a. 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;
  - b. 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;
  - c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;
  - d. the provision and vesting of corner splays or rounding at road intersections;
  - e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;
  - f. the provision of appropriate tree planting within roads;
  - g. any requirements for widening, formation or upgrading of existing roads;
  - h. any provisions relating to access for future subdivision on adjoining land;
  - i. the provision and location of public transport routes and bus shelters.

#### **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.

- 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:
- a. the availability, quantity, quality and security of the supply of water to the lots being created;
  - b. water supplies for fire fighting purposes;
  - c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
  - d. any initiatives proposed to reduce water demand and water use.

## **Stormwater**

**27.2.5.11** Ensure appropriate stormwater design and management by having regard to:

- a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
- b. the capacity of existing and proposed stormwater systems;
- c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;
- d. the location, scale and construction of stormwater infrastructure;
- e. 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 the control of water-borne contaminants, litter and sediments, and the control of peak flow.

**27.2.5.12** 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 and will maintain the natural character and ecological values of wetlands and waterways.

## **Wastewater**

**27.2.5.13** Treat and dispose of sewage in a manner that:

- a. maintain public health;
- b. avoids adverse effects on the environment in the first instance; and
- c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.

**27.2.5.14** Ensure appropriate sewage treatment and disposal by having regard to:

- a. the method of sewage treatment and disposal;
- b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;
- c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.

**27.2.5.15** 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**

**27.2.5.16** 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:

- a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;

- b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;
- c. 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**

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

**27.2.5.18** Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.

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### **27.2.6 Objective - Esplanades created where opportunities arise.**

- Policies
- 27.2.6.1** Create esplanade reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits. In particular, Council will encourage esplanades where they:
- a. 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;
  - b. have high actual or potential value with regard to the maintenance of indigenous biodiversity;
  - c. comprise significant indigenous vegetation or significant habitats of indigenous fauna;
  - d. are considered to comprise an integral part of an outstanding natural feature or outstanding natural landscape;
  - e. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river;
  - f. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.
- 27.2.6.2** 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 Act.

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### **27.2.7 Objective - Boundary adjustments, cross-lease and unit title subdivision are provided for.**

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

- 27.2.7.2** Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to:
- a. the location of the proposed boundaries;
  - b. in rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;
  - c. boundary treatment;
  - d. the location and terms of existing or proposed easements or other arrangements for access and services.

## 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.

### Peninsula Bay

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

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|----------|--|
| Policies | <p><b>27.3.1.1</b> Ensure that before any subdivision or development occurs within the Peninsula Bay Lower Density Suburban Residential Zone, a subdivision consent has been approved confirming easements for the purposes of public access through the Open Space Zone.</p> <p><b>27.3.1.2</b> 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.</p> <p><b>27.3.1.3</b> Ensure that easements for the purposes of public access are of an appropriate size, location and length to provide a high quality, recreational resource, with excellent linkages, and opportunities for different community groups.</p> |
|----------|--|

## Kirimoko

### 27.3.2 **Objective** - 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	<b>27.3.2.1</b>	Protect the landscape quality and visual amenity of the Kirimoko Block and preserve sightlines to local natural landforms.
	<b>27.3.2.2</b>	Protect the natural topography of the Kirimoko Block and incorporate existing environmental features into the design of the site.
	<b>27.3.2.3</b>	Ensure that urban development of the site is restricted to lower areas and areas of concealed topography, such as gullies and that visually sensitive areas such as the spurs are left undeveloped.
	<b>27.3.2.4</b>	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.
	<b>27.3.2.5</b>	Develop an interconnected network of streets, footpaths, walkways and open space linkages that facilitate a safe, attractive and pleasant walking, cycling and driving environment.
	<b>27.3.2.6</b>	Provide for road and walkway linkages to neighbouring developments.
	<b>27.3.2.7</b>	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.
	<b>27.3.2.8</b>	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.
	<b>27.3.2.9</b>	Design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas.
	<b>27.3.2.10</b>	Require the roading network within the Kirimoko Block to be planted with appropriate trees to create a green living environment appropriate to the areas.

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## Large Lot Residential A Zone between Studholme Road and Meadowstone Drive.

### 27.3.3 **Objective** - Landscape and amenity values 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.
  - 27.3.3.2** Subdivision and development within land located on the northern side of Studholme Road shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines.
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## Bob's Cove Rural Residential Zone (excluding sub-zone)

### 27.3.4 **Objective** - The special character of the Bob's Cove Rural Residential Zone is recognised and provided for.

- Policies
- 27.3.4.1** In order to maintain the rural character of the zone, any required street lighting shall be low in height from the ground, of reduced lux spill and directed downwards to avoid adverse effects on views of the night sky.
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## Ferry Hill Rural Residential Sub-Zone

### 27.7.6 **Objective** - Maintain and enhance visual amenity values and landscape character within and around the Ferry Hill Rural Residential Sub-Zone.

- Policies
- 27.7.6.1** At the time of considering a subdivision application, the following matters shall be had particular regard to:
    - a. The subdivision design has had regard to minimising the number of accesses to roads;
    - b. 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;



- c. 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;
- d. 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<sup>1</sup>.

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## Wyuna Station Rural Lifestyle Zone

### 27.3.5 **Objective** - Provision for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.

- Policies **27.3.5.1** Prohibit or defer development of the zone until such a time that:
- a. 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
  - b. 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
  - c. 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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### 27.3.6 **Objective** - Subject to Objective 27.3.5, 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 **27.3.6.1** 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:
- a. prohibiting development over the sensitive areas of the zone via building restriction areas;
  - b. appropriately locating buildings within the zone, including restrictions on future building bulk;
  - c. using excavation of the eastern part of the terrace to form appropriate building platforms;

<sup>1</sup>. Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

- d. using naturalistic mounding of the western part of the terrace to assist visual screening of development;
- e. using native vegetation to assist visual screening of development;
- f. the maximum height of buildings shall be 4.5m above ground level prior to any subdivision development.

- 27.3.6.2** 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:
- a. 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;
  - b. 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;
  - c. 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.

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## Jacks Point Zone

### 27.3.7 Objective - Subdivision occurs consistent with the Jacks Point Structure Plan.

- Policies
- 27.3.7.1** Ensure that subdivision and development achieves the objectives and policies located within Chapter 41.
- 27.3.7.2** Within the R(HD) Activity Areas, subdivision design shall provide for the following matters:
- a. the development and suitability of public transport routes, pedestrian and cycle trail connections within and beyond the Activity Area;
  - b. mitigation measures to ensure that no building will be highly visible from State Highway 6 or Lake Wakatipu;
  - c. road and street designs;
  - d. the location and suitability of proposed open spaces;
  - e. commitments to remove wilding trees.
- 27.3.7.3** Within the R(HD-SH) Activity Areas, minimise the visual effects of subdivision and future development on landscape and amenity values as viewed from State Highway 6.
- 27.3.7.4** Within the R(HD) Activity Area, in the consideration of the creation of sites sized less than 550m<sup>2</sup>, particular regard shall be given to the following matters and whether they should be given effect to by imposing appropriate legal mechanism of controls over:
- a. building setbacks from boundaries;

- b. location and heights of garages and other accessory buildings;
- c. height limitations for parts of buildings, including recession plane requirements;
- d. window locations;
- e. building coverage;
- f. roadside fence heights.

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

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

**27.3.7.7** In the Hanley Downs areas where subdivision of land within any Residential Activity Area results in allotments less than 550m<sup>2</sup> in area:

- a. such sites are to be configured:
  - 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. parking, access and landscaping are to be 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; and.
  - iv. addresses nuisance effects such as from vehicle lights.
- c. subdivision design should ensure:
  - i. public and private spaces are clearly demarcated, and ownership and management arrangements are proposed to appropriately manage spaces in common ownership.
- d. consideration is to be given as to 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.

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## Waterfall Park

**27.3.8 Objective – Subdivision that provides for a range of visitor, residential and recreational facilities, sympathetic to the natural setting and has regard to location specific opportunities and constraints identified within the Waterfall Park Structure Plan.**

Policies **27.3.8.1** Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Waterfall Park Structure Plan located within Section 27.13.

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## Millbrook

**27.3.9 Objective – Subdivision that provides for resort development while having particular regard to landscape, heritage, ecological, water and air quality values.**

Policies **27.3.9.1** Enable subdivision which provides for appropriate, integrated and orderly development in accordance with the Millbrook Structure Plan located within Section 27.13.

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## Coneburn Industrial

**27.3.10 Objective - Subdivision that creates opportunities for industrial activities and Service activities to occur.**

Policies **27.3.10.1** Enable subdivision which provides for a combination of lot sizes and low building coverage to ensure that this area is retained for yard based industrial and service activities as well as smaller scale industrial and service activities.

**27.1.10.2** Require the establishment, restoration and ongoing maintenance of the open space areas (shown on the Coneburn Structure Plan located in Section 27.13) to:

- a. visually screen development using the planting of native species;

- b. retain existing native garden species unless they are wilding;
- c. give effect to the Ecological Management Plan required by Rule 44.4.12 so its implementation occurs at the rate of development within the Zone.

**27.10.4.3** Ensure subdivision works and earthworks results in future industrial and service development (buildings) being difficult to see from State Highway 6.

**27.10.4.4** At the time of subdivision ensure that there is adequate provision for road access, onsite parking (staff and visitors) and loading and manoeuvring for all types of vehicle so as to cater for the intended use of the site.

**27.10.4.5** Ensure subdivision creates lots and sites that are capable of accommodating development that meets the relevant zone standards for the Coneburn Industrial Zone.

**27.10.4.6** Ensure that shared infrastructure (water, wastewater and stormwater) is provided, managed, and maintained if development cannot connect to Council services.

**27.10.4.7** Require safe accesses to be provided from the State Highway into the Zone at the rate the Zone is developed.

## West Meadows Drive

### **27.3.11 Objective - The integration of road connections between West Meadows Drive and Meadowstone Drive.**

- Policies
- 27.3.11.1** Enable subdivision at the western end of West Meadows Drive which has a roading layout that is consistent with the West Meadows Drive Structure Plan.
  - 27.3.11.2** Enable variances to the West Meadows Drive Structure Plan on the basis that the roading layout results in the western end of West Meadows Drive being extended to connect with the roading network and results in West Meadows Drive becoming a through-road.

## Frankton North

### **27.3.12 Objective - Subdivision of the Medium Density Residential and Business Mixed Use Zones on the north side of State Highway 6 between Hansen Road and Quail Rise enables development integrated into the adjacent urban areas while minimising traffic impacts on the State Highway.**

- Policies
- 27.3.12.1** Limit the roading access to Frankton North to Hansen Road, Ferry Hill Drive or the Hawthorne Drive/SH6 roundabout.
  - 27.3.12.2** Ensure subdivision and development enables access to the roading network from all sites in the Frankton North Medium Density Residential and Business Mixed Use Zones and is of a form that accounts for long-term traffic demands without the need for subsequent retrofitting or upgrade.
  - 27.3.12.3** Ensure subdivision and development in the Frankton North Medium Density Residential and Business Mixed Use Zones provides, or has access to, a safe and legible walking and cycling environment adjacent to and across the State Highway linking to other pedestrian and cycling networks.

## 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.

1	Introduction	2	Definitions	3	Strategic Direction
4	Urban Development	5	Tangata Whenua	6	Landscapes and Rural Character
25	<i>Earthworks</i>	26	Historic Heritage	28	Natural Hazards
29	<i>Transport</i>	30	Energy and Utilities	31	<i>Signs</i>
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<sup>2</sup>.

<sup>2</sup>. Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

### 27.4.3 Natural Hazards

**27.4.3.1** 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 RMA. In addition, in some locations natural hazards have been identified and specific provisions apply.

## 27.5 Rules - Subdivision

**27.5.1 All subdivision requires resource consent unless specified as a permitted activity. The abbreviations set out below are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.**

P	Permitted	C	Controlled	RD	Restricted Discretionary
D	Discretionary	NC	Non-Complying	PR	Prohibited

Where an activity falls within more than one rule, unless stated otherwise, its status shall be determined by the most restrictive rule.

	Boundary Adjustments	Activity Status
27.5.2	<p><b>An adjustment to existing cross-lease or unit title due to:</b></p> <ul style="list-style-type: none"> <li>a. an alteration to the size of the lot by alterations to the building outline;</li> <li>b. the conversion from cross-lease to unit title; or</li> <li>c. the addition or relocation of an accessory building;</li> </ul> <p>providing the activity complies with all other provisions of the District Plan or has obtained a land use consent.</p> <p>Advice Note: In order to undertake such a subdivision a certificate of compliance (s139 of the Act) will need to be obtained (see s223(1)(b)).</p>	P

	<b>Boundary Adjustments</b>	<b>Activity Status</b>
<b>27.5.3</b>	<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> <ol style="list-style-type: none"> <li>in the case of the Rural, Gibbston Character and Rural Lifestyle Zones the building platform is retained in its approved location;</li> <li>no additional or relocated residential building platform is identified and approved as part of a boundary adjustment within Rural, Gibbston Character and Rural Lifestyle Zones;</li> <li>no additional separately saleable lots are created;</li> <li>the areas of the resultant lots either comply with the minimum lot size requirement for the zone (where applicable) or where any lot does not comply with an applicable minimum lot size requirement for the zone, the extent of such non-compliance is not increased; and</li> <li>lots must be immediately adjoining each other.</li> </ol> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>the location of the proposed boundaries;</li> <li>boundary treatment;</li> <li>easements for existing and proposed access and services.</li> </ol>	C
<b>27.5.4</b>	<p>For boundary adjustments that either:</p> <ol style="list-style-type: none"> <li>involve any site that contains a heritage or any other protected item identified on the District Plan maps; or</li> <li>are within the urban growth boundary of Arrowtown;</li> </ol> <p>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> <ol style="list-style-type: none"> <li>no additional separately saleable lots are created;</li> <li>the areas of the resultant lots comply with the minimum lot size requirement for the zone;</li> <li>lots must be immediately adjoining each other;</li> </ol> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>the impact on the heritage values of the protected item;</li> <li>the maintenance of the historic character of the Arrowtown Residential Historic Management Zone;</li> <li>the location of the proposed boundaries;</li> <li>boundary treatment;</li> <li>easements for access and services.</li> </ol>	RD



	<b>Unit Title or Leasehold Subdivision</b>	<b>Activity Status</b>
<b>27.5.5</b>	<p>Where land use consent is approved for a multi unit commercial or residential development, including visitor accommodation development, and a unit title or leasehold (including cross lease) subdivision is subsequently undertaken in accordance with the approved land use consent, provided:</p> <ul style="list-style-type: none"> <li>a. all buildings must be in accordance with an approved land use resource consent;</li> <li>b. all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose;</li> <li>c. all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.</li> </ul> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;</li> <li>b. the effects of and on infrastructure provision.</li> </ul> <p>This rule does not apply a subdivision of land creating a separate fee simple title.</p> <p>The intent is that it applies to subdivision of a lot containing an approved land use consent, in order to create titles in accordance with that consent.</p>	C

	<b>Subdivision Activities - District Wide</b>	<b>Activity Status</b>
<b>27.5.6</b>	Any subdivision that does not fall within any rule in this section 27.5.	D

	<b>Subdivision Activities - District Wide</b>	<b>Activity Status</b>
<b>27.5.7</b>	<p>All urban subdivision activities, unless otherwise provided for, within the following zones:</p> <ol style="list-style-type: none"> <li>1. Lower Density Suburban Residential Zone;</li> <li>2. Medium Density Residential Zone;</li> <li>3. High Density Residential Zone;</li> <li>4. Town Centre Zones;</li> <li>5. Arrowtown Residential Historic Management Zone;</li> <li>6. Large Lot Residential Zone;</li> <li>7. Local Shopping Centre;</li> <li>8. Business Mixed Use Zone;</li> <li>9. Airport Zone - Queenstown.</li> </ol> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>b. Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions;</li> <li>c. property access and roading;</li> <li>d. esplanade provision;</li> <li>e. the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision;</li> <li>f. fire fighting water supply;</li> <li>g. water supply;</li> <li>h. stormwater design and disposal;</li> <li>i. sewage treatment and disposal;</li> <li>j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;</li> <li>k. open space and recreation;</li> <li>l. ecological and natural values;</li> <li>m. historic heritage;</li> <li>n. easements.</li> </ol> <p>For the avoidance of doubt, where a site is governed by a Structure Plan, that is included in the District Plan, subdivision activities shall be assessed in accordance with Rule 27.7.1.</p>	RD

	<b>Subdivision Activities - District Wide</b>	<b>Activity Status</b>
<b>27.5.8</b>	<p>All subdivision activities, unless otherwise provided for, in the District's Rural Residential and Rural Lifestyle Zones</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. in the Rural Lifestyle Zone, the location and size of building platforms and in respect of any buildings within those building platforms: <ol style="list-style-type: none"> <li>i. external appearance;</li> <li>ii. visibility from public places;</li> <li>iii. landscape character; and</li> <li>iv. visual amenity.</li> </ol> </li> <li>b. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>c. internal roading design and provision, relating to access and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>d. property access and roading;</li> <li>e. esplanade provision;</li> <li>f. the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision;</li> <li>g. fire fighting water supply;</li> <li>h. water supply;</li> <li>i. stormwater disposal;</li> <li>j. sewage treatment and disposal;</li> <li>k. energy supply and telecommunications including adverse effects on energy supply and telecommunication networks;</li> <li>l. open space and recreation;</li> <li>m. ecological and natural values;</li> <li>n. historic heritage;</li> <li>o. easements.</li> </ol>	RD
<b>27.5.9</b>		
<b>27.5.10</b>	<p>Subdivision of land in any zone within the National Grid Corridor except where any allotment identifies a building platform to be located within the National Grid Yard.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. impacts on the operation, maintenance, upgrade and development of the National Grid;</li> <li>b. the ability of future development to comply with NZECP34:2001;</li> <li>c. the location, design and use of any proposed building platform as it relates to the National Grid transmission line.</li> </ol>	RD
<b>27.5.11</b>	All subdivision activities in the Rural and Gibbston Character Zones and Airport Zone - Wanaka, unless otherwise provided for.	D

	<b>Subdivision Activities - District Wide</b>	<b>Activity Status</b>
<b>27.5.12</b>	The subdivision of land containing a heritage or any other protected item scheduled in the District Plan. This rule does not apply to boundary adjustments under Rule 27.5.4.	D
<b>27.5.13</b>	The subdivision of land identified on the planning maps as a Heritage Area.	D
<b>27.5.14</b>	The subdivision of a site containing a known archaeological site.	D
<b>27.5.15</b>	Subdivision that would alter, or create a new boundary within a Significant Natural Area scheduled in the District Plan.	D
<b>27.5.16</b>	A Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use consent.	D
<b>27.5.17</b>	Within the Jacks Point Zone, subdivision that does not comply with the minimum lot areas specified in Part 27.6 and the zone and location specific rules in Part 27.7, excluding: a. in the R(HD) activity area, where the creation of lots less than 380m <sup>2</sup> shall be assessed under Rule 27.7.5.2 (as a restricted discretionary activity).	D
<b>27.5.18</b>	Within the Coneburn Industrial Zone Activity Area 2a, subdivision which does not comply with the minimum lot areas specified in Part 27.6.	D
<b>27.5.19</b>	Subdivision that does not comply with the minimum lot areas specified in Part 27.6 with the exception of the Jacks Point Zone which is assessed pursuant to Rule 27.5.17 and Coneburn Industrial Zone Activity Area 2a which is assessed pursuant to Rule 27.5.18.	NC
<b>27.5.20</b>	A subdivision under the Unit Titles Act not falling within Rules 27.5.5 or 27.5.16 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
<b>27.5.21</b>	The further subdivision of an allotment that if undertaken as part of a previous subdivision would have caused that previous subdivision to exceed the minimum average density requirements for subdivision in the Rural Lifestyle Zone or the Rural Residential Zone.	NC
<b>27.5.22</b>	The subdivision of land resulting in the division of a building platform.	NC
<b>27.5.23</b>	The subdivision of a residential flat from a residential unit.	NC
<b>27.5.24</b>	Any subdivision of land in any zone within the National Grid Corridor, which does not comply with Rule 27.5.10.	NC
<b>27.5.25</b>	Subdivision that does not comply with the standards related to servicing and infrastructure under Rule 27.7.15.	NC

## 27.6

# Rules - Standards for Minimum Lot Areas

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

Zone		Minimum Lot Area
<b>Town Centres</b>		No minimum
<b>Local Shopping Centre</b>		No minimum
<b>Business Mixed Use</b>		200m <sup>2</sup>
<b>Airport</b>		No minimum
<b>Coneburn Industrial</b>	Activity Area 1a	3000m <sup>2</sup>
	Activity Area 2a	1000m <sup>2</sup>
<b>Residential</b>	High Density	450m <sup>2</sup>
	Medium Density	250m <sup>2</sup>
	Lower Density Suburban	450m <sup>2</sup>
		Within the Queenstown Airport Air Noise Boundary and Outer Control Boundary: 600m <sup>2</sup>
	Arrowtown Residential Historic Management	800m <sup>2</sup>
	Large Lot Residential A	2000m <sup>2</sup>
	Large Lot Residential B	4000m <sup>2</sup>
<b>Rural</b>	Rural	No minimum
	Gibbston Character	
<b>Rural Lifestyle</b>	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 Deferred A and B <sup>3</sup>	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 <sup>4</sup>	The land in this zone shall be held in a single allotment.
<b>Rural Residential</b>	Rural Residential	4000m <sup>2</sup>
	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 <sup>2</sup> .
	Rural Residential Ferry Hill Subzone <sup>5</sup>	4000m <sup>2</sup> with no more than 17 lots created for residential activity.

<sup>3,4,5</sup> Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

Zone		Minimum Lot Area
	Rural Residential Camp Hill	4000m <sup>2</sup> with no more than 36 lots created for residential activity
<b>Jacks Point</b>	Residential Activity Areas	380m <sup>2</sup> In addition, subdivision shall comply with the average density requirements set out in Rule 41.5.8.
<b>Millbrook</b>		No minimum
<b>Waterfall Park</b>		No minimum

Advice Note:

Non-compliance with the minimum lot areas specified above means that a subdivision will fall under one of Rules 27.5.17-19, depending on its location.

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

# 27.7

## Zone - Location Specific Rules

	Zone and Location Specific Rules	Activity Status
<b>27.7.1</b>	<p>Subdivision consistent with a Structure Plan that is included in the District Plan.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>b. internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions;</li> <li>c. property access and roading;</li> <li>d. esplanade provision;</li> <li>e. the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision;</li> <li>f. fire fighting water supply;</li> <li>g. water supply;</li> <li>h. stormwater design and disposal;</li> <li>i. sewage treatment and disposal;</li> <li>j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;</li> <li>k. open space and recreation; and</li> <li>l. ecological and natural values;</li> <li>m. historic heritage;</li> <li>n. easements;</li> <li>o. any additional matters relevant to achievement of the objectives and policies in part 27.3 of this Chapter.</li> </ul>	C
<b>27.7.2</b>	<p><b>Kirimoko</b></p> <p><b>27.7.2.1</b> In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision consistent with the principal roading layout depicted in the Kirimoko Structure Plan shown in part 27.13, the following shall be additional matters of control:</p> <ul style="list-style-type: none"> <li>a. roading layout;</li> <li>b. the provision and location of walkways and the green network;</li> <li>c. the protection of native species as identified on the structure plan as green network.</li> </ul>	C

	<b>Zone and Location Specific Rules</b>	<b>Activity Status</b>
	<b>27.7.2.2</b> Any subdivision that does not comply with the principal roading layout and reserve net-work depicted in the Kirimoko Structure Plan included in Part 27.13 (including the creation of additional roads, and/or the creation of access ways for more than 2 properties).	NC
	<b>27.7.2.3</b> 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.	NC
	<b>27.7.2.4</b> 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.	NC



	Zone and Location Specific Rules	Activity Status
27.7.3	<p><b>Bob's Cove Rural Residential Sub-Zone</b></p> <p><b>27.7.3.1</b> Activities that do not meet the following standards:</p> <ul style="list-style-type: none"> <li>a. boundary planting – Rural Residential sub-zone at Bobs Cove: <ul style="list-style-type: none"> <li>i. 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</li> <li>ii. 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.</li> </ul> </li> <li>b. development areas and undomesticated areas within the Rural Residential sub-zone at Bob's Cove: <ul style="list-style-type: none"> <li>i. 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;</li> <li>ii. 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;</li> <li>iii. 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;</li> <li>iv. 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</li> <li>v. 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;</li> <li>vi. 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.</li> </ul> </li> </ul>	NC

	Zone and Location Specific Rules	Activity Status
27.7.4	<p><b>Ladies Mile</b></p> <p><b>27.7.4.1</b> Subdivision of land situated south of State Highway 6 (“Ladies Mile”) and southwest of Lake Hayes that is zoned Lower Density Suburban Residential or Rural Residential as shown on the Planning Maps and that does not meet the following standards:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	NC
27.7.5	<p><b>Jacks Point</b></p> <p><b>27.7.5.1</b> Subdivision Activity failing to comply with the Jacks Point Structure Plan located within Section 27.13. For the purposes of interpreting this rule, the following shall apply:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. Public Access Routes and Secondary Roads may be otherwise located and follow different alignments provided that any such alignment enables a similar journey;</li> <li>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;</li> <li>d. Open Spaces are shown indicatively, with their exact location and parameters to be established through the subdivision process.</li> </ul>	D

	<b>Zone and Location Specific Rules</b>	<b>Activity Status</b>
	<p><b>27.7.5.2</b> Subdivision failing to comply with the 380m2 minimum lot size for subdivision within the Hanley Downs part of the Jacks Point Zone.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>b. internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions;</li> <li>c. property access and roading;</li> <li>d. esplanade provision;</li> <li>e. the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision;</li> <li>f. fire fighting water supply;</li> <li>g. water supply;</li> <li>h. stormwater design and disposal;</li> <li>i. sewage treatment and disposal;</li> <li>j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;</li> <li>k. open space and recreation; and</li> <li>l. ecological and natural values;</li> <li>m. historic heritage;</li> <li>n. easements;</li> <li>o. location and height of buildings, or parts of buildings, including windows;</li> <li>p. configuration of parking, access and landscaping.</li> </ul>	RD
	<p><b>27.7.5.3</b> Subdivision within the OSR-North Activity Area of the Jacks Point Zone that does not, prior to application for subdivision consent being made:</p> <ul style="list-style-type: none"> <li>a. provide to the Council noise modelling data that identifies the 55dB Ldn noise contour measured, predicted and assessed in accordance with NZS 6805:1992 Airport Noise Management and Land Use Planning and NZS 6801:2008 Acoustics – Measurement of Environmental Sound, by a person suitably qualified in acoustics, based on any consented operations from the airstrip on Lot 8 DP443832; and</li> <li>b. register a consent notice on any title the subject of subdivision that includes land that is located between the 55 dB Ldn contour and the airstrip preventing any ASAN from locating on that land.</li> </ul>	NC

	<b>Zone and Location Specific Rules</b>	<b>Activity Status</b>
<b>27.7.6</b>	<p><b>Millbrook Resort Zone</b></p> <p><b>27.7.6.1</b> Any subdivision of the Millbrook Resort Zone that is inconsistent with the Millbrook Resort Zone Structure Plan contained in Section 27.13.</p>	D
<b>27.7.7</b>	<p><b>Coneburn Industrial</b></p> <p><b>27.7.7.1</b> Subdivision not in general accordance with the Coneburn Industrial Structure Plan located in Section 27.13.</p> <p>For the purposes of this rule:</p> <ol style="list-style-type: none"> <li>any fixed connections (road intersections) shown on the Structure Plan may be moved no more than 20 metres;</li> <li>any fixed roads shown on the Structure Plan may be moved no more than 50 metres in any direction;</li> <li>the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres.</li> </ol>	NC
	<p><b>27.7.7.2</b> Subdivision failing to comply with any of the following:</p> <ol style="list-style-type: none"> <li>consent must have been granted under Rule 44.4.10 for landscaping of the Open Space Area shown on the Structure Plan in accordance with an Ecological Management Plan prior to lodgement of the subdivision application;</li> <li>subdivision of more than 10%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 25% of the Open Space Area shown on the Structure Plan;</li> <li>subdivision of more than 25%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 50% of the Open Space Area shown on the Structure Plan;</li> <li>subdivision of more than 50%, in area, of the Activity Areas shown on the Structure Plan shall not occur unless the work required under the Ecological Management Plan consented under Rule 44.4.10 has been completed on not less than 100% of the Open Space Area shown on the Structure Plan.</li> </ol>	NC
	<p><b>27.7.7.3</b> Subdivision whereby prior to the issue of a s224(c) certification under the Act for any subdivision of any land within the zone:</p> <ol style="list-style-type: none"> <li>prior to the Northern Access Point being constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and being available for public use every subdivision of any land within the zone must contain a condition requiring that the Northern Access Point be constructed as a Priority T Intersection (Austroads Guide to Road Design (Part 4A)) and be available for public use prior to issue of a s.224(c) certificate;</li> <li>any subdivision of land within the Activity Areas 1a and 2a which, by itself or in combination with prior subdivisions of land within the zone, involves subdivision of more than 25% of the land area of Activity Areas 1a and 2a must include a condition requiring the construction of the Southern Access Point as a Priority T intersection (Austroads Guide to Road Design (Part 4A)) and that it be available for public use prior to issue of a s.224(c) certificate, unless the Southern Access Point has been constructed and is available for public use at the time the consent is granted.</li> </ol>	NC

	<b>Zone and Location Specific Rules</b>	<b>Activity Status</b>
<b>27.7.8</b>	<p><b>West Meadows Drive</b></p> <p><b>27.7.8.1</b> Subdivision of lots zoned Lower Density Suburban Residential at the western end of West Meadows Drive identified in Section 27.13.6 which is consistent with the West Meadows Drive Structure Plan in Section 27.13.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. the matters of control listed under Rule 27.7.1; and</li> <li>b. roading layout.</li> </ul>	C
	<p><b>27.7.8.2</b> Subdivision of lots zoned Lower Density Suburban Residential at the western end of West Meadows Drive identified in Section 27.13.6 that is inconsistent with the West Meadows Drive Structure Plan in Section 27.13.</p>	D
<b>27.7.9</b>	<p><b>Frankton North</b></p> <p><b>27.7.9.1</b> All subdivision activity in the Business Mixed Use Zone and Medium Density Residential Zone located north of State Highway 6 between Hansen Road and Ferry Hill Drive that complies with the following standards in addition to the requirements of Rule 27.5.7:</p> <ul style="list-style-type: none"> <li>a. access to the wider roading network shall only be via one or more of: <ul style="list-style-type: none"> <li>i. Hansen Road;</li> <li>ii. Ferry Hill Drive; and/or</li> <li>iii. Hawthorne Drive/State Highway 6 roundabout.</li> </ul> </li> <li>b. no subdivision shall be designed so as to preclude an adjacent site complying with clause a.</li> </ul> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. safe and effective functioning of the State Highway network;</li> <li>b. integration with other access points through the zones to link up to Hansen Road, Ferry Hill Drive or the Hawthorne Drive/State Highway 6 roundabout;</li> <li>c. integration with pedestrian and cycling networks, including those across the State Highway.</li> </ul>	RD
	<p><b>27.7.9.2</b> Any subdivision activity in the Business Mixed Use Zone and Medium Density Residential Zone located north of State Highway 6 between Hansen Road and Ferry Hill Drive that does not comply with Rule 27.7.9.1.</p>	NC

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

- 27.8.6.1** 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.
- 27.8.6.2** 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.
- 27.8.6.3** 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:
    - 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.
- 27.8.6.4** 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.
- 27.8.6.5** Plantings elsewhere may include maple as well as indigenous species.
- 27.8.6.6** 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.
- 27.8.6.7** 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.
- 27.8.6.8** 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<sup>6</sup>.

<sup>6</sup> Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

- 27.7.10** In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m<sup>2</sup> in area and not greater than 1000m<sup>2</sup> in area.
- Rural Zone;
  - Gibbston Character Zone;
  - Rural Lifestyle Zone;

- 27.7.11** The dimensions of lots 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 Dimensions (m = Metres)
Residential	Medium Density	12m x 12m
	Large Lot	30m x 30m
	All others	15m x 15m
Rural Residential	Rural Residential (inclusive of sub-zones)	30m x 30m

- 27.7.12** Subdivision applications not complying with either Rule 27.7.10 or Rule 27.7.11 shall be non-complying activities.

**27.7.13 Subdivision associated with infill development**

The specified minimum allotment size in Rule 27.6.1, and minimum dimensions in Rule 27.11 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Lower Density Suburban 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).

**27.7.14 Subdivision associated with residential development on sites less than 450m<sup>2</sup> in the Lower Density Suburban Residential Zone**

- 27.7.14.1** In the Lower Density Suburban Residential Zone, the specified minimum allotment size in Rule 27.6.1 shall not apply in cases where the residential units are not established, providing;
- a certificate of compliance is issued for a residential unit(s); or
  - a resource consent has been granted for a residential unit(s).

In addition to any other relevant matters pursuant to s221 of the Act, the consent holder shall register on the Computer Freehold Register of the applicable allotments:

- a. 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);
- b. the maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).
- c. 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 Lower Density Suburban Residential Zone within the Queenstown Airport Air Noise Boundary and Outer Control Boundary as shown on the planning maps.

## **27.7.15 Standards related to servicing and infrastructure**

### **Water**

**27.7.15.1** Subject to Rule 27.15.3, 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, Business, Town Centre, Local Shopping Centre Zones, and Airport Zone - Queenstown;
- b. Rural Residential Zones at Wanaka, Lake Hawea, Albert Town, Luggate and Lake Hayes;
- c. Millbrook Resort Zone and Waterfall Park Zone.

**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.

### **Telecommunications/Electricity**

**27.7.15.4** Electricity reticulation must be provided to all allotments in new subdivisions (other than lots for access, roads, utilities and reserves).

**27.7.15.5** Telecommunication services must be available to all allotments in new subdivisions in the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone (other than lots for access, roads, utilities and reserves).

**27.7.15.6** Telecommunication reticulation must be provided to all allotments in new subdivisions in zones other than the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone (other than lots for access, roads, utilities and reserves).



## 27.8

# Rules - Esplanade Reserve Exemptions

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### 27.8.1

Esplanade reserves or strips shall not be required where a proposed subdivision arises solely due to land being acquired or a lot being created for a road designation, utility or reserve or in the case of activities authorised by Rule 27.5.2.

## 27.9

# Assessment Matters for Resource Consents

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### 27.9.1 Boundary Adjustments

In considering whether or not to impose conditions in respect to boundary adjustments under Rule 27.5.3 and in considering whether or not to grant consent or impose conditions in respect to boundary adjustments under 27.5.4, the Council shall have regard to, but not be limited by, the following assessment criteria:

#### 27.9.1.1 Assessment Matters in relation to Rule 27.5.3 (Boundary Adjustments)

- a. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to approved residential building platforms, existing buildings and vegetation patterns and existing or proposed accesses;
- b. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
  - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
  - ii. the potential effects on the safety of pedestrians and cyclists and other users of the space or access;
- c. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and if so, the proposed means for their protection;
- d. the extent to which Policies 27.2.1.7, 27.2.3.2, 27.2.5.10, 27.2.5.11, 27.2.5.14 and 27.2.7.2 are achieved.

**27.9.1.2 Assessment Matters in relation to Rule 27.5.4 (Boundary Adjustments involving Heritage Items and within Arrowtown’s urban growth boundary)**

- a. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to existing buildings and vegetation patterns and existing or proposed accesses;
- b. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
  - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
  - ii. the potential effects on the safety of pedestrians and cyclists and other users of the space or access;
- c. whether any landscape features or vegetation, including mature trees, on the site are of a sufficient amenity value that they should be retained and, if so, the proposed means for their protection;
- d. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance.
- e. where lots are being amalgamated within the Medium Density Residential Zone and Lower Density Suburban Residential Zone, the extent to which future development will affect the historic character of the Arrowtown Residential Historic Management Zone;
- f. the extent to which Policies 27.2.1.7, 27.2.3.2, 27.2.4.2, 27.2.4.4, 27.2.5.10, 27.2.5.11, 27.2.5.14 and 27.2.7.2 are achieved.

**27.9.2 Controlled Unit Title and Leasehold Subdivision Activities**

In considering whether or not to impose conditions in respect to unit title or leasehold subdivision under Rule 27.5.5, the Council shall have regard to, but not be limited by, the following assessment criteria:

**27.9.2.1 Assessment Matters in relation to Rule 27.5.5 (Unit Title or Leasehold Subdivision)**

- a. whether all buildings comply with an approved resource consent;
- b. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to existing buildings and existing or proposed accesses;
- c. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:
  - i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and
  - ii. the potential effects the safety of pedestrians and cyclists and other users of the space or access;
- d. the effects of and on infrastructure provision;
- e. The extent to which Policies 27.2.1.7, 27.2.3.1, 27.2.3.2, 27.2.5.10, 27.2.5.11 and 27.2.5.14 are achieved.

### 27.9.3 Restricted Discretionary Activity Subdivision Activities

In considering whether or not to grant consent or impose conditions under Rules 27.5.7 and 27.5.8, the Council shall have regard to, but not be limited by, the following assessment criteria:

#### 27.9.3.1 Assessment Matters in relation to Rule 27.5.7 (Urban Subdivision Activities)

- a. whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provisions required for access for future subdivision on adjoining land;
- b. consistency with the principles and outcomes of the QLDC Subdivision Design Guidelines;
- c. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;
- d. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;
- e. whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;
- f. the extent to which the provision for open space and recreation is consistent with the objectives and policies of the District Plan relating to the provision, diversity and environmental effects of open spaces and recreational facilities;
- g. whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;
- h. whether services are to be provided in accordance with Council's Code of Practice for Subdivision
- i. whether effects on electricity and telecommunication networks are appropriately managed;
- j. whether appropriate easements are provided for existing and proposed access and services.
- k. the extent to which Policies 27.2.1.1, 27.2.1.2, 27.2.1.3, 27.2.3.2, 27.2.4.4, 27.2.5.5, 27.2.5.6, 27.2.5.10, 27.2.5.11, 27.2.5.14, 27.2.5.16 and 27.2.6.1 are achieved.

#### 27.9.3.2 Assessment Matters in relation to Rule 27.5.8 (Rural Residential and Rural Lifestyle Subdivision Activities)

- a. the extent to which the design maintains and enhances rural living character, landscape values and visual amenity;
- b. the extent to which the location and size of building platforms could adversely affect adjoining non residential land uses;
- c. whether and what controls are required on buildings within building platforms to manage their external appearance or visibility from public places, or their effects on landscape character and visual amenity;
- d. the extent to which lots have been orientated to optimise solar gain for buildings and developments;
- e. whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provision required for access for future subdivision on adjoining land.

- f. whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;
- g. the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;
- h. whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;
- i. the extent to which the provision for open space and recreation is consistent with the objectives and policies of the District Plan relating to the provision, diversity and environmental effects of open spaces and recreational facilities;
- j. whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;
- k. whether services are to be provided in accordance with Council's Code of Practice for Subdivision;
- l. whether effects on electricity and telecommunication networks are appropriately managed;
- m. whether appropriate easements are provided for existing and proposed access and services;
- n. where no reticulated water supply is available, whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is provided.
- o. the extent to which Policies 27.2.1.2, 27.2.4.4, 27.2.5.4, 27.2.5.5, 27.2.5.10, 27.2.5.11, 27.2.5.14, 27.2.5.16 and 27.2.6.1 are achieved.

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## **27.9.5 Restricted Discretionary Activity - Subdivision Activities within National Grid Corridor**

In considering whether or not to grant consent or impose conditions in respect to subdivision activities under Rules 27.5.10, the Council shall have regard to, but not be limited by, the following assessment criteria:

### **27.9.5.1 Assessment Matters in relation to Rule 27.5.10. (National Grid Corridor)**

- a. whether the allotments are intended to be used for residential or commercial activity;
- b. the need to identify a building platform to ensure future buildings are located outside the National Grid Yard;
- c. the ability of future development to comply with NZECP34:2001;
- d. potential effects of the location and planting of vegetation on the National Grid;
- e. whether the operation, maintenance and upgrade of the National Grid is restricted;
- f. the extent to which Policy 27.2.2.8 is achieved.

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## 27.9.6 Controlled Subdivision Activities – Structure Plan

In considering whether or not to impose conditions in respect to subdivision activities undertaken in accordance with a structure plan under Rules 27.7.1 and 27.7.2.1, the Council shall have regard to, but not be limited by, the following assessment criteria:

### 27.9.6.1 Assessment Matters in relation to Rule 27.7.1

- a. consistency with the relevant location specific objectives and policies in part 27.3;
- b. the extent and effect of any minor inconsistency or variation from the relevant structure plan.

### 27.9.6.2 Assessment Matters in relation to Rule 27.7.2.1 (Kirimoko)

- a. the assessment criteria identified under Rule 27.7.1;
- b. the appropriateness of any earthworks required to create any road, vehicle accesses, of building platforms or modify the natural landform;
- c. the appropriateness of the design of the subdivision including lot configuration and roading patterns and design (including footpaths and walkways);
- d. whether provision is made for creation and planting of road reserves
- e. whether walkways and the green network are provided and located as illustrated on the Structure Plan for the Kirimoko Block in part 27.13;
- f. whether native species are protected as identified on the Structure Plan as green network;
- g. The extent to which Policies 27.3.2.1 to 27.3.2.10 are achieved.

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## 27.9.7 Restricted Discretionary Activity-Subdivision Activities within the Jacks Point Zone

In considering whether or not to grant consent or impose conditions in respect to subdivision activities under Rule 27.7.5.2, the Council shall have regard to, but not be limited by, the following assessment criteria:

### 27.9.7.1 Assessment Matters in relation to Rule 27.7.5.2 (Jacks Point)

- a. the assessment criteria identified under Rule 27.7.1 as it applies to the Jacks Point Zone;
- b. the visibility of future development from State Highway 6 and Lake Wakatipu;
- c. the appropriateness of the number, location and design of access points;
- d. the extent to which nature conservation values are maintained or enhanced;
- e. the adequacy of provision for creation of open space and infrastructure;
- f. the extent to which Policy 27.3.7.1 is achieved;
- g. the extent to which sites are configured:

- 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.
- h. 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.
- i. 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.
- j. 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.

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## 27.9.8 Controlled Activity-Subdivision Activities on West Meadows Drive

In considering whether or not to impose conditions in respect to subdivision activities under Rule 27.7.8.1, the Council shall have regard to, but not be limited by, the following assessment criteria:

### 27.9.8.1 Assessment Matters in relation to Rule 27.7.8.1

- a. the assessment criteria identified under Rule 27.7.1 as they apply to the West Meadows Drive area.
- b. the extent to which the roading layout integrates with the operation of West Meadows Drive as a through-road.

## 27.10

# Rules - Non-Notification of Applications

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Applications for all controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified except:

- a. where the site adjoins or has access onto a State Highway;
- b. where the Council is required to undertake statutory consultation with iwi;
- c. where the application falls within the ambit of Rule 27.5.4;
- d. where the application falls within the ambit of Rule 27.5.10 and the written approval of Transpower New Zealand Limited has not been obtained to the application.

## 27.11

# Advice Notes

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### 27.11.1 State Highways

**27.11.1.1** Attention is drawn to the need to obtain a Section 93 notice from the New Zealand 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 as at August 2015. 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.

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### 27.11.2 Esplanades

**27.11.2.1** The opportunities for the creation of esplanades are outlined in objective and policies 27.2.7. Unless otherwise stated, section 230 of the Act applies to the standards and process for creation of esplanade reserves and strips.

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### 27.11.3 New Zealand Electrical Code of Practice for Electrical Safe Distances

**27.11.3.1** Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities regulated by NZECP34, including any activities that are otherwise permitted by the District Plan must comply with this legislation.

## 27.12

# Financial Contributions

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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.

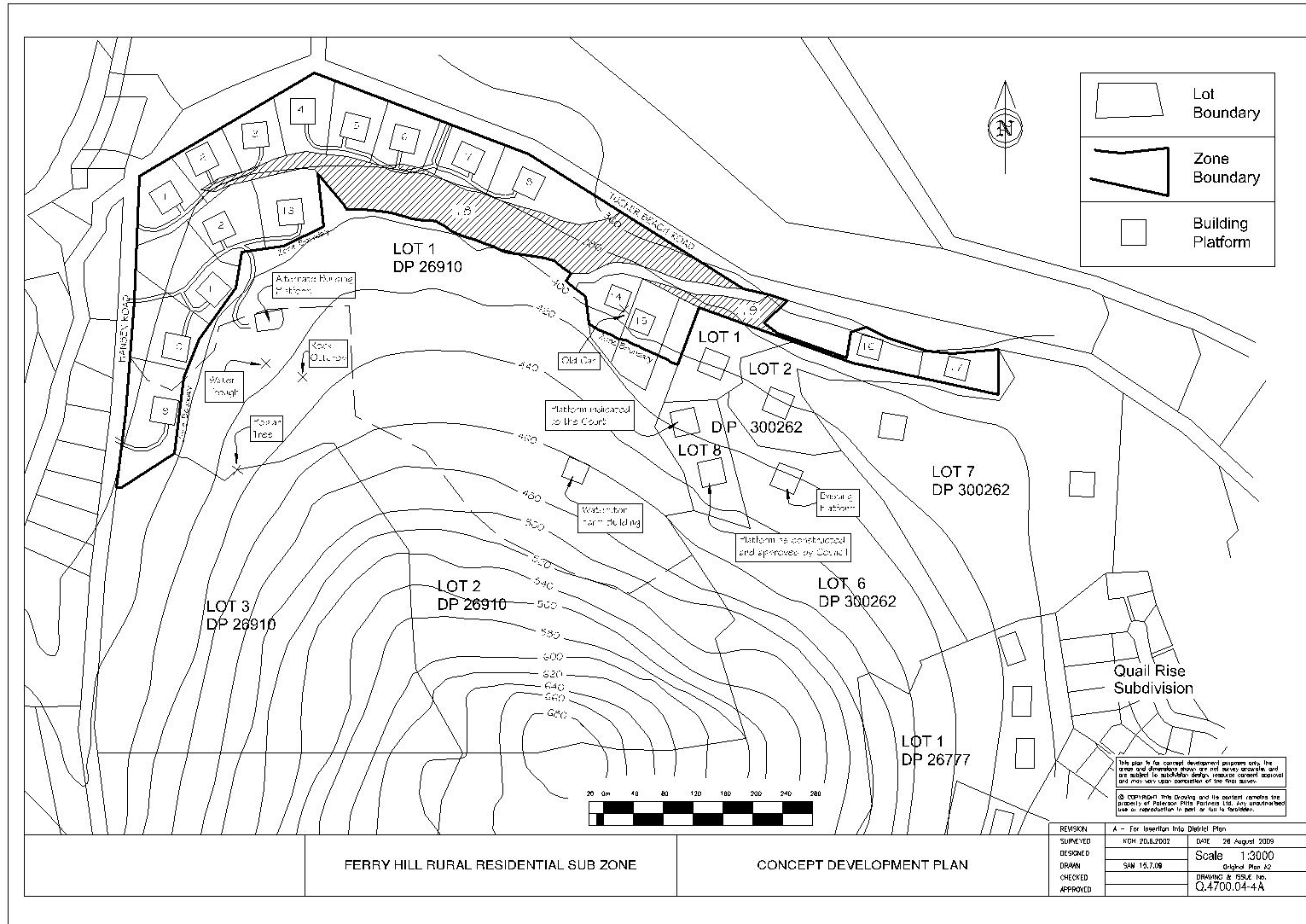
The Council acknowledges that Millbrook Country Club has already paid financial contributions for water and sewerage for demand up to a peak of 5000 people. The 5000 people is made up of hotel guests, day staff, visitors and residents. Should demand exceed this then further development contributions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



# 27.13

# Structure Plans

## Ferry Hill Rural Residential Subzone<sup>6</sup>



FERRY HILL RURAL RESIDENTIAL SUB ZONE

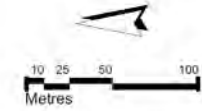
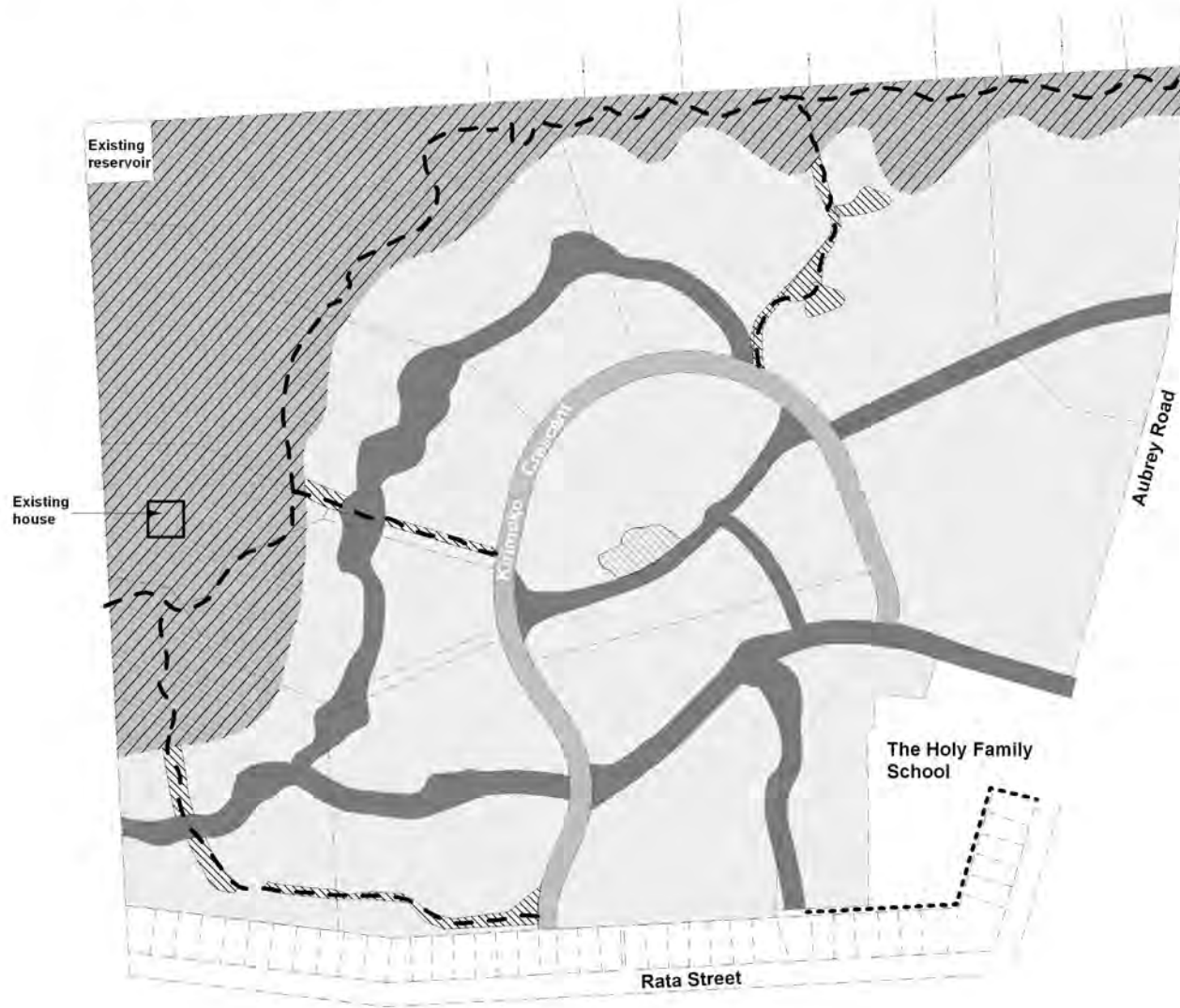
CONCEPT DEVELOPMENT PLAN

REVISED	A - For Insertion Into District Plan
SURVEYED	KOH 20.6.2002
DESIGNED	DATE 28 August 2009
DRAWN	Scale 1:3000
CHECKED	Checked Plan 12
APPROVED	DRAWING & ISSUE NO. Q.4700.04-4 A

<sup>6</sup>Greyed out text indicates the provision is subject to variation and is therefore is not part of the Hearing Panel's recommendations.

27.13.1 Kirimoko Structure Plan

# Kirimoko Block - Wanaka - Structure Plan



1:3500 @ A3 - 1:5000 @ A4

Key	
Zones	
[Light Grey Box]	Low Density Residential
[Medium Grey Box]	Rural General Zoning
[Thick Dark Grey Line]	Road Reserves
[Hatched Box]	Green Network
[Diagonal Hatched Box]	Building restriction area
[Dashed Line]	Designated Walkway Corridor (The Holy Family School)
[Short Dashed Line]	Walkways
[Thin Solid Line]	Cadastral Boundaries

October 2007 Revision C  
(Following submissions to QLDC)

## 27.13.2 Jacks Point Structure Plan

# Jacks Point Resort Zone Structure Plan

## LEGEND

-  Outstanding Natural Landscape Line
-  Activity Area
-  Public Access Route (location indicative)
-  Secondary Road Access (location indicative)
-  Primary Road Access (location indicative)
-  Key Road Connections (location indicative)
-  State Highway Mitigation

## OVERLAYS

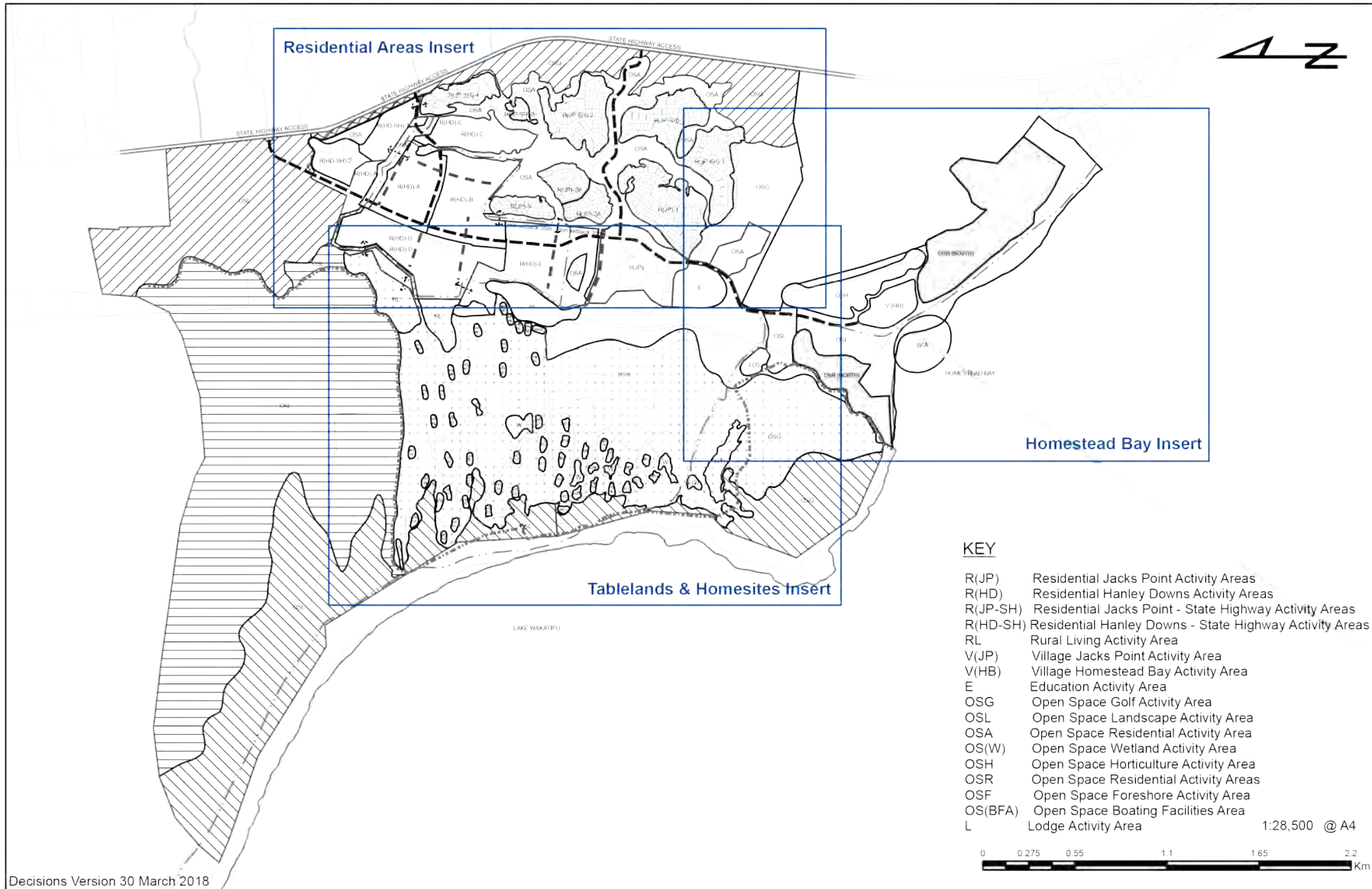
-  Highway Landscape Protection Area
-  Peninsula Hill Landscape Protection Area
-  Lake Shore Landscape Protection Area
-  Tablelands Landscape Protection Area

## KEY

- R(JP) Residential Jacks Point Activity Areas
- R(HD) Residential Hanley Downs Activity Areas
- R(JP-SH) Residential Jacks Point - State Highway Activity Areas
- R(HD-SH) Residential Hanley Downs - State Highway Activity Areas
- RL Rural Living Activity Area
- V(JP) Village Jacks Point Activity Area
- V(HB) Village Homestead Bay Activity Area
- E Education Activity Area
- OSG Open Space Golf Activity Area
- OSL Open Space Landscape Activity Area
- OSA Open Space Residential Activity Area
- OS(W) Open Space Wetland Activity Area
- OSH Open Space Horticulture Activity Area
- OSR Open Space Residential Activity Areas
- OSF Open Space Foreshore Activity Area
- OS(BFA) Open Space Boating Facilities Area
- L Lodge Activity Area

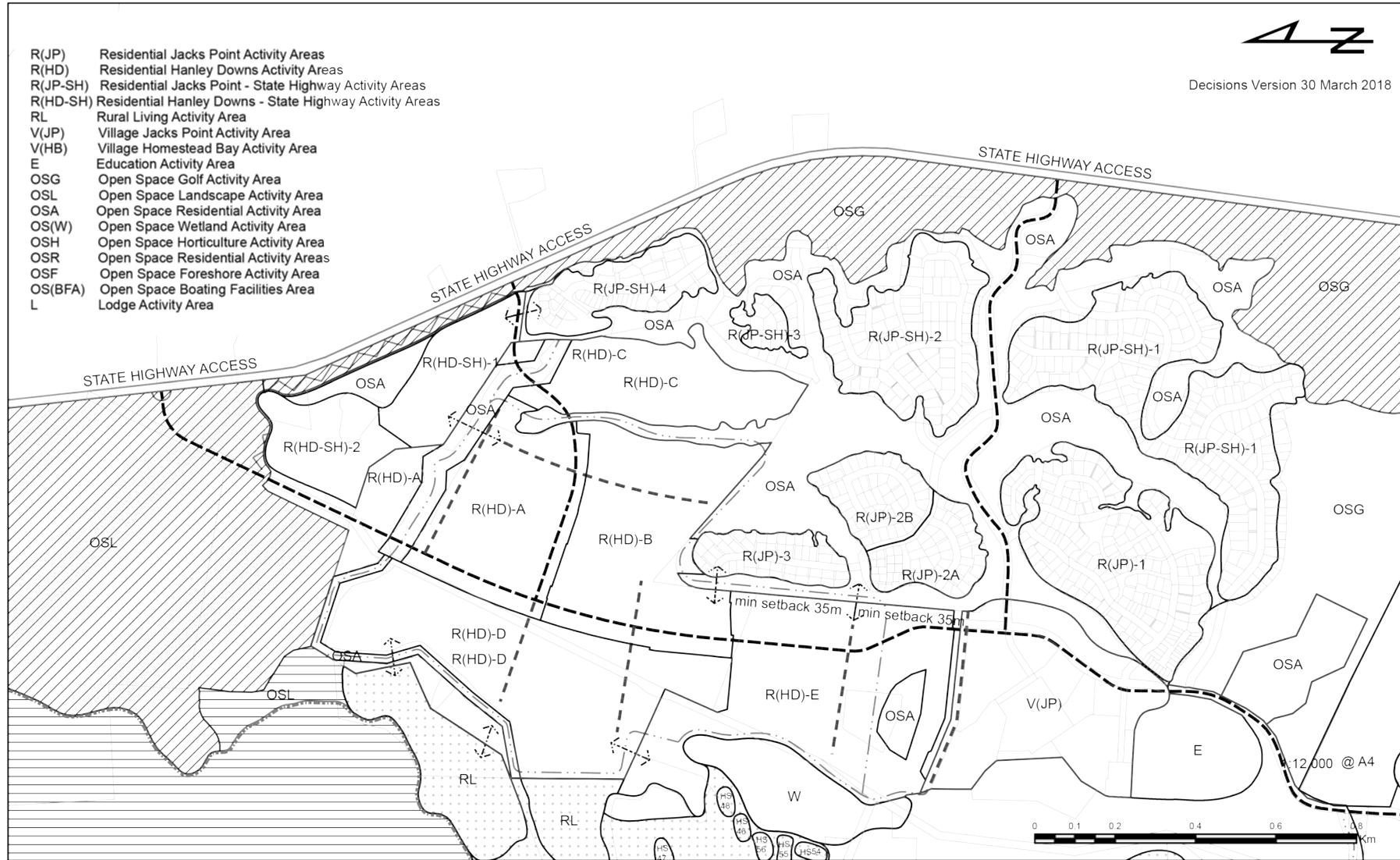
Decisions Version 30 March 2018

# Jacks Point Resort Zone Structure Plan



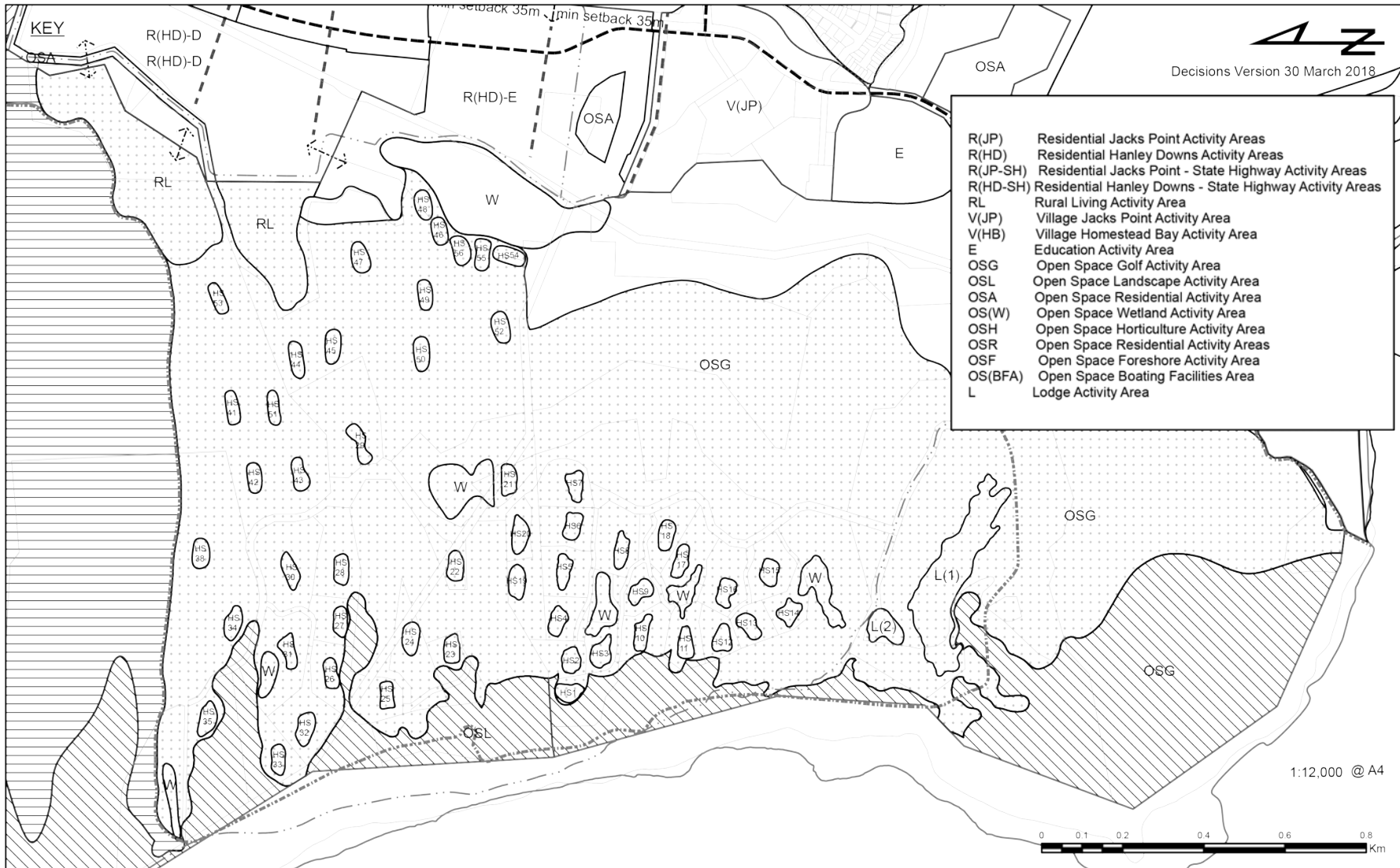
Decisions Version 30 March 2018

# Jacks Point Resort Zone Structure Plan Residential Areas Insert

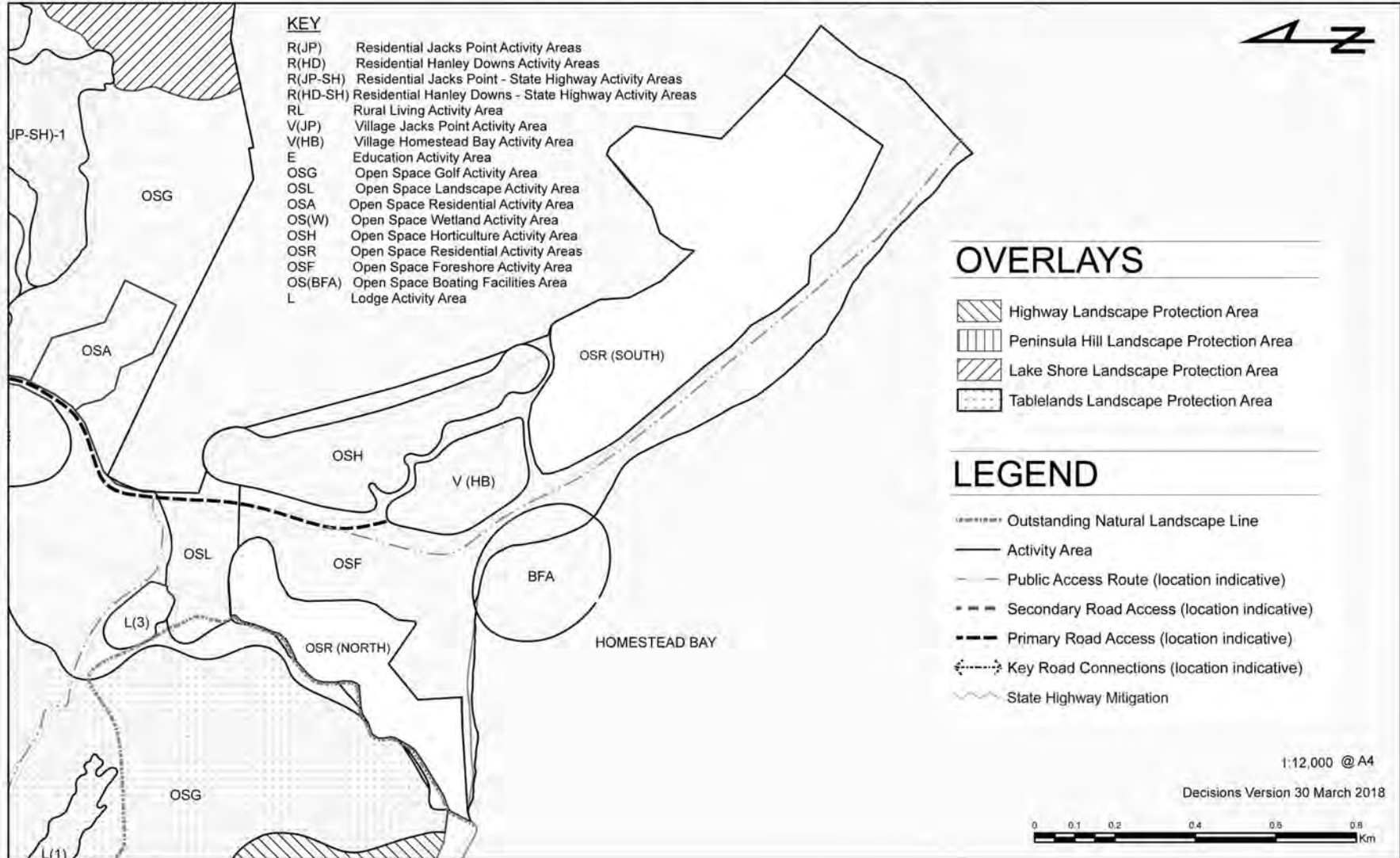


Decisions Version 30 March 2018

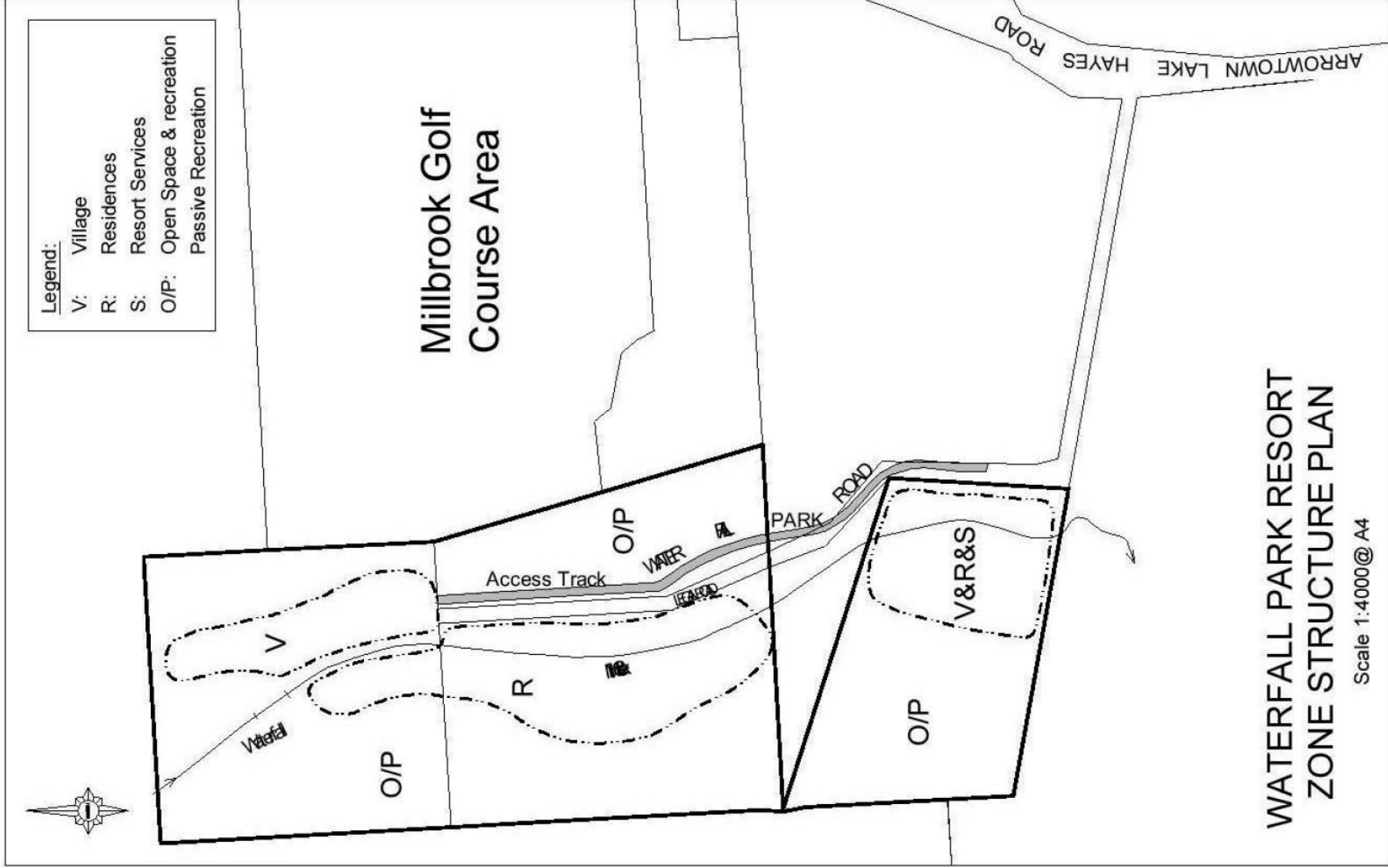
# Jacks Point Resort Zone Structure Plan Tablelands & Homesites Insert



# Jacks Point Resort Zone Structure Plan Homestead Bay Insert



### 27.13.3 Waterfall Park Structure Plan





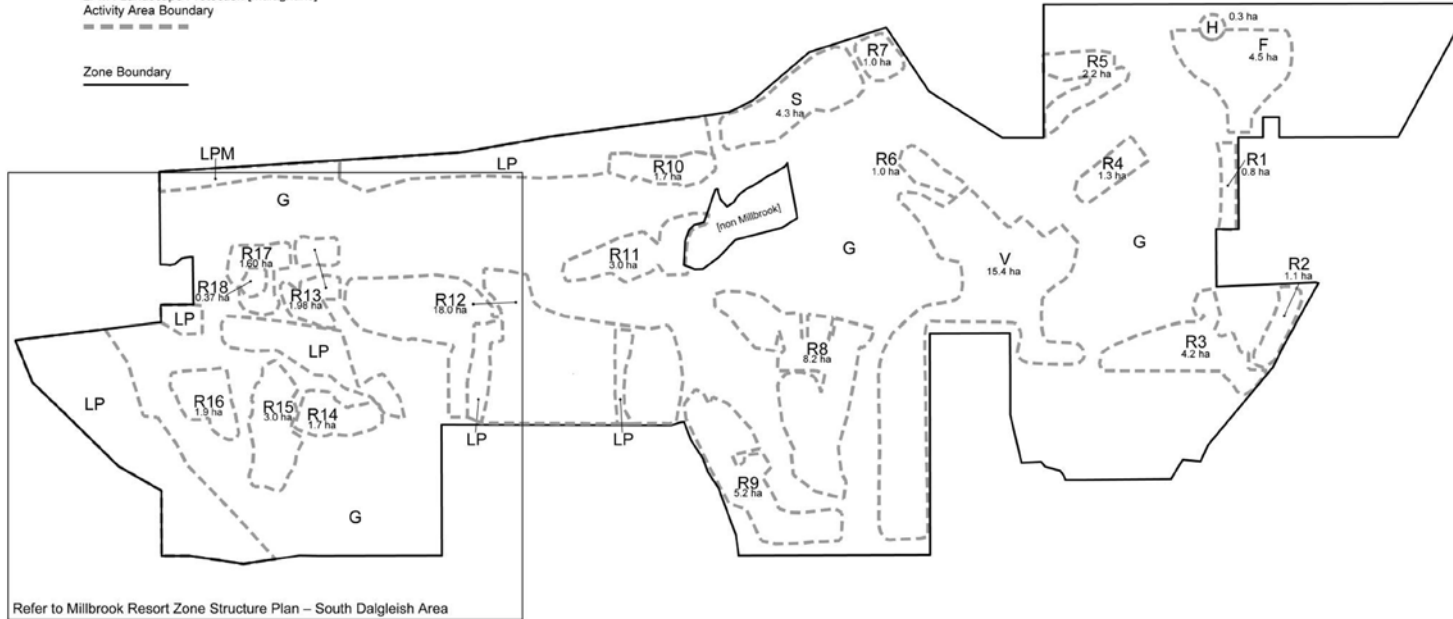
# 27.13.4 Millbrook Structure Plan



**Structure Plan Legend**

- R : Residential
- V : Village
- F : Recreational Facilities
- S : Resort Services
- G : Golf Course and Open Space
- H : Helipad
- LP : Landscape Protection
- LPM : Landscape Protection [Malaghans]
- Activity Area Boundary

Zone Boundary



Refer to Millbrook Resort Zone Structure Plan – South Dalglish Area





**MILLBROOK RESORT ZONE - STRUCTURE PLAN**  
 REFERENCE 2423-SK40 - SCALE = 1:5000 AT A1 - 1:10000 AT A3 - 31 Aug 2017

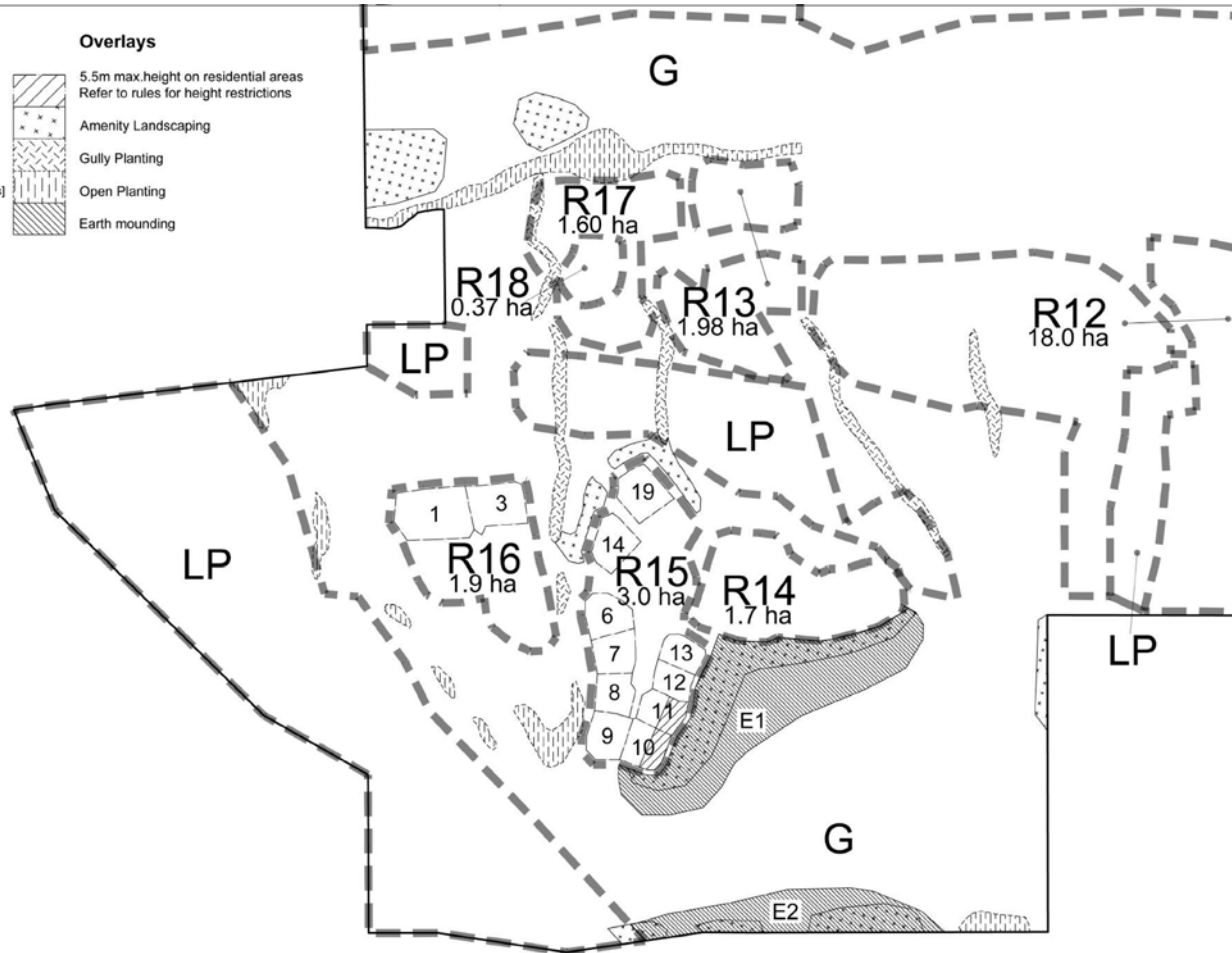


**Structure Plan Legend**

- R : Residential
- V : Village
- F : Recreational Facilities
- S : Resort Services
- G : Golf Course and Open Space
- H : Helipad
- LP : Landscape Protection
- LPM : Landscape Protection (Malaghans)
- Activity Area Boundary
- Indicative Residential Site Boundary
- Zone Boundary

**Overlays**

-  5.5m max height on residential areas  
Refer to rules for height restrictions
-  Amenity Landscaping
-  Gully Planting
-  Open Planting
-  Earth mounding



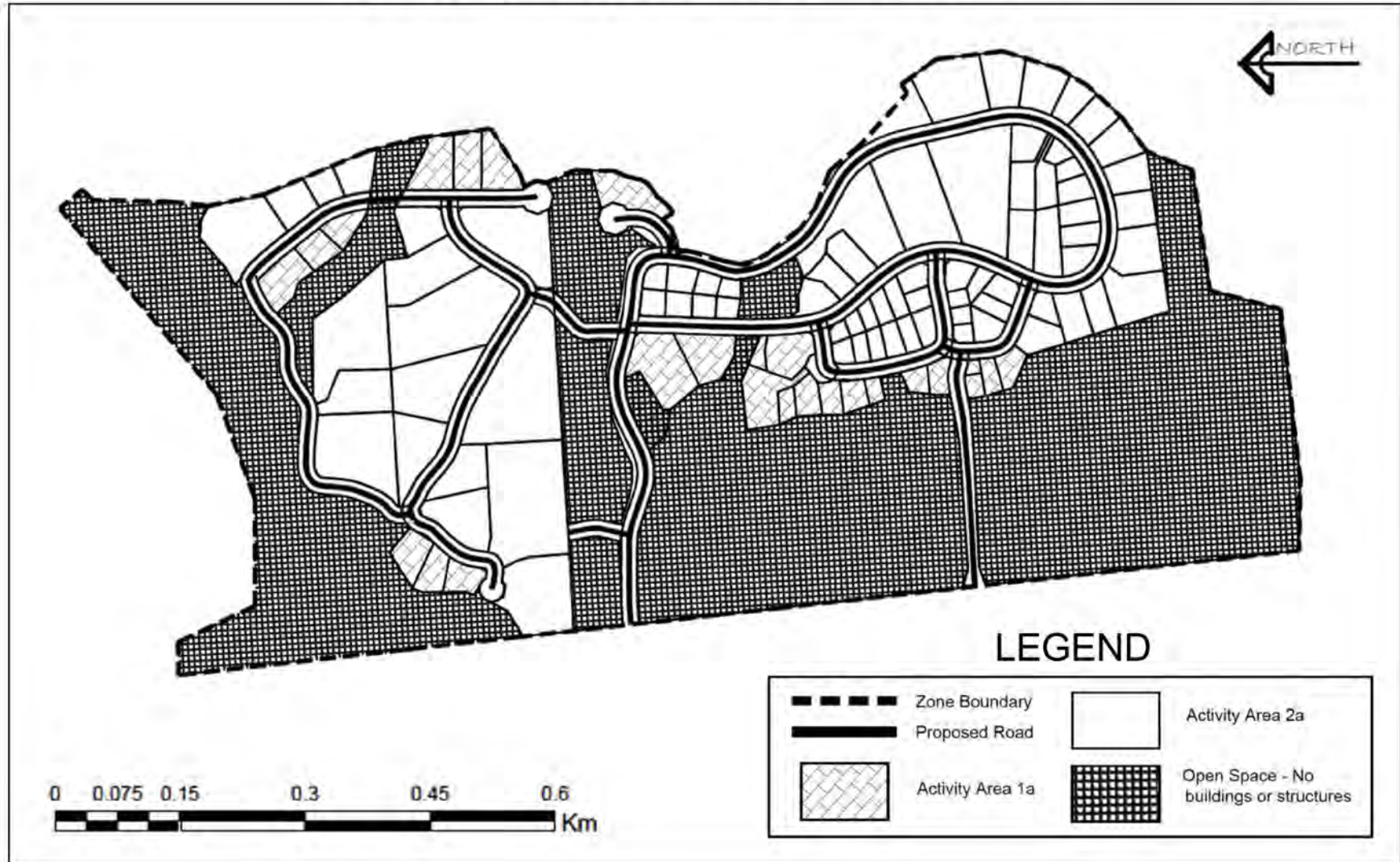
**MILLBROOK RESORT ZONE - STRUCTURE PLAN – SOUTH DALGLEISH AREA**

REFERENCE 2423-SK65 - SCALE = 1:2000 AT A1 - 1:4000 AT A3 - 31 Aug 2017

### 27.13.5 Coneburn Industrial Structure Plan

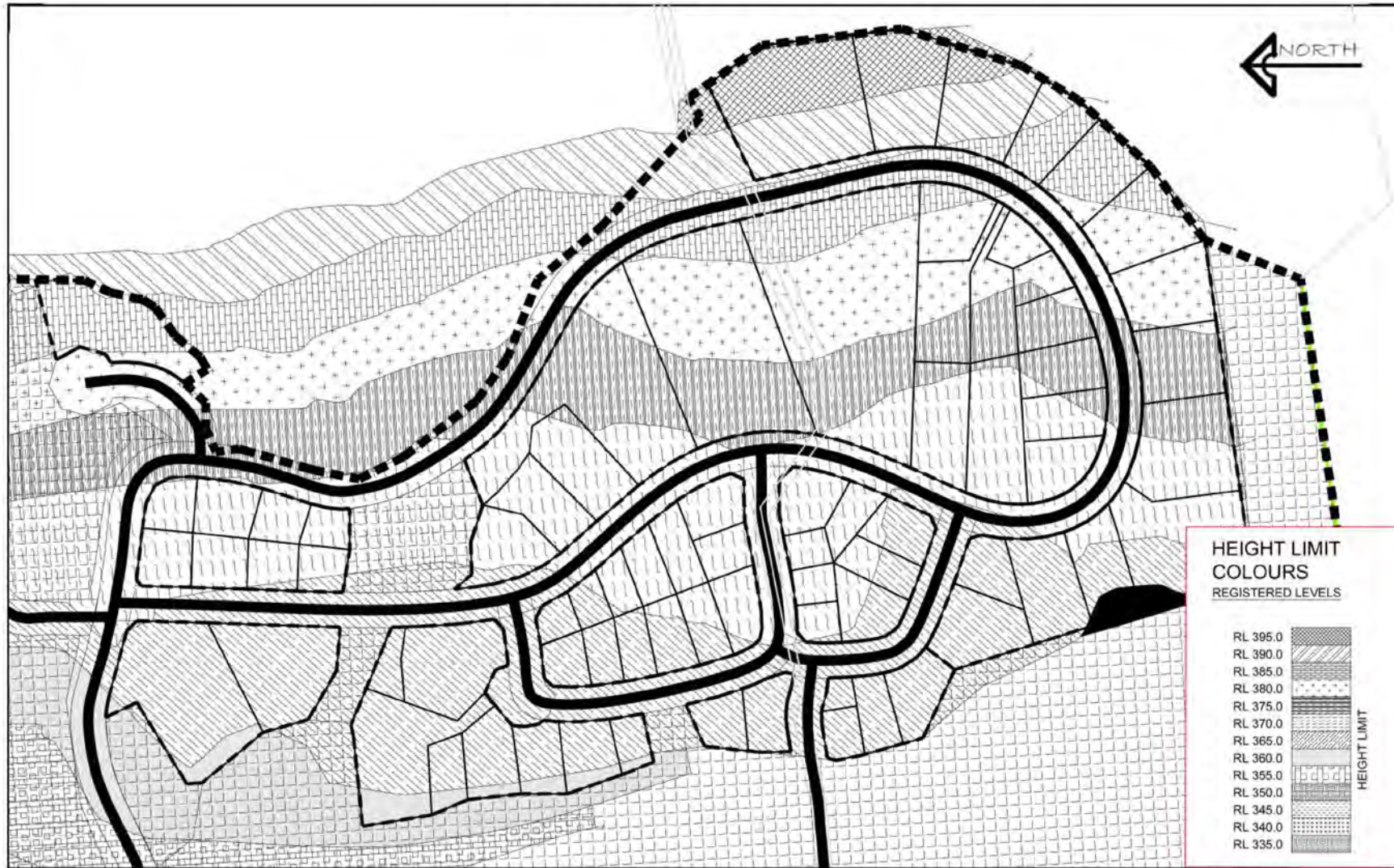
## Coneburn Structure Plan

### Layout of Activity Areas, Roads and Open Space



# Coneburn Structure Plan

## Building Height Limits: Part 1



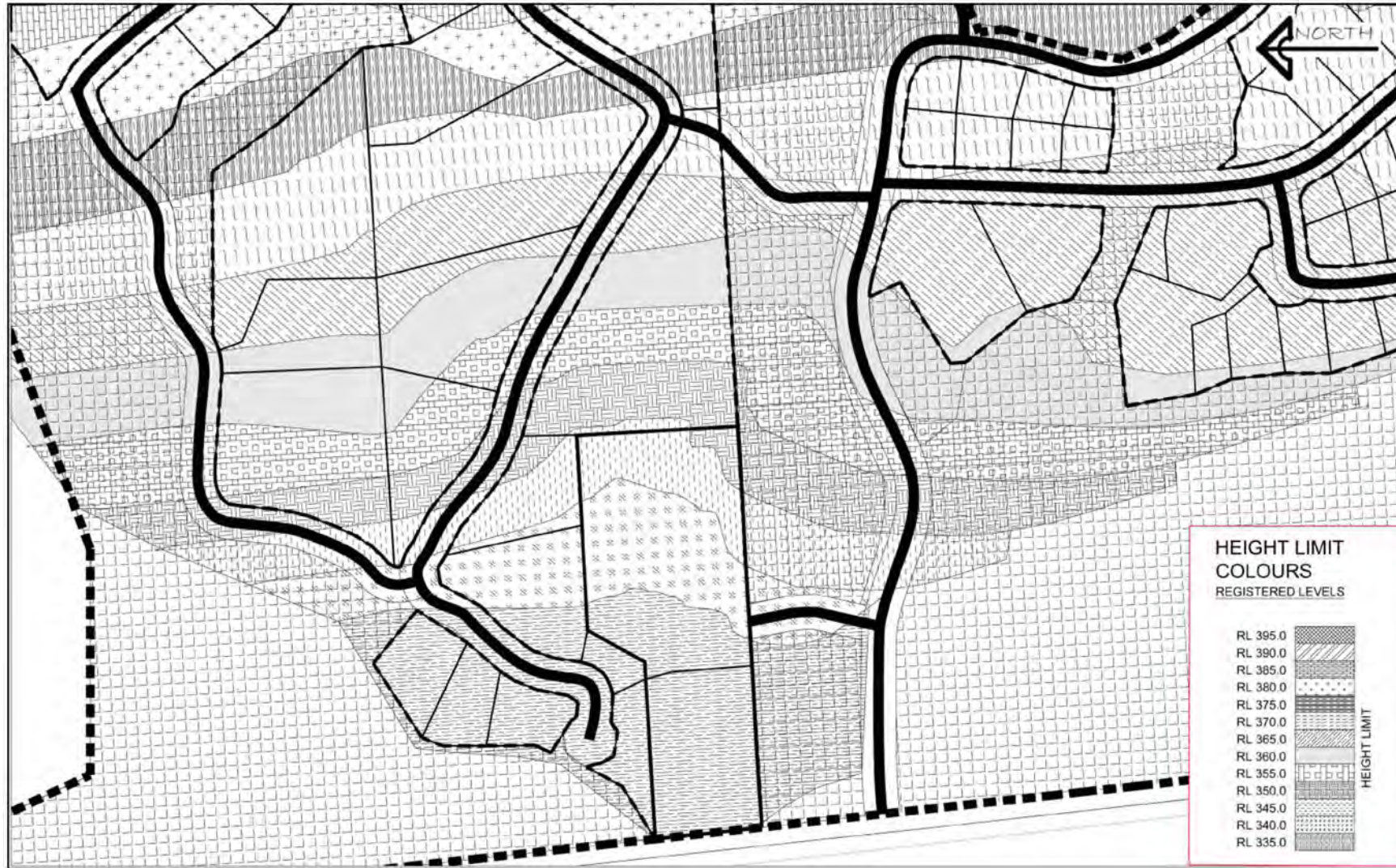
# Coneburn Structure Plan

## Building Height Limits: Part 2



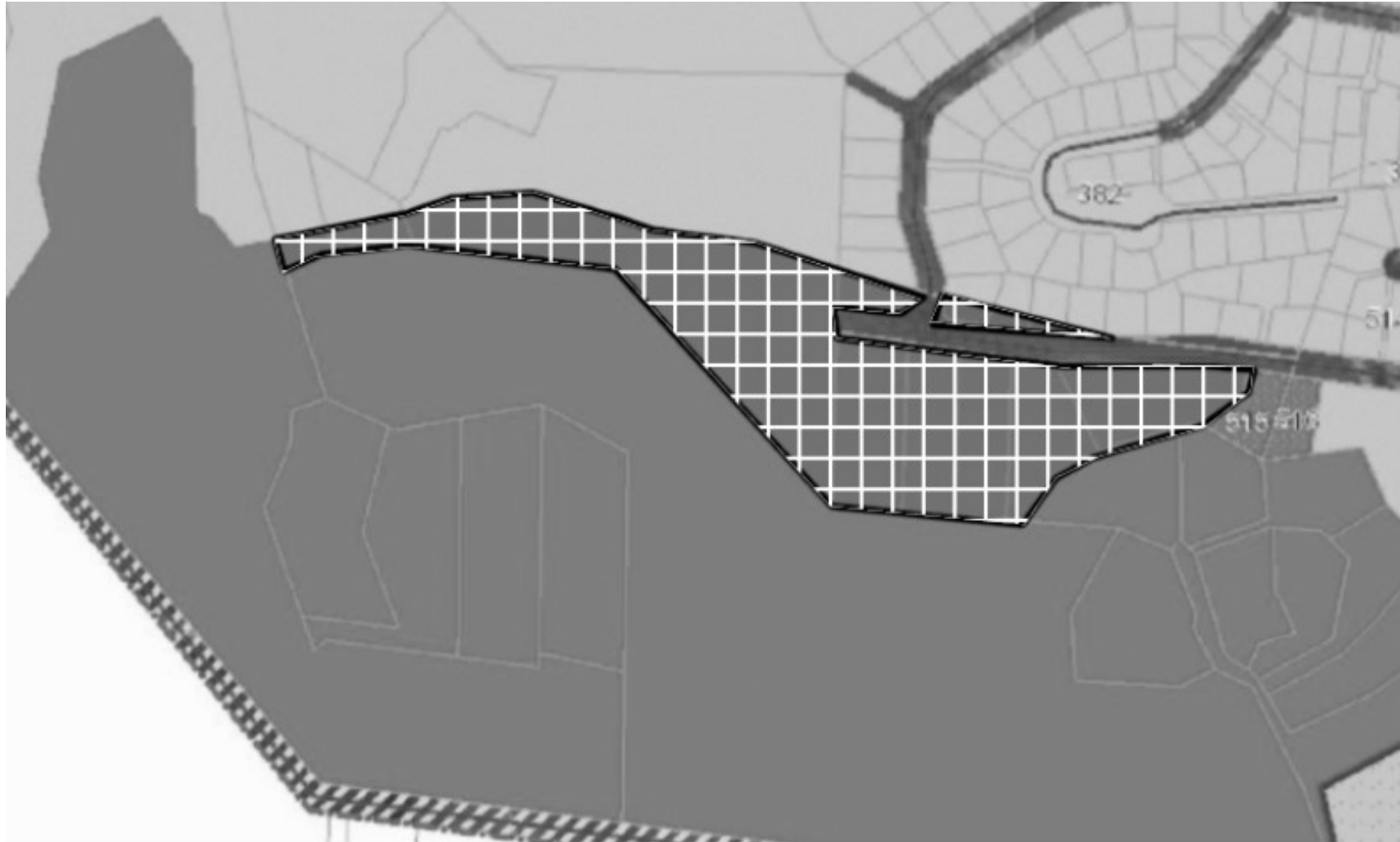
# Coneburn Structure Plan

## Building Height Limits: Part 3



### 27.13.6 West Meadows Drive Structure Plan

Area of Lower Density Suburban Residential zoned land the subject of the West Meadows Structure Plan



West Meadows Drive Structure Plan





## Appendix 2 – Recommendations on Submissions and Further Submissions

### Part A: Submissions

Original Point No	Submitter	Commissioners' Recommendation	Report Reference
21.49	Alison Walsh	Accept in Part	General
21.50	Alison Walsh	Accept in Part	3.1
21.51	Alison Walsh	Accept in Part	4.1-4.13
21.53	Alison Walsh	Accept in Part	7.1-7.4, 8.1-8.12
21.54	Alison Walsh	Accept in Part	7.1-7.4, 8.1-8.12
21.56	Alison Walsh	Accept in Part	8.6
21.57	Alison Walsh	Accept in Part	8.11
21.58	Alison Walsh	Accept in Part	8.11
38.4	Stewart Mahon	Reject	8.1
65.1	John Blennerhassett	Accept in Part	2.1
65.3	John Blennerhassett	Accept in Part	5.3
74.1	QLDC rates payer	Accept in Part	2.1
74.3	QLDC rates payer	Accept in Part	5.3
78.1	Jennie Blennerhassett	Accept in Part	2.1
87.1	Shelley McMeeken	Accept in Part	2.1
91.3	Orchard Road Holdings Limited	Accept in Part	2.1
91.3	Denise & John Prince	Accept in Part	2.1
98.5	Juie Q.T. Limited	Accept in Part	2.1
115.5	Florence Micoud	Reject	1.8
117.23	Maggie Lawton	Accept in Part	4.5
117.24	Maggie Lawton	Accept in Part	4.5, 4.6
117.25	Maggie Lawton	Reject	4.6
117.26	Maggie Lawton	Reject	4.6
117.27	Maggie Lawton	Reject	4.6
117.28	Maggie Lawton	Reject	4.6
117.29	Maggie Lawton	Accept in Part	4.6
117.9	Maggie Lawton	Reject	3.1
145.28	Upper Clutha Environmental Society (Inc)	Accept in Part	General
145.32	Upper Clutha Environmental Society (Inc)	Reject	1.7
145.6	Upper Clutha Environmental Society (Inc)	Accept in Part	General
150.3	Mount Crystal Limited	Accept in Part	2.1
157.3	Miles Wilson	Accept in Part	2.1
159.19	Karen Boulay	Accept in Part	2.1
166.11	Aurum Survey Consultants	Accept in Part	8.4
166.12	Aurum Survey Consultants	Reject	8.4
166.13	Aurum Survey Consultants	Accept	8.5
166.17	Aurum Survey Consultants	Reject	7.4
166.18	Aurum Survey Consultants	Accept in Part	7.4
166.19	Aurum Survey Consultants	Accept	8.2
166.7	Aurum Survey Consultants	Accept	General
166.8	Aurum Survey Consultants	Accept in Part	2.1
166.9	Aurum Survey Consultants	Accept in Part	7.4
169.10	Tim Proctor	Reject	8.4
169.8	Tim Proctor	Accept in Part	2.1, 8.4
169.9	Tim Proctor	Accept in Part	8.4
177.10	Universal Developments Limited	Accept in Part	2.1
179.11	Vodafone NZ	Accept in Part	4.6
179.12	Vodafone NZ	Reject	2.1
179.13	Vodafone NZ	Accept in Part	8.5
179.14	Vodafone NZ	Accept in Part	8.5

Original Point No	Submitter	Commissioners' Recommendation	Report Reference
191.10	Spark Trading NZ Limited	Reject	2.1
191.11	Spark Trading NZ Limited	Accept in Part	8.5
191.12	Spark Trading NZ Limited	Accept in Part	8.5
191.9	Spark Trading NZ Limited	Accept in Part	4.6
208.35	Pounamu Body Corporate Committee	Accept	4.3
208.36	Pounamu Body Corporate Committee	Accept in Part	4.4
208.37	Pounamu Body Corporate Committee	Accept in Part	4.4
208.39	Pounamu Body Corporate Committee	Accept in Part	8.3
208.40	Pounamu Body Corporate Committee	Reject	8.4
219.7	Juie Q.T. Limited	Accept in Part	2.1, 8.8
238.10	NZIA Southern and Architecture + Women Southern	Reject	2.9
238.114	NZIA Southern and Architecture + Women Southern	Reject	4.2
238.115	NZIA Southern and Architecture + Women Southern	Reject	2.9
248.10	Shotover Trust	Accept in Part	4.2
248.8	Shotover Trust	Accept in Part	General
248.9	Shotover Trust	Accept in Part	4.1-4.13
249.14	Willowridge Developments Limited	Accept in Part	2.1
249.15	Willowridge Developments Limited	Accept in Part	2.1
262.1	Susan Cleaver	Accept in Part	2.1
265.5	Phillip Bunn	Accept in Part	2.1
269.1	David Barton	Accept in Part	General
271.18	Board of Airline Representatives of New Zealand (BARNZ)	Accept	8.1
272.3	Robert Devine	Reject	8.8
275.1	Robertson Family Trust	Reject	4.6
275.3	Robertson Family Trust	Reject	8.4
275.4	Robertson Family Trust	Accept in Part	8.8
277.1	Alexander Reid	Accept in Part	2.1
283.1	Sophie James	Accept in Part	2.1
285.15	Debbie MacColl	Accept in Part	2.1
285.16	Debbie MacColl	Reject	4.7
288.3	Barn Hill Limited	Accept in Part	3.1
289.18	A Brown	Accept in Part	4.6
289.19	A Brown	Accept in Part	4.6
289.20	A Brown	Reject	4.6
289.6	A Brown	Reject	4.6
289.7	A Brown	Reject	4.6
294.4	Steven Bunn	Accept in Part	2.1
313.2	John Langley	Accept in Part	4.3
313.5	John Langley	Accept in part	4.3
326.1	Wanaka Central Developments Ltd	Accept in Part	2.1
327.1	Lismore Estates Ltd	Accept in Part	2.1
327.1	Willowridge Developments Limited	Accept in Part	2.1
335.18	Nic Blennerhassett	Accept in Part	2.1
335.31	Nic Blennerhassett	Reject	5.3
335.32	Nic Blennerhassett	Accept	Section 8.10
336.4	Middleton Family Trust	Accept in Part	2.1
338.6	Middleton Family Trust	Accept in Part	2.1
339.68	Evan Alty	Accept in Part	4.5
339.69	Evan Alty	Accept in Part	4.5
339.70	Evan Alty	Accept in Part	4.5
339.71	Evan Alty	Accept in Part	4.5, 4.6
339.72	Evan Alty	Accept	4.5
340.2	Ros & Dennis Hughes	Accept in Part	4.6

Original Point No	Submitter	Commissioners' Recommendation	Report Reference
345.13	(K)John McQuilkin	Accept in Part	2.1
350.7	Dalefield Trustee Ltd	Accept in Part	2.1
350.8	Dalefield Trustee Ltd	Accept in Part	7.4
354.4	Middleton Family Trust	Accept in Part	2.1
359.3	Manor Holdings Limited & Body Corporate 364937	Accept in Part	General
360.3	Stuart Clark	Accept in Part	2.1
367.5	John Borrell	Reject	8.3
370.2	Paterson Pitts Group	Accept in Part	4.2
370.3	Paterson Pitts Group	Accept in Part	4.4
370.4	Paterson Pitts Group	Accept in Part	4.6
370.5	Paterson Pitts Group	Accept in Part	4.9
370.6	Paterson Pitts Group	Accept in Part	6.7
370.7	Paterson Pitts Group	Accept in Part	8.4
370.8	Paterson Pitts Group	Accept in Part	8.6
370.9	Paterson Pitts Group	Accept in Part	8.8
373.15	Department of Conservation	Accept in Part	4.8
378.27	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept	4.5
378.28	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in Part	4.8
378.39	Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	Accept in Part	8.2
383.47	Queenstown Lakes District Council	Accept	3.1
383.48	Queenstown Lakes District Council	Accept	4.9
383.49	Queenstown Lakes District Council	Reject	8.1
389.1	Body Corporate 22362	Accept in Part	8.4
389.11	Body Corporate 22362	Accept in Part	8.6
389.7	Body Corporate 22362	Accept in Part	General
389.8	Body Corporate 22362	Accept in Part	4.1-4.13
391.12	Sean & Jane McLeod	Accept in Part	General
391.13	Sean & Jane McLeod	Accept in Part	4.1-4.13
391.14	Sean & Jane McLeod	Accept in Part	8.4
391.16	Sean & Jane McLeod	Accept in Part	8.6
395.3	Trustees of the Gordon Family Trust	Accept in Part	2.1
396.3	James Canning Muspratt	Accept in Part	2.1
399.10	Peter and Margaret Arnott	Accept in Part	2.1
401.3	Max Guthrie	Accept in Part	2.1
402.3	Leslie Richard Nelson and Judith Anne Nelson	Accept in Part	2.1
403.2	Banco Trustees Limited, McCulloch Trustees 2004 Limited, and others	Accept in Part	2.1
406.2	Graeme Morris Todd	Accept in Part	2.1
406.3	Graeme Morris Todd	Accept in Part	8.8
408.27	Otago Foundation Trust Board	Accept in Part	1.8, 2.1
414.3	Clark Fortune McDonald & Associates Ltd	Accept in Part	2.1
415.3	Trustees of the Lake Hayes Investment Trust	Accept in Part	2.1
416.1	Queenstown Lakes Lodge Limited	Accept in Part	2.1
421.10	Two Degrees Mobile Limited	Reject	2.1
421.11	Two Degrees Mobile Limited	Accept in Part	8.5
421.9	Two Degrees Mobile Limited	Accept in Part	4.6
423.5	Carol Bunn	Accept in Part	2.1
426.18	Heritage New Zealand	Accept in Part	4.5

Original Point No	Submitter	Commissioners' Recommendation	Report Reference
426.19	Heritage New Zealand	Accept in Part	5.4
426.19	Straterra	Accept in Part	5.4
427.2	MR & SL Burnell Trust	Accept in Part	2.1
427.3	MR & SL Burnell Trust	Accept in Part	8.8
428.4	Barry Francis Ellis and Sandy Joan Ellis	Accept in Part	2.1
430.10	Ayrburn Farm Estate Ltd	Accept in Part	2.1
431.4	Barbara Kipke	Accept in Part	2.1
433.94	Queenstown Airport Corporation	Reject	4.3
433.96	Queenstown Airport Corporation	Accept	8.1
433.97	Queenstown Airport Corporation	Reject	8.4
433.98	Queenstown Airport Corporation	Reject	8.4
433.99	Queenstown Airport Corporation	Reject	8.8
438.35	New Zealand Fire Service	Accept in Part	4.6
438.36	New Zealand Fire Service	Accept	4.6
438.37	New Zealand Fire Service	Accept	4.6
438.38	New Zealand Fire Service	Reject	4.6
438.39	New Zealand Fire Service	Accept in Part	2.1
442.7	David and Margaret Bunn	Accept in Part	3.1
453.1	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	4.1-4.13
453.10	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	4.2
453.11	Paterson Pitts Partners (Wanaka) Ltd	Reject	4.2
453.12	Paterson Pitts Partners (Wanaka) Ltd	Accept	4.2
453.13	Paterson Pitts Partners (Wanaka) Ltd	Accept	4.2
453.14	Paterson Pitts Partners (Wanaka) Ltd	Reject	4.3
453.15	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	4.4
453.16	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	4.5
453.17	Paterson Pitts Partners (Wanaka) Ltd	Reject	4.5
453.18	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	4.6
453.19	Paterson Pitts Partners (Wanaka) Ltd	Reject	4.6
453.20	Paterson Pitts Partners (Wanaka) Ltd	Reject	4.6
453.21	Paterson Pitts Partners (Wanaka) Ltd	Accept	4.6
453.22	Paterson Pitts Partners (Wanaka) Ltd	Reject	4.6
453.23	Paterson Pitts Partners (Wanaka) Ltd	Reject	4.6
453.24	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	7.4
453.3	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	2.1
453.4	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	8.4
453.5	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	8.4
453.6	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	8.5
453.7	Paterson Pitts Partners (Wanaka) Ltd	Accept	8.6
453.8	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	8.8
453.9	Paterson Pitts Partners (Wanaka) Ltd	Accept in Part	Section 8.10
456.30	Hogans Gully Farming Limited	Accept	8.2
467.3	Mr Scott Conway	Accept in Part	2.1
473.3	Mr Richard Hanson	Accept in Part	2.1
476.3	Keith Hindle & Dayle Wright	Accept in Part	2.1
481.4	Cabo Limited	Accept in Part	2.1
481.6	Cabo Limited	Accept in Part	5.7
481.7	Cabo Limited	Accept in Part	5.8
485.2	Joanne Phelan and Brent Herdson	Accept in Part	2.1
486.4	Temple Peak Ltd	Accept in Part	2.1
487.2	Blennerhassett Family	Accept in Part	5.3
487.3	Blennerhassett Family	Reject	5.3
487.4	Blennerhassett Family	Accept in Part	2.1
488.4	Schist Holdings Limited and Bnzl Properties Limited	Accept in Part	2.1

Original Point No	Submitter	Commissioners' Recommendation	Report Reference
493.1	S Jones	Accept in Part	2.1
497.16	Arcadian Triangle Limited	Accept in Part	General
497.17	Arcadian Triangle Limited	Accept in Part	2.1
497.18	Arcadian Triangle Limited	Accept in Part	4.1-4.9
497.19	Arcadian Triangle Limited	Accept in Part	2.1, 4.1- 5.13
499.3	Skipp Williamson	Accept in Part	2.1
500.5	Mr David Broomfield	Accept in Part	2.1
501.13	Woodlot Properties Limited	Accept in Part	2.1
501.21	Woodlot Properties Limited	Accept in Part	2.1
501.3	Woodlot Properties Limited	Accept in Part	2.1
512.12	The Estate of Norma Kreft	Accept in Part	General
512.13	The Estate of Norma Kreft	Accept in Part	2.1
512.14	The Estate of Norma Kreft	Accept in Part	4.1-5.13
513.42	Jenny Barb	Accept in Part	General
513.43	Jenny Barb	Accept in Part	2.1
513.44	Jenny Barb	Accept in Part	4.1-4.13
513.45	Jenny Barb	Accept in Part	General
515.36	Wakatipu Equities	Accept in Part	General
515.37	Wakatipu Equities	Accept in Part	2.1
520.4	Fred van Brandenburg	Accept in Part	General
520.5	Fred van Brandenburg	Accept in Part	2.1
520.6	Fred van Brandenburg	Accept in Part	4.1-5.13
522.39	Kristie Jean Brustad and Harry James Inch	Accept in Part	General
522.40	Kristie Jean Brustad and Harry James Inch	Accept in Part	2.1
522.41	Kristie Jean Brustad and Harry James Inch	Accept in Part	4.1-5.13
523.13	Robert and Elvena Heywood	Accept in Part	General
523.14	Robert and Elvena Heywood	Accept in Part	2.1
523.15	Robert and Elvena Heywood	Accept in Part	4.1-4.13
523.16	Robert and Elvena Heywood	Accept in Part	2.1, 4.1-5.13
524.42	Ministry of Education	Accept	4.3
524.43	Ministry of Education	Accept in part	4.3
524.44	Ministry of Education	Accept in part	4.3
524.45	Ministry of Education	Accept in part	4.3
525.1	F S Mee Developments Limited	Accept in Part	General
525.2	F S Mee Developments Limited	Accept in Part	2.1
525.3	F S Mee Developments Limited	Accept in Part	4.1-4.13
525.4	F S Mee Developments Limited	Accept in Part	General
527.3	Larchmont Developments Limited	Accept in Part	General
527.4	Larchmont Developments Limited	Accept in Part	2.1
527.5	Larchmont Developments Limited	Accept in Part	4.1-4.13
527.6	Larchmont Developments Limited	Accept in Part	General
529.4	Lakes Edge Development Limited	Accept in Part	General
529.5	Lakes Edge Development Limited	Accept in Part	2.1
529.6	Lakes Edge Development Limited	Accept in Part	General
530.13	Byron Ballan	Accept in Part	General
530.14	Byron Ballan	Accept in Part	2.1
531.26	Crosshill Farms Limited	Accept in Part	General
531.27	Crosshill Farms Limited	Accept in Part	2.1
531.28	Crosshill Farms Limited	Accept in Part	4.1-4.13
531.29	Crosshill Farms Limited	Accept in Part	General
532.31	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in Part	General

Original Point No	Submitter	Commissioners' Recommendation	Report Reference
532.32	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in Part	2.1
532.33	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in Part	2.1
532.34	Bill & Jan Walker Family Trust c/- Duncan Fea (Trustee) and (Maree Baker Galloway/Warwick Goldsmith)	Accept in Part	7.2
534.32	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in Part	General
534.33	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in Part	2.1
534.34	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in Part	General
534.35	Wayne Evans, G W Stalker Family Trust, Mike Henry	Accept in Part	7.2
535.32	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in Part	General
535.33	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in Part	2.1
535.34	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in Part	General
535.35	G W Stalker Family Trust, Mike Henry, Mark Tylden, Wayne French, Dave Finlin, Sam Strain	Accept in Part	7.2
536.12	Wanaka Trust	Accept in Part	General
536.13	Wanaka Trust	Accept in Part	2.1
536.14	Wanaka Trust	Accept in Part	4.1-5.13
537.37	Slopehill Joint Venture	Accept in Part	4.1-5.13
537.38	Slopehill Joint Venture	Accept in Part	2.1
537.39	Slopehill Joint Venture	Accept in Part	4.1-4.13
542.5	G H & P J Hensman	Accept in Part	2.1
543.6	P J & G H Hensman & Southern Lakes Holdings Limited	Accept in Part	2.1
545.5	High Peaks Limited	Accept in Part	2.1
550.5	Ngai Tahu Property Limited	Accept in Part	2.1
556.11	Skyline Enterprises Limited	Accept in Part	2.1
560.3	Spruce Grove Trust	Accept in Part	2.1
561.5	Three Beaches Limited	Accept in Part	2.1
564.2	Glenorchy Community Association Committee	Accept in Part	2.1
567.13	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	Accept in Part	4.1-4.13
567.14	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	Accept in Part	General
567.15	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	Accept in Part	2.1
567.16	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	Accept in Part	4.2
567.17	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	Accept in Part	3.1
567.19	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	Accept in Part	General
580.11	Contact Energy Limited	Reject	6.3
580.12	Contact Energy Limited	Reject	6.3
583.1	Glendhu Bay Trustees Limited	Accept in Part	2.1
586.1	J D Familton and Sons Trust	Accept in Part	4.1-4.13
586.2	J D Familton and Sons Trust	Accept in Part	4.1-4.13
586.4	J D Familton and Sons Trust	Accept in Part	2.1
586.5	J D Familton and Sons Trust	Accept	8.3

Original Point No	Submitter	Commissioners' Recommendation	Report Reference
586.6	J D Familton and Sons Trust	Accept in Part	5.4, 8.1, 8.3
586.7	J D Familton and Sons Trust	Accept in Part	8.4
586.8	J D Familton and Sons Trust	Accept in Part	8.5
591.7	Varina Propriety Limited	Accept in Part	2.1
594.8	Alexander Kenneth & Robert Barry Robins & Robins Farm Limited	Accept in Part	2.1, 6.1
600.102	Federated Farmers of New Zealand	Accept in Part	3.1
600.103	Federated Farmers of New Zealand	Reject	4.7
600.105	Federated Farmers of New Zealand	Accept in Part	Section 8.10
608.55	Darby Planning LP	Accept in Part	General
608.56	Darby Planning LP	Accept in Part	2.1
610.17	Soho Ski Area Limited and Blackmans Creek No. 1 LP	Accept in Part	2.1
610.18	Soho Ski Area Limited and Blackmans Creek No. 1 LP	Reject	8.8
613.17	Treble Cone Investments Limited.	Accept in Part	2.1
613.18	Treble Cone Investments Limited.	Reject	8.8
625.13	Upper Clutha Track Trust	Accept in Part	4.3
631.1	Cassidy Trust	Accept in Part	6.1
631.5	Cassidy Trust	Accept in Part	7.4
631.7	Cassidy Trust	Reject	8.1
632	Kain Fround	Accept in Part	General
632.10	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.3
632.11	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in part	4.3
632.12	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	4.3
632.13	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.4
632.14	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.5
632.15	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.5
632.16	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.5, 4.6
632.17	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	4.5
632.18	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	4.5
632.19	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.5
632.20	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.6
632.21	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.6
632.22	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.6
632.23	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.6
632.24	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.6
632.25	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	4.6
632.26	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.6

Original Point No	Submitter	Commissioners' Recommendation	Report Reference
632.27	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.6
632.28	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.6
632.29	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	4.7
632.30	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	4.7
632.31	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	4.7
632.32	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.8
632.33	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.8
632.34	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.9
632.35	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.2
632.36	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.2
632.37	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.5
632.38	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.6
632.39	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	4.6
632.4	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	1.8
632.40	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.9
632.41	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.9
632.42	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.2
632.43	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.2
632.44	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	4.3
632.45	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.3
632.46	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.6
632.47	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.6
632.48	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.6
632.49	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.6
632.5	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.2
632.50	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.6
632.51	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.6



Original Point No	Submitter	Commissioners' Recommendation	Report Reference
632.52	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.6
632.53	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.6
632.54	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.7
632.55	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.8
632.56	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.3
632.57	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in part	4.3
632.58	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in part	4.3
632.59	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.3
632.6	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.2
632.60	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.4
632.61	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	7.4
632.62	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	7.4
632.63	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept	8.2
632.64	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	Section 5.10
632.65	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	Section 5.10
632.66	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	Section 5.10
632.7	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.2
632.8	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	4.2
632.9	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Reject	4.2
634.11	Trojan Holdings Limited	Accept in Part	2.1
635.35	Aurora Energy Limited	Accept in Part	4.6
635.36	Aurora Energy Limited	Accept in Part	4.6
635.37	Aurora Energy Limited	Reject	4.6
635.38	Aurora Energy Limited	Accept	4.6
635.39	Aurora Energy Limited	Accept	4.6
635.40	Aurora Energy Limited	Reject	8.1
635.41	Aurora Energy Limited	Accept in Part	8.6
635.42	Aurora Energy Limited	Accept in Part	4.3
636.11	Crown Range Holdings Ltd	Accept	1.8
636.12	Crown Range Holdings Ltd	Accept in Part	4.1-4.13
639.3	David Sinclair	Accept in Part	2.1
643.16	Crown Range Enterprises	Accept	1.8
656.1	Crescent Investments Limited	Accept in Part	8.2
656.1	David Barton	Accept in Part	8.2
656.2	Crescent Investments Limited	Reject	8.2
656.2	David Barton	Accept	8.2

Original Point No	Submitter	Commissioners' Recommendation	Report Reference
671.5	Queenstown Trails Trust	Accept in Part	4.3
688.10	Justin Crane and Kirsty Mactaggart	Accept	1.8
688.11	Justin Crane and Kirsty Mactaggart	Accept in Part	1.8
691.2	Aaron and Rebecca Moody	Accept in Part	4.4
691.3	Aaron and Rebecca Moody	Accept in Part	2.1
693.16	Private Property Limited	Accept	1.8
693.17	Private Property Limited	Accept in Part	1.8
694.25	Glentui Heights Ltd	Accept in Part	2.1
696.19	Millbrook Country Club Ltd	Accept in Part	1.8
696.20	Millbrook Country Club Ltd	Accept in Part	8.2
696.21	Millbrook Country Club Ltd	Accept in Part	1.8
696.22	Millbrook Country Club Ltd	Accept in Part	1.8
696.23	Millbrook Country Club Ltd	Accept in Part	8.2
697.3	Streat Developments Ltd	Accept in Part	2.1
702.13	Lake Wakatipu Stations Limited	Accept in Part	1.8
702.14	Lake Wakatipu Stations Limited	Accept in Part	1.8
706.60	Forest and Bird NZ	Accept in Part	4.5
706.61	Forest and Bird NZ	Accept in Part	4.5
706.62	Forest and Bird NZ	Accept in Part	4.5
706.63	Forest and Bird NZ	Accept in Part	4.5, 4.6
706.64	Forest and Bird NZ	Accept	4.5
712.14	Bobs Cove Developments Limited	Accept in Part	2.1
719.128	NZ Transport Agency	Accept in Part	4.2
719.129	NZ Transport Agency	Accept	4.2
719.130	NZ Transport Agency	Accept in part	4.3
719.131	NZ Transport Agency	Accept in part	4.3
719.132	NZ Transport Agency	Accept in part	4.3
719.133	NZ Transport Agency	Accept in Part	4.6
719.134	NZ Transport Agency	Accept	4.6
719.135	NZ Transport Agency	Accept	4.6
719.136	NZ Transport Agency	Accept	4.6
719.137	NZ Transport Agency	Accept in Part	4.6
719.138	NZ Transport Agency	Reject	4.7
719.139	NZ Transport Agency	Reject	4.7
719.140	NZ Transport Agency	Accept in Part	4.9
719.141	NZ Transport Agency	Reject	8.1
719.142	NZ Transport Agency	Accept in Part	8.6
719.143	NZ Transport Agency	Accept in Part	8.8
719.144	NZ Transport Agency	Accept in Part	8.9
748.1	Jodi Todd	Accept in Part	2.1
761.29	ORFEL Ltd	Accept in Part	2.1
761.30	ORFEL Ltd	Accept in Part	7.2
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	Reject	7.4
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	Accept in Part	2.1
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	Accept in Part	7.2

Original Point No	Submitter	Commissioners' Recommendation	Report 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	Accept in Part	8.1
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	Accept in Part	7.4
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	Accept in Part	Section 5.10
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	Accept in Part	7.4
763.14	Lake Hayes Limited	Accept in Part	2.1
763.15	Lake Hayes Limited	Accept in Part	7.2
767.16	Lake Hayes Cellar Limited	Accept in Part	2.1
767.17	Lake Hayes Cellar Limited	Accept in Part	7.2
771.3	Hawea Community Association	Accept in Part	General
775.1	H R & D A Familton	Accept in Part	4.1-4.13
775.2	H R & D A Familton	Accept in Part	4.1-4.13
775.4	H R & D A Familton	Accept in Part	2.1
775.5	H R & D A Familton	Accept	8.3
775.6	H R & D A Familton	Accept in Part	5.4, 8.1, 8.3
775.7	H R & D A Familton	Accept in Part	8.4
775.8	H R & D A Familton	Accept in Part	8.5
781.10	Chorus New Zealand Limited	Accept in Part	4.6
781.11	Chorus New Zealand Limited	Reject	2.1
781.12	Chorus New Zealand Limited	Accept in Part	8.5
781.13	Chorus New Zealand Limited	Accept in Part	8.5
798.17	Otago Regional Council	Reject	8.8
798.49	Otago Regional Council	Accept in Part	4.6
798.50	Otago Regional Council	Accept in Part	4.6
798.51	Otago Regional Council	Accept in Part	8.2
798.52	Otago Regional Council	Reject	7.4
803.1	H R Familton	Accept in Part	4.1-4.13
803.2	H R Familton	Accept in Part	4.1-4.13
803.4	H R Familton	Accept in Part	2.1
803.5	H R Familton	Accept	8.3
803.6	H R Familton	Accept in Part	5.4, 8.1, 8.3
803.7	H R Familton	Accept in Part	8.4
803.8	H R Familton	Accept in Part	8.5
805.62	Transpower New Zealand Limited	Reject	4.6
805.63	Transpower New Zealand Limited	Accept in Part	4.1, 4.3
805.64	Transpower New Zealand Limited	Reject	4.6
805.65	Transpower New Zealand Limited	Reject	6.1
806.165	Queenstown Park Limited	Accept in Part	3.1
806.166	Queenstown Park Limited	Reject	3.1
806.167	Queenstown Park Limited	Accept in Part	3.1
806.168	Queenstown Park Limited	Accept in Part	3.1
806.169	Queenstown Park Limited	Accept in Part	4.2
806.170	Queenstown Park Limited	Accept in Part	4.2
806.171	Queenstown Park Limited	Accept in Part	4.2

Original Point No	Submitter	Commissioners' Recommendation	Report Reference
806.172	Queenstown Park Limited	Reject	4.2
806.173	Queenstown Park Limited	Accept in Part	4.2
806.174	Queenstown Park Limited	Accept in Part	4.2
806.175	Queenstown Park Limited	Reject	4.2
806.176	Queenstown Park Limited	Reject	4.2
806.177	Queenstown Park Limited	Accept	4.3
806.178	Queenstown Park Limited	Reject	4.3
806.179	Queenstown Park Limited	Accept in Part	4.3
806.180	Queenstown Park Limited	Accept in Part	4.5
806.182	Queenstown Park Limited	Accept in Part	4.5
806.183	Queenstown Park Limited	Accept in Part	4.5, 4.6
806.184	Queenstown Park Limited	Accept	4.5
806.185	Queenstown Park Limited	Accept	4.5
806.186	Queenstown Park Limited	Reject	4.5
806.187	Queenstown Park Limited	Reject	4.5
806.188	Queenstown Park Limited	Reject	4.6
806.189	Queenstown Park Limited	Accept in Part	4.7
806.190	Queenstown Park Limited	Accept in Part	4.9, 7.2
806.192	Queenstown Park Limited	Reject	6.3
806.193	Queenstown Park Limited	Accept in Part	6.4
807.89	Remarkables Park Limited	Accept	6.3
809.20	Queenstown Lakes District Council	Reject	4.3
809.21	Queenstown Lakes District Council	Reject	4.5
809.22	Queenstown Lakes District Council	Reject	4.5
809.23	Queenstown Lakes District Council	Reject	5.2
809.24	Queenstown Lakes District Council	Accept	8.9
809.5	Queenstown Lakes District Council	Reject	4.5
817.2	Te Ao Marama Inc	Accept in Part	1.8
820.13	Jeremy Bell Investments	Accept in Part	2.1
820.9	Jeremy Bell Investments	Accept in Part	2.1
830.5	Duncan Edward Robertson	Accept in Part	2.1
850.4	R & R Jones	Accept in Part	2.1
1366.4	Moraine Creek Limited	Accept in Part	General
1366.5	Moraine Creek Limited	Accept in Part	2.1, 8.8
1366.6	Moraine Creek Limited	Accept in Part	8.8

### Appendix 3 for Report 7

#### Part B: Further Submissions

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1029.3	145.32	Universal Developments Limited	Accept	1.7
FS1029.32	395.3	Universal Developments Limited	Accept in Part	2.1
FS1029.33	399.10	Universal Developments Limited	Accept in Part	2.1
FS1029.35	512.13	Universal Developments Limited	Accept in Part	2.1
FS1034.102	600.102	Upper Clutha Environmental Society (Inc.)	Accept in Part	3.1
FS1034.103	600.103	Upper Clutha Environmental Society (Inc.)	Accept	4.7
FS1034.105	600.105	Upper Clutha Environmental Society (Inc.)	Accept in Part	Section 8.10
FS1034.153	820.9	Upper Clutha Environmental Society (Inc.)	Accept in Part	2.1
FS1034.157	820.13	Upper Clutha Environmental Society (Inc.)	Accept in Part	2.1
FS1034.213	608.55	Upper Clutha Environmental Society (Inc.)	Accept in Part	General
FS1034.214	608.56	Upper Clutha Environmental Society (Inc.)	Accept in Part	2.1
FS1034.233	583.1	Upper Clutha Environmental Society (Inc.)	Accept in Part	2.1

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1034.237	583.5	Upper Clutha Environmental Society (Inc.)	Accept in Part	8.2
FS1049.27	378.27	LAC Property Trustees Limited	Reject	4.5
FS1049.28	378.28	LAC Property Trustees Limited	Accept in Part	4.8
FS1049.39	378.39	LAC Property Trustees Limited	Accept in Part	8.2
FS1050.30	430.10	Jan Andersson	Accept in Part	2.1
FS1053.1	583.1	Tui Advisers Ltd	Accept in Part	2.1
FS1061.15	177.10	Otago Foundation Trust Board	Accept in Part	2.1
FS1061.52	166.8	Otago Foundation Trust Board	Accept in Part	2.1
FS1061.67	399.10	Otago Foundation Trust Board	Accept in Part	2.1
FS1068.32	535.32	Keri & Roland Lemaire-Sicre	Accept in Part	General
FS1068.33	535.33	Keri & Roland Lemaire-Sicre	Accept in Part	2.1
FS1068.34	535.34	Keri & Roland Lemaire-Sicre	Accept in Part	General
FS1068.35	535.35	Keri & Roland Lemaire-Sicre	Accept in Part	7.2
FS1071.106	414.3	Lake Hayes Estate Community Association	Accept in Part	2.1
FS1071.114	850.4	Lake Hayes Estate Community Association	Accept in Part	2.1
FS1071.45	535.32	Lake Hayes Estate Community Association	Accept in Part	General
FS1071.46	535.33	Lake Hayes Estate Community Association	Accept in Part	2.1
FS1071.47	535.34	Lake Hayes Estate Community Association	Accept in Part	General
FS1071.48	535.35	Lake Hayes Estate Community Association	Accept in Part	7.2
FS1071.89	532.31	Lake Hayes Estate Community Association	Accept in Part	General
FS1071.90	532.32	Lake Hayes Estate Community Association	Accept in Part	2.1
FS1071.91	532.33	Lake Hayes Estate Community Association	Accept in Part	2.1
FS1071.92	532.34	Lake Hayes Estate Community Association	Accept in Part	7.2
FS1082.27	430.10	J and R Hadley	Accept in Part	2.1
FS1084.11	430.10	Wendy Clarke	Accept in Part	2.1
FS1086.13	430.10	J Hadley	Accept in Part	2.1
FS1087.11	430.10	Robyn Hart	Accept in Part	2.1
FS1089.29	430.10	Mark McGuiness	Accept in Part	2.1
FS1092.18	512.13	NZ Transport Agency	Accept in Part	2.1
FS1094.1	583.1	John Johannes May	Accept in Part	2.1
FS1095.27	378.27	Nick Brasington	Reject	4.5
FS1095.28	378.28	Nick Brasington	Accept in Part	4.8
FS1095.39	378.39	Nick Brasington	Accept in Part	8.2
FS1097.12	38.4	Queenstown Park Limited	Accept	8.1
FS1097.121	271.18	Queenstown Park Limited	Reject	8.1
FS1097.130	285.15	Queenstown Park Limited	Accept in Part	2.1
FS1097.133	288.3	Queenstown Park Limited	Accept in Part	3.1
FS1097.136	294.4	Queenstown Park Limited	Accept in Part	2.1
FS1097.277	414.3	Queenstown Park Limited	Accept in Part	2.1
FS1097.278	415.3	Queenstown Park Limited	Accept in Part	2.1
FS1097.286	430.10	Queenstown Park Limited	Accept in Part	2.1
FS1097.380	433.94	Queenstown Park Limited	Accept	4.3
FS1097.382	433.96	Queenstown Park Limited	Reject	8.1
FS1097.383	433.97	Queenstown Park Limited	Accept	8.4
FS1097.384	433.98	Queenstown Park Limited	Accept	8.4
FS1097.385	433.99	Queenstown Park Limited	Accept	8.8
FS1097.420	438.38	Queenstown Park Limited	Accept	4.6
FS1097.423	442.7	Queenstown Park Limited	Accept in Part	3.1
FS1097.425	453.3	Queenstown Park Limited	Accept in Part	2.1
FS1097.437	493.1	Queenstown Park Limited	Accept in Part	2.1
FS1097.438	497.17	Queenstown Park Limited	Accept in Part	2.1
FS1097.439	501.13	Queenstown Park Limited	Accept in Part	2.1
FS1097.449	513.45	Queenstown Park Limited	Accept in Part	General
FS1097.45	145.32	Queenstown Park Limited	Accept	1.7

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1097.459	513.43	Queenstown Park Limited	Accept in Part	2.1
FS1097.46	145.32	Queenstown Park Limited	Accept	1.7
FS1097.473	515.36	Queenstown Park Limited	Accept in Part	General
FS1097.481	515.37	Queenstown Park Limited	Accept in Part	2.1
FS1097.490	520.5	Queenstown Park Limited	Accept in Part	2.1
FS1097.497	523.14	Queenstown Park Limited	Accept in Part	2.1
FS1097.498	522.40	Queenstown Park Limited	Accept in Part	2.1
FS1097.499	525.2	Queenstown Park Limited	Accept in Part	2.1
FS1097.500	527.4	Queenstown Park Limited	Accept in Part	2.1
FS1097.506	529.5	Queenstown Park Limited	Accept in Part	2.1
FS1097.507	530.14	Queenstown Park Limited	Accept in Part	2.1
FS1097.515	545.5	Queenstown Park Limited	Accept in Part	2.1
FS1097.52	179.14	Queenstown Park Limited	Accept in Part	8.5
FS1097.520	550.5	Queenstown Park Limited	Accept in Part	2.1
FS1097.61	191.11	Queenstown Park Limited	Accept in Part	8.5
FS1097.62	191.12	Queenstown Park Limited	Accept in Part	8.5
FS1097.635	632.42	Queenstown Park Limited	Reject	4.2
FS1097.636	632.54	Queenstown Park Limited	Accept	4.7
FS1097.637	632.55	Queenstown Park Limited	Accept in Part	4.8
FS1097.638	632.63	Queenstown Park Limited	Accept	8.2
FS1097.644	635.35	Queenstown Park Limited	Accept in Part	4.6
FS1097.702	761.30	Queenstown Park Limited	Accept in Part	7.2
FS1097.704	762.3	Queenstown Park Limited	Accept in Part	7.2
FS1097.706	781.12	Queenstown Park Limited	Accept in Part	8.5
FS1097.707	781.13	Queenstown Park Limited	Accept in Part	8.5
FS1097.717	798.49	Queenstown Park Limited	Accept in Part	4.6
FS1097.720	809.5	Queenstown Park Limited	Accept	4.5
FS1097.772	817.2	Queenstown Park Limited	N/A	1.8
FS1097.774	1366.4	Queenstown Park Limited	Accept in Part	2.1
FS1097.82	248.8	Queenstown Park Limited	Accept in Part	General
FS1097.83	248.9	Queenstown Park Limited	Accept in Part	4.1-4.13
FS1097.84	248.10	Queenstown Park Limited	Accept in Part	4.2
FS1099.10	430.10	Brendon and Katrina Thomas	Accept in Part	2.1
FS1107.119	238.114	Man Street Properties Ltd	Reject	4.2
FS1107.120	238.115	Man Street Properties Ltd	Accept	2.9
FS1107.15	238.10	Man Street Properties Ltd	Accept	2.9
FS1109.3	38.4	Phillip Bunn	Reject	8.1
FS1117.142	433.94	Remarkables Park Limited	Accept	4.3
FS1117.144	433.96	Remarkables Park Limited	Reject	8.1
FS1117.145	433.97	Remarkables Park Limited	Accept	8.4
FS1117.146	433.98	Remarkables Park Limited	Accept	8.4
FS1117.147	433.99	Remarkables Park Limited	Accept	8.8
FS1117.189	453.1	Remarkables Park Limited	Accept in Part	4.1-4.13
FS1117.190	453.10	Remarkables Park Limited	Accept in Part	4.2
FS1117.191	453.21	Remarkables Park Limited	Accept	4.6
FS1117.192	493.1	Remarkables Park Limited	Accept in Part	2.1
FS1117.193	497.17	Remarkables Park Limited	Accept in Part	2.1
FS1117.194	501.13	Remarkables Park Limited	Accept in Part	2.1
FS1117.196	515.37	Remarkables Park Limited	Accept in Part	2.1
FS1117.198	520.4	Remarkables Park Limited	Accept in Part	2.1
FS1117.199	520.5	Remarkables Park Limited	Accept in Part	2.1
FS1117.200	520.6	Remarkables Park Limited	Accept in Part	2.1
FS1117.201	523.14	Remarkables Park Limited	Accept in Part	2.1
FS1117.207	527.4	Remarkables Park Limited	Accept in Part	2.1

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1117.208	529.5	Remarkables Park Limited	Accept in Part	2.1
FS1117.209	530.14	Remarkables Park Limited	Accept in Part	2.1
FS1117.210	545.5	Remarkables Park Limited	Accept in Part	2.1
FS1117.219	550.5	Remarkables Park Limited	Accept in Part	2.1
FS1117.221	556.11	Remarkables Park Limited	Accept in Part	2.1
FS1117.222	567.13	Remarkables Park Limited	Accept in Part	4.1-4.13
FS1117.223	567.14	Remarkables Park Limited	Accept in Part	General
FS1117.224	567.15	Remarkables Park Limited	Accept in Part	2.1
FS1117.225	567.16	Remarkables Park Limited	Accept in Part	4.2
FS1117.281	781.12	Remarkables Park Limited	Accept in Part	8.5
FS1117.282	781.13	Remarkables Park Limited	Accept in Part	8.5
FS1117.38	271.18	Remarkables Park Limited	Reject	8.1
FS1117.43	335.18	Remarkables Park Limited	Accept in Part	2.1
FS1117.44	335.32	Remarkables Park Limited	Reject	Section 8.10
FS1117.53	414.3	Remarkables Park Limited	Accept in Part	2.1
FS1117.56	423.5	Remarkables Park Limited	Accept in Part	2.1
FS1120.41	537.37	Michael Brial	Accept in Part	4.1-5.13
FS1120.42	537.38	Michael Brial	Accept in Part	2.1
FS1120.43	537.39	Michael Brial	Accept in Part	4.1-4.13
FS1121.17	179.12	Aurora Energy Limited	Reject	2.1
FS1121.18	191.10	Aurora Energy Limited	Reject	2.1
FS1121.19	421.10	Aurora Energy Limited	Reject	2.1
FS1121.20	805.63	Aurora Energy Limited	Accept in Part	4.1, 4.3
FS1121.21	805.65	Aurora Energy Limited	Reject	6.1
FS1125.13	289.6	New Zealand Fire Service	Reject	4.6
FS1125.14	289.7	New Zealand Fire Service	Reject	4.6
FS1125.15	761.29	New Zealand Fire Service	Accept in Part	2.1
FS1125.16	762.2	New Zealand Fire Service	Accept in Part	2.1
FS1125.18	763.14	New Zealand Fire Service	Accept in Part	2.1
FS1125.19	767.16	New Zealand Fire Service	Accept in Part	2.1
FS1125.20	497.17	New Zealand Fire Service	Accept in Part	2.1
FS1125.22	513.43	New Zealand Fire Service	Accept in Part	2.1
FS1125.23	520.5	New Zealand Fire Service	Accept in Part	2.1
FS1125.24	522.40	New Zealand Fire Service	Accept in Part	2.1
FS1125.25	523.14	New Zealand Fire Service	Accept in Part	2.1
FS1125.26	525.2	New Zealand Fire Service	Accept in Part	2.1
FS1125.27	527.4	New Zealand Fire Service	Accept in Part	2.1
FS1125.28	529.5	New Zealand Fire Service	Accept in Part	2.1
FS1125.29	530.14	New Zealand Fire Service	Accept in Part	2.1
FS1125.30	531.27	New Zealand Fire Service	Accept in Part	2.1
FS1125.31	532.33	New Zealand Fire Service	Accept in Part	2.1
FS1125.32	534.33	New Zealand Fire Service	Accept in Part	2.1
FS1125.33	535.33	New Zealand Fire Service	Accept in Part	2.1
FS1125.34	536.13	New Zealand Fire Service	Accept in Part	2.1
FS1125.35	537.38	New Zealand Fire Service	Accept in Part	2.1
FS1125.36	583.1	New Zealand Fire Service	Accept in Part	2.1
FS1125.38	608.56	New Zealand Fire Service	Accept in Part	2.1
FS1125.39	610.17	New Zealand Fire Service	Accept in Part	2.1
FS1125.40	613.17	New Zealand Fire Service	Accept in Part	2.1
FS1127.4	493.1	Rene Kampman	Accept in Part	2.1
FS1129.10	430.10	Graeme Hill	Accept in Part	2.1
FS1132.10	191.11	Federated Farmers of New Zealand	Accept in Part	8.5
FS1132.11	191.12	Federated Farmers of New Zealand	Accept in Part	8.5
FS1132.5	179.14	Federated Farmers of New Zealand	Accept in Part	8.5

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1133.11	430.10	John Blair	Accept in Part	2.1
FS1146.28	430.10	Lee Nicolson	Accept in Part	2.1
FS1149.1	583.1	Noel Williams	Accept in Part	2.1
FS1150.13	367.5	ORFEL Limited	Accept	8.3
FS1155.4	719.141	Mt Rosa Wines Ltd	Accept	8.1
FS1157.43	238.10	Trojan Helmet Ltd	Accept	2.9
FS1157.45	238.114	Trojan Helmet Ltd	Reject	4.2
FS1157.46	238.115	Trojan Helmet Ltd	Accept	2.9
FS1157.53	166.8	Trojan Helmet Ltd	Accept in Part	2.1
FS1157.54	166.19	Trojan Helmet Ltd	Accept	8.2
FS1157.59	534.35	Trojan Helmet Ltd	Accept in Part	7.2
FS1160.10	262.1	Otago Regional Council	Accept in Part	2.1
FS1160.4	438.39	Otago Regional Council	Accept in Part	2.1
FS1162.114	706.60	James Wilson Cooper	Accept in Part	4.5
FS1162.115	706.61	James Wilson Cooper	Accept in Part	4.5
FS1162.116	706.62	James Wilson Cooper	Accept in Part	4.5
FS1162.117	706.63	James Wilson Cooper	Accept in Part	4.5, 4.6
FS1162.118	706.64	James Wilson Cooper	Reject	4.5
FS1162.32	145.32	James Wilson Cooper	Accept	1.7
FS1164.10	527.4	Shotover Park Limited	Accept in Part	2.1
FS1164.11	527.5	Shotover Park Limited	Accept in Part	4.1-4.13
FS1164.12	527.6	Shotover Park Limited	Accept in Part	2.1
FS1164.15	781.12	Shotover Park Limited	Accept in Part	8.5
FS1164.3	415.3	Shotover Park Limited	Accept in Part	2.1
FS1164.5	520.4	Shotover Park Limited	Accept in Part	2.1
FS1164.6	520.5	Shotover Park Limited	Accept in Part	2.1
FS1164.7	520.6	Shotover Park Limited	Accept in Part	2.1
FS1164.8	523.16	Shotover Park Limited	Accept in Part	2.1, 4.1-5.13
FS1164.9	527.3	Shotover Park Limited	Accept in Part	2.1
FS1167.30	408.27	Peter and Margaret Arnott	Accept in Part	1.8, 2.1
FS1206.7	360.3	Skipp Williamson	Accept in Part	2.1
FS1209.102	600.102	Richard Burdon	Accept in Part	3.1
FS1209.103	600.103	Richard Burdon	Reject	4.7
FS1209.105	600.105	Richard Burdon	Accept in Part	Section 8.10
FS1211.18	635.37	New Zealand Defence Force	Reject	4.6
FS1211.30	805.62	New Zealand Defence Force	Reject	4.6
FS1211.31	805.63	New Zealand Defence Force	Accept in Part	4.1, 4.3
FS1215.1	359.3	Goldridge Resort Limited	Accept in Part	General
FS1217.10	632.9	HL Dowell and MJM Brown Home Trust	Accept	4.2
FS1217.11	632.10	HL Dowell and MJM Brown Home Trust	Accept	4.3
FS1217.113	762.1	HL Dowell and MJM Brown Home Trust	Accept	7.4
FS1217.114	762.2	HL Dowell and MJM Brown Home Trust	Accept in Part	2.1
FS1217.115	762.3	HL Dowell and MJM Brown Home Trust	Accept in Part	7.2
FS1217.116	762.4	HL Dowell and MJM Brown Home Trust	Accept in Part	8.1
FS1217.117	762.5	HL Dowell and MJM Brown Home Trust	Accept in Part	7.4
FS1217.118	762.6	HL Dowell and MJM Brown Home Trust	Accept in Part	Section 5.10
FS1217.119	762.7	HL Dowell and MJM Brown Home Trust	Accept in Part	7.4
FS1217.12	632.11	HL Dowell and MJM Brown Home Trust	Accept in part	4.3
FS1217.13	632.12	HL Dowell and MJM Brown Home Trust	Reject	4.3
FS1217.14	632.13	HL Dowell and MJM Brown Home Trust	Accept in Part	4.4
FS1217.15	632.14	HL Dowell and MJM Brown Home Trust	Accept	4.5
FS1217.16	632.15	HL Dowell and MJM Brown Home Trust	Accept	4.5
FS1217.17	632.16	HL Dowell and MJM Brown Home Trust	Accept in Part	4.5, 4.6
FS1217.18	632.17	HL Dowell and MJM Brown Home Trust	Reject	4.5



Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1217.19	632.18	HL Dowell and MJM Brown Home Trust	Reject	4.5
FS1217.20	632.19	HL Dowell and MJM Brown Home Trust	Accept	4.5
FS1217.21	632.20	HL Dowell and MJM Brown Home Trust	Accept in Part	4.6
FS1217.22	632.21	HL Dowell and MJM Brown Home Trust	Accept	4.6
FS1217.23	632.22	HL Dowell and MJM Brown Home Trust	Accept	4.6
FS1217.24	632.23	HL Dowell and MJM Brown Home Trust	Accept	4.6
FS1217.25	632.24	HL Dowell and MJM Brown Home Trust	Accept	4.6
FS1217.26	632.25	HL Dowell and MJM Brown Home Trust	Reject	4.6
FS1217.27	632.26	HL Dowell and MJM Brown Home Trust	Accept	4.6
FS1217.28	632.27	HL Dowell and MJM Brown Home Trust	Accept	4.6
FS1217.29	632.28	HL Dowell and MJM Brown Home Trust	Accept	4.6
FS1217.30	632.29	HL Dowell and MJM Brown Home Trust	Reject	4.7
FS1217.31	632.30	HL Dowell and MJM Brown Home Trust	Reject	4.7
FS1217.32	632.31	HL Dowell and MJM Brown Home Trust	Reject	4.7
FS1217.33	632.32	HL Dowell and MJM Brown Home Trust	Accept	4.8
FS1217.34	632.33	HL Dowell and MJM Brown Home Trust	Accept	4.8
FS1217.35	632.34	HL Dowell and MJM Brown Home Trust	Accept in Part	4.9
FS1217.36	632.35	HL Dowell and MJM Brown Home Trust	Accept in Part	4.2
FS1217.37	632.36	HL Dowell and MJM Brown Home Trust	Accept in Part	4.2
FS1217.38	632.37	HL Dowell and MJM Brown Home Trust	Accept in Part	4.5
FS1217.39	632.38	HL Dowell and MJM Brown Home Trust	Accept in Part	4.6
FS1217.40	632.39	HL Dowell and MJM Brown Home Trust	Reject	4.6
FS1217.41	632.40	HL Dowell and MJM Brown Home Trust	Accept in Part	4.9
FS1217.42	632.41	HL Dowell and MJM Brown Home Trust	Accept in Part	4.9
FS1217.43	632.42	HL Dowell and MJM Brown Home Trust	Accept	4.2
FS1217.44	632.43	HL Dowell and MJM Brown Home Trust	Accept in Part	4.2
FS1217.45	632.44	HL Dowell and MJM Brown Home Trust	Reject	4.3
FS1217.46	632.45	HL Dowell and MJM Brown Home Trust	Accept	4.3
FS1217.47	632.46	HL Dowell and MJM Brown Home Trust	Accept	4.6
FS1217.48	632.47	HL Dowell and MJM Brown Home Trust	Accept in Part	4.6
FS1217.49	632.48	HL Dowell and MJM Brown Home Trust	Accept	4.6
FS1217.5	632.4	HL Dowell and MJM Brown Home Trust	Reject	1.8
FS1217.50	632.49	HL Dowell and MJM Brown Home Trust	Accept in Part	4.6
FS1217.51	632.50	HL Dowell and MJM Brown Home Trust	Accept in Part	4.6
FS1217.52	632.51	HL Dowell and MJM Brown Home Trust	Accept	4.6
FS1217.53	632.52	HL Dowell and MJM Brown Home Trust	Accept in Part	4.6
FS1217.54	632.53	HL Dowell and MJM Brown Home Trust	Accept in Part	4.6
FS1217.55	632.54	HL Dowell and MJM Brown Home Trust	Accept	4.7
FS1217.56	632.55	HL Dowell and MJM Brown Home Trust	Accept in Part	4.8
FS1217.57	632.56	HL Dowell and MJM Brown Home Trust	Accept	4.3
FS1217.58	632.57	HL Dowell and MJM Brown Home Trust	Accept in part	4.3
FS1217.59	632.58	HL Dowell and MJM Brown Home Trust	Accept in part	4.3
FS1217.6	632.5	HL Dowell and MJM Brown Home Trust	Accept in Part	4.2
FS1217.60	632.59	HL Dowell and MJM Brown Home Trust	Accept in Part	4.3
FS1217.61	632.60	HL Dowell and MJM Brown Home Trust	Accept in Part	4.4
FS1217.62	632.61	HL Dowell and MJM Brown Home Trust	Accept in Part	7.4
FS1217.63	632.62	HL Dowell and MJM Brown Home Trust	Accept	7.4
FS1217.64	632.63	HL Dowell and MJM Brown Home Trust	Reject	8.2
FS1217.65	632.64	HL Dowell and MJM Brown Home Trust	Accept	Section 5.10
FS1217.66	632.65	HL Dowell and MJM Brown Home Trust	Accept	Section 5.10
FS1217.67	632.66	HL Dowell and MJM Brown Home Trust	Accept	Section 5.10
FS1217.7	632.6	HL Dowell and MJM Brown Home Trust	Accept	4.2
FS1217.8	632.7	HL Dowell and MJM Brown Home Trust	Accept in Part	4.2
FS1217.9	632.8	HL Dowell and MJM Brown Home Trust	Accept in Part	4.2

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1219.10	632.9	Bravo Trustee Company	Accept	4.2
FS1219.11	632.10	Bravo Trustee Company	Accept	4.3
FS1219.113	762.1	Bravo Trustee Company	Accept	7.4
FS1219.114	762.2	Bravo Trustee Company	Accept in Part	2.1
FS1219.115	762.3	Bravo Trustee Company	Accept in Part	7.2
FS1219.116	762.4	Bravo Trustee Company	Accept in Part	8.1
FS1219.117	762.5	Bravo Trustee Company	Accept in Part	7.4
FS1219.118	762.6	Bravo Trustee Company	Accept in Part	Section 5.10
FS1219.119	762.7	Bravo Trustee Company	Accept in Part	7.4
FS1219.12	632.11	Bravo Trustee Company	Accept in part	4.3
FS1219.13	632.12	Bravo Trustee Company	Reject	4.3
FS1219.14	632.13	Bravo Trustee Company	Accept in Part	4.4
FS1219.15	632.14	Bravo Trustee Company	Accept	4.5
FS1219.16	632.15	Bravo Trustee Company	Accept	4.5
FS1219.17	632.16	Bravo Trustee Company	Accept in Part	4.5, 4.6
FS1219.18	632.17	Bravo Trustee Company	Reject	4.5
FS1219.19	632.18	Bravo Trustee Company	Reject	4.5
FS1219.20	632.19	Bravo Trustee Company	Accept	4.5
FS1219.21	632.20	Bravo Trustee Company	Accept in Part	4.6
FS1219.22	632.21	Bravo Trustee Company	Accept	4.6
FS1219.23	632.22	Bravo Trustee Company	Accept	4.6
FS1219.24	632.23	Bravo Trustee Company	Accept	4.6
FS1219.25	632.24	Bravo Trustee Company	Accept	4.6
FS1219.26	632.25	Bravo Trustee Company	Reject	4.6
FS1219.27	632.26	Bravo Trustee Company	Accept	4.6
FS1219.28	632.27	Bravo Trustee Company	Accept	4.6
FS1219.29	632.28	Bravo Trustee Company	Accept	4.6
FS1219.30	632.29	Bravo Trustee Company	Reject	4.7
FS1219.31	632.30	Bravo Trustee Company	Reject	4.7
FS1219.32	632.31	Bravo Trustee Company	Reject	4.7
FS1219.33	632.32	Bravo Trustee Company	Accept	4.8
FS1219.34	632.33	Bravo Trustee Company	Accept	4.8
FS1219.35	632.34	Bravo Trustee Company	Accept in Part	4.9
FS1219.36	632.35	Bravo Trustee Company	Accept in Part	4.2
FS1219.37	632.36	Bravo Trustee Company	Accept in Part	4.2
FS1219.38	632.37	Bravo Trustee Company	Accept in Part	4.5
FS1219.39	632.38	Bravo Trustee Company	Accept in Part	4.6
FS1219.40	632.39	Bravo Trustee Company	Reject	4.6
FS1219.41	632.40	Bravo Trustee Company	Accept in Part	4.9
FS1219.42	632.41	Bravo Trustee Company	Accept in Part	4.9
FS1219.43	632.42	Bravo Trustee Company	Accept	4.2
FS1219.44	632.43	Bravo Trustee Company	Accept in Part	4.2
FS1219.45	632.44	Bravo Trustee Company	Reject	4.3
FS1219.46	632.45	Bravo Trustee Company	Accept	4.3
FS1219.47	632.46	Bravo Trustee Company	Accept	4.6
FS1219.48	632.47	Bravo Trustee Company	Accept in Part	4.6
FS1219.49	632.48	Bravo Trustee Company	Accept	4.6
FS1219.5	632.4	Bravo Trustee Company	Reject	1.8
FS1219.50	632.49	Bravo Trustee Company	Accept in Part	4.6
FS1219.51	632.50	Bravo Trustee Company	Accept in Part	4.6
FS1219.52	632.51	Bravo Trustee Company	Accept	4.6
FS1219.53	632.52	Bravo Trustee Company	Accept in Part	4.6
FS1219.54	632.53	Bravo Trustee Company	Accept in Part	4.6
FS1219.55	632.54	Bravo Trustee Company	Accept	4.7

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1219.56	632.55	Bravo Trustee Company	Accept in Part	4.8
FS1219.57	632.56	Bravo Trustee Company	Accept	4.3
FS1219.58	632.57	Bravo Trustee Company	Accept in part	4.3
FS1219.59	632.58	Bravo Trustee Company	Accept in part	4.3
FS1219.6	632.5	Bravo Trustee Company	Accept in Part	4.2
FS1219.60	632.59	Bravo Trustee Company	Accept in Part	4.3
FS1219.61	632.60	Bravo Trustee Company	Accept in Part	4.4
FS1219.62	632.61	Bravo Trustee Company	Accept in Part	7.4
FS1219.63	632.62	Bravo Trustee Company	Accept	7.4
FS1219.64	632.63	Bravo Trustee Company	Reject	8.2
FS1219.65	632.64	Bravo Trustee Company	Accept	Section 5.10
FS1219.66	632.65	Bravo Trustee Company	Accept	Section 5.10
FS1219.67	632.66	Bravo Trustee Company	Accept	Section 5.10
FS1219.7	632.6	Bravo Trustee Company	Accept	4.2
FS1219.8	632.7	Bravo Trustee Company	Accept in Part	4.2
FS1219.9	632.8	Bravo Trustee Company	Accept in Part	4.2
FS1226.119	238.114	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Reject	4.2
FS1226.120	238.115	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept	2.9
FS1226.15	238.10	Ngai Tahu Property Limited & Ngai Tahu Justice Holdings Limited	Accept	2.9
FS1234.119	238.114	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Reject	4.2
FS1234.120	238.115	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept	2.9
FS1234.15	238.10	Shotover Memorial Properties Limited & Horne Water Holdings Limited	Accept	2.9
FS1239.119	238.114	Skyline Enterprises Limited & O'Connells Pavillion Limited	Reject	4.2
FS1239.120	238.115	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept	2.9
FS1239.15	238.10	Skyline Enterprises Limited & O'Connells Pavillion Limited	Accept	2.9
FS1241.119	238.114	Skyline Enterprises Limited & Accommodation and Booking Agents	Reject	4.2
FS1241.120	238.115	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept	2.9
FS1241.15	238.10	Skyline Enterprises Limited & Accommodation and Booking Agents	Accept	2.9
FS1242.142	238.114	Antony & Ruth Stokes	Reject	4.2
FS1242.143	238.115	Antony & Ruth Stokes	Accept	2.9
FS1242.38	238.10	Antony & Ruth Stokes	Accept	2.9
FS1248.119	238.114	Trojan Holdings Limited & Beach Street Holdings Limited	Reject	4.2
FS1248.120	238.115	Trojan Holdings Limited & Beach Street Holdings Limited	Accept	2.9
FS1248.15	238.10	Trojan Holdings Limited & Beach Street Holdings Limited	Accept	2.9
FS1249.119	238.114	Tweed Development Limited	Reject	4.2
FS1249.120	238.115	Tweed Development Limited	Accept	2.9
FS1249.15	238.10	Tweed Development Limited	Accept	2.9
FS1252.10	632.9	Tim & Paula Williams	Accept	4.2
FS1252.11	632.10	Tim & Paula Williams	Accept	4.3
FS1252.113	762.1	Tim & Paula Williams	Accept	7.4

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1252.114	762.2	Tim & Paula Williams	Accept in Part	2.1
FS1252.115	762.3	Tim & Paula Williams	Accept in Part	7.2
FS1252.116	762.4	Tim & Paula Williams	Accept in Part	8.1
FS1252.117	762.5	Tim & Paula Williams	Accept in Part	7.4
FS1252.118	762.6	Tim & Paula Williams	Accept in Part	Section 5.10
FS1252.119	762.7	Tim & Paula Williams	Accept in Part	7.4
FS1252.12	632.11	Tim & Paula Williams	Accept in part	4.3
FS1252.13	632.12	Tim & Paula Williams	Reject	4.3
FS1252.14	632.13	Tim & Paula Williams	Accept in Part	4.4
FS1252.15	632.14	Tim & Paula Williams	Accept	4.5
FS1252.16	632.15	Tim & Paula Williams	Accept	4.5
FS1252.17	632.16	Tim & Paula Williams	Accept in Part	4.5, 4.6
FS1252.18	632.17	Tim & Paula Williams	Reject	4.5
FS1252.19	632.18	Tim & Paula Williams	Reject	4.5
FS1252.20	632.19	Tim & Paula Williams	Accept	4.5
FS1252.21	632.20	Tim & Paula Williams	Accept in Part	4.6
FS1252.22	632.21	Tim & Paula Williams	Accept	4.6
FS1252.23	632.22	Tim & Paula Williams	Accept	4.6
FS1252.24	632.23	Tim & Paula Williams	Accept	4.6
FS1252.25	632.24	Tim & Paula Williams	Accept	4.6
FS1252.26	632.25	Tim & Paula Williams	Reject	4.6
FS1252.27	632.26	Tim & Paula Williams	Accept	4.6
FS1252.28	632.27	Tim & Paula Williams	Accept	4.6
FS1252.29	632.28	Tim & Paula Williams	Accept	4.6
FS1252.30	632.29	Tim & Paula Williams	Reject	4.7
FS1252.31	632.30	Tim & Paula Williams	Reject	4.7
FS1252.32	632.31	Tim & Paula Williams	Reject	4.7
FS1252.33	632.32	Tim & Paula Williams	Accept	4.8
FS1252.34	632.33	Tim & Paula Williams	Accept	4.8
FS1252.35	632.34	Tim & Paula Williams	Accept in Part	4.9
FS1252.36	632.35	Tim & Paula Williams	Accept in Part	4.2
FS1252.37	632.36	Tim & Paula Williams	Accept in Part	4.2
FS1252.38	632.37	Tim & Paula Williams	Accept in Part	4.5
FS1252.39	632.38	Tim & Paula Williams	Accept in Part	4.6
FS1252.40	632.39	Tim & Paula Williams	Reject	4.6
FS1252.41	632.40	Tim & Paula Williams	Accept in Part	4.9
FS1252.42	632.41	Tim & Paula Williams	Accept in Part	4.9
FS1252.43	632.42	Tim & Paula Williams	Accept	4.2
FS1252.44	632.43	Tim & Paula Williams	Accept in Part	4.2
FS1252.45	632.44	Tim & Paula Williams	Reject	4.3
FS1252.46	632.45	Tim & Paula Williams	Accept	4.3
FS1252.47	632.46	Tim & Paula Williams	Accept	4.6
FS1252.48	632.47	Tim & Paula Williams	Accept in Part	4.6
FS1252.49	632.48	Tim & Paula Williams	Accept	4.6
FS1252.5	632.4	Tim & Paula Williams	Reject	1.8
FS1252.50	632.49	Tim & Paula Williams	Accept in Part	4.6
FS1252.51	632.50	Tim & Paula Williams	Accept in Part	4.6
FS1252.52	632.51	Tim & Paula Williams	Accept	4.6
FS1252.53	632.52	Tim & Paula Williams	Accept in Part	4.6
FS1252.54	632.53	Tim & Paula Williams	Accept in Part	4.6
FS1252.55	632.54	Tim & Paula Williams	Accept	4.7
FS1252.56	632.55	Tim & Paula Williams	Accept in Part	4.8
FS1252.57	632.56	Tim & Paula Williams	Accept	4.3
FS1252.58	632.57	Tim & Paula Williams	Accept in part	4.3

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1252.59	632.58	Tim & Paula Williams	Accept in part	4.3
FS1252.6	632.5	Tim & Paula Williams	Accept in Part	4.2
FS1252.60	632.59	Tim & Paula Williams	Accept in Part	4.3
FS1252.61	632.60	Tim & Paula Williams	Accept in Part	4.4
FS1252.62	632.61	Tim & Paula Williams	Accept in Part	7.4
FS1252.63	632.62	Tim & Paula Williams	Accept	7.4
FS1252.64	632.63	Tim & Paula Williams	Reject	8.2
FS1252.65	632.64	Tim & Paula Williams	Accept	Section 5.10
FS1252.66	632.65	Tim & Paula Williams	Accept	Section 5.10
FS1252.67	632.66	Tim & Paula Williams	Accept	Section 5.10
FS1252.7	632.6	Tim & Paula Williams	Accept	4.2
FS1252.8	632.7	Tim & Paula Williams	Accept in Part	4.2
FS1252.9	632.8	Tim & Paula Williams	Accept in Part	4.2
FS1255.12	414.3	Arcadian Triangle Limited	Accept in Part	2.1
FS1256.13	523.13	Ashford Trust	Accept in Part	General
FS1256.14	523.14	Ashford Trust	Accept in Part	2.1
FS1256.15	523.15	Ashford Trust	Accept in Part	4.1-4.13
FS1256.16	523.16	Ashford Trust	Accept in Part	2.1, 4.1-5.13
FS1256.55	537.37	Ashford Trust	Accept in Part	4.1-5.13
FS1256.56	537.38	Ashford Trust	Accept in Part	2.1
FS1256.57	537.39	Ashford Trust	Accept in Part	4.1-4.13
FS1259.16	535.32	Bill and Jan Walker Family Trust	Accept in Part	General
FS1259.17	535.33	Bill and Jan Walker Family Trust	Accept in Part	2.1
FS1259.18	535.34	Bill and Jan Walker Family Trust	Accept in Part	General
FS1259.19	535.35	Bill and Jan Walker Family Trust	Accept in Part	7.2
FS1260.34	512.12	Dato Tan Chin Nam	Accept in Part	2.1, 7.1-8.12
FS1260.35	512.13	Dato Tan Chin Nam	Accept in Part	2.1
FS1260.36	512.14	Dato Tan Chin Nam	Accept in Part	2.1, 7.1-8.12
FS1261.2	406.2	Bridesdale Farm Developments Limited	Accept in Part	2.1
FS1261.3	406.3	Bridesdale Farm Developments Limited	Accept in Part	8.8
FS1267.16	535.32	DV Bill and Jan Walker Family Trust	Accept in Part	General
FS1267.17	535.33	DV Bill and Jan Walker Family Trust	Accept in Part	2.1
FS1267.18	535.34	DV Bill and Jan Walker Family Trust	Accept in Part	General
FS1267.19	535.35	DV Bill and Jan Walker Family Trust	Accept in Part	7.2
FS1270.101	501.21	Hansen Family Partnership	Accept in Part	2.1
FS1270.56	408.27	Hansen Family Partnership	Accept in Part	1.8, 2.1
FS1270.67	399.10	Hansen Family Partnership	Accept in Part	2.1
FS1270.79	338.6	Hansen Family Partnership	Accept in Part	2.1
FS1270.83	501.3	Hansen Family Partnership	Accept in Part	2.1
FS1270.93	501.13	Hansen Family Partnership	Accept in Part	2.1
FS1275.178	632.4	"Jacks Point" (Submitter number 762 and 856)	Reject	1.8
FS1275.179	632.5	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.2
FS1275.180	632.6	"Jacks Point" (Submitter number 762 and 856)	Accept	4.2
FS1275.181	632.7	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.2
FS1275.182	632.8	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.2
FS1275.183	632.9	"Jacks Point" (Submitter number 762 and 856)	Accept	4.2
FS1275.184	632.10	"Jacks Point" (Submitter number 762 and 856)	Accept	4.3

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1275.185	632.11	"Jacks Point" (Submitter number 762 and 856)	Accept in part	4.3
FS1275.186	632.12	"Jacks Point" (Submitter number 762 and 856)	Reject	4.3
FS1275.187	632.13	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.4
FS1275.188	632.14	"Jacks Point" (Submitter number 762 and 856)	Accept	4.5
FS1275.189	632.15	"Jacks Point" (Submitter number 762 and 856)	Accept	4.5
FS1275.190	632.16	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.5, 4.6
FS1275.191	632.17	"Jacks Point" (Submitter number 762 and 856)	Reject	4.5
FS1275.192	632.18	"Jacks Point" (Submitter number 762 and 856)	Reject	4.5
FS1275.193	632.19	"Jacks Point" (Submitter number 762 and 856)	Accept	4.5
FS1275.194	632.20	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.6
FS1275.195	632.21	"Jacks Point" (Submitter number 762 and 856)	Accept	4.6
FS1275.196	632.22	"Jacks Point" (Submitter number 762 and 856)	Accept	4.6
FS1275.197	632.23	"Jacks Point" (Submitter number 762 and 856)	Accept	4.6
FS1275.198	632.24	"Jacks Point" (Submitter number 762 and 856)	Accept	4.6
FS1275.199	632.25	"Jacks Point" (Submitter number 762 and 856)	Reject	4.6
FS1275.200	632.26	"Jacks Point" (Submitter number 762 and 856)	Accept	4.6
FS1275.201	632.27	"Jacks Point" (Submitter number 762 and 856)	Accept	4.6
FS1275.202	632.28	"Jacks Point" (Submitter number 762 and 856)	Accept	4.6
FS1275.203	632.29	"Jacks Point" (Submitter number 762 and 856)	Reject	4.7
FS1275.204	632.30	"Jacks Point" (Submitter number 762 and 856)	Reject	4.7
FS1275.205	632.31	"Jacks Point" (Submitter number 762 and 856)	Reject	4.7
FS1275.206	632.32	"Jacks Point" (Submitter number 762 and 856)	Accept	4.8
FS1275.207	632.33	"Jacks Point" (Submitter number 762 and 856)	Accept	4.8
FS1275.208	632.34	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.9
FS1275.209	632.35	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.2
FS1275.210	632.36	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.2
FS1275.211	632.37	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.5

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1275.212	632.38	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.6
FS1275.213	632.39	"Jacks Point" (Submitter number 762 and 856)	Reject	4.6
FS1275.214	632.40	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.9
FS1275.215	632.41	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.9
FS1275.216	632.42	"Jacks Point" (Submitter number 762 and 856)	Accept	4.2
FS1275.217	632.43	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.2
FS1275.218	632.44	"Jacks Point" (Submitter number 762 and 856)	Reject	4.3
FS1275.219	632.45	"Jacks Point" (Submitter number 762 and 856)	Accept	4.3
FS1275.220	632.46	"Jacks Point" (Submitter number 762 and 856)	Accept	4.6
FS1275.221	632.47	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.6
FS1275.222	632.48	"Jacks Point" (Submitter number 762 and 856)	Accept	4.6
FS1275.223	632.49	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.6
FS1275.224	632.50	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.6
FS1275.225	632.51	"Jacks Point" (Submitter number 762 and 856)	Accept	4.6
FS1275.226	632.52	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.6
FS1275.227	632.53	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.6
FS1275.228	632.54	"Jacks Point" (Submitter number 762 and 856)	Accept	4.7
FS1275.229	632.55	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.8
FS1275.230	632.56	"Jacks Point" (Submitter number 762 and 856)	Accept	4.3
FS1275.231	632.57	"Jacks Point" (Submitter number 762 and 856)	Accept in part	4.3
FS1275.232	632.58	"Jacks Point" (Submitter number 762 and 856)	Accept in part	4.3
FS1275.233	632.59	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.3
FS1275.234	632.60	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	4.4
FS1275.235	632.61	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	7.4
FS1275.236	632.62	"Jacks Point" (Submitter number 762 and 856)	Accept	7.4
FS1275.237	632.63	"Jacks Point" (Submitter number 762 and 856)	Reject	8.2
FS1275.238	632.64	"Jacks Point" (Submitter number 762 and 856)	Accept	Section 5.10

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1275.239	632.65	"Jacks Point" (Submitter number 762 and 856)	Accept	Section 5.10
FS1275.240	632.66	"Jacks Point" (Submitter number 762 and 856)	Accept	Section 5.10
FS1277.10	632.6	Jacks Point Residents and Owners Association	Accept	4.2
FS1277.11	632.7	Jacks Point Residents and Owners Association	Accept in Part	4.2
FS1277.12	632.8	Jacks Point Residents and Owners Association	Accept in Part	4.2
FS1277.13	632.9	Jacks Point Residents and Owners Association	Accept	4.2
FS1277.14	632.10	Jacks Point Residents and Owners Association	Accept	4.3
FS1277.149	762.1	Jacks Point Residents and Owners Association	Accept	7.4
FS1277.15	632.11	Jacks Point Residents and Owners Association	Accept in part	4.3
FS1277.150	762.2	Jacks Point Residents and Owners Association	Accept in Part	2.1
FS1277.151	762.3	Jacks Point Residents and Owners Association	Accept in Part	7.2
FS1277.152	762.4	Jacks Point Residents and Owners Association	Accept in Part	8.1
FS1277.153	762.5	Jacks Point Residents and Owners Association	Accept in Part	7.4
FS1277.154	762.6	Jacks Point Residents and Owners Association	Accept in Part	Section 5.10
FS1277.155	762.7	Jacks Point Residents and Owners Association	Accept in Part	7.4
FS1277.16	632.12	Jacks Point Residents and Owners Association	Reject	4.3
FS1277.17	632.13	Jacks Point Residents and Owners Association	Accept in Part	4.4
FS1277.18	632.14	Jacks Point Residents and Owners Association	Accept	4.5
FS1277.19	632.15	Jacks Point Residents and Owners Association	Accept	4.5
FS1277.20	632.16	Jacks Point Residents and Owners Association	Accept in Part	4.5, 4.6
FS1277.21	632.17	Jacks Point Residents and Owners Association	Reject	4.5
FS1277.22	632.18	Jacks Point Residents and Owners Association	Reject	4.5
FS1277.23	632.19	Jacks Point Residents and Owners Association	Accept	4.5
FS1277.24	632.20	Jacks Point Residents and Owners Association	Accept in Part	4.6
FS1277.25	632.21	Jacks Point Residents and Owners Association	Accept	4.6
FS1277.26	632.22	Jacks Point Residents and Owners Association	Accept	4.6
FS1277.27	632.23	Jacks Point Residents and Owners Association	Accept	4.6



Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1277.28	632.24	Jacks Point Residents and Owners Association	Accept	4.6
FS1277.29	632.25	Jacks Point Residents and Owners Association	Reject	4.6
FS1277.30	632.26	Jacks Point Residents and Owners Association	Accept	4.6
FS1277.31	632.27	Jacks Point Residents and Owners Association	Accept	4.6
FS1277.32	632.28	Jacks Point Residents and Owners Association	Accept	4.6
FS1277.33	632.29	Jacks Point Residents and Owners Association	Reject	4.7
FS1277.34	632.30	Jacks Point Residents and Owners Association	Reject	4.7
FS1277.35	632.31	Jacks Point Residents and Owners Association	Reject	4.7
FS1277.36	632.32	Jacks Point Residents and Owners Association	Accept	4.8
FS1277.37	632.33	Jacks Point Residents and Owners Association	Accept	4.8
FS1277.38	632.34	Jacks Point Residents and Owners Association	Accept in Part	4.9
FS1277.39	632.35	Jacks Point Residents and Owners Association	Accept in Part	4.2
FS1277.40	632.36	Jacks Point Residents and Owners Association	Accept in Part	4.2
FS1277.41	632.37	Jacks Point Residents and Owners Association	Accept in Part	4.5
FS1277.42	632.38	Jacks Point Residents and Owners Association	Accept in Part	4.6
FS1277.43	632.39	Jacks Point Residents and Owners Association	Reject	4.6
FS1277.44	632.40	Jacks Point Residents and Owners Association	Accept in Part	4.9
FS1277.45	632.41	Jacks Point Residents and Owners Association	Accept in Part	4.9
FS1277.46	632.42	Jacks Point Residents and Owners Association	Accept	4.2
FS1277.47	632.43	Jacks Point Residents and Owners Association	Accept in Part	4.2
FS1277.48	632.44	Jacks Point Residents and Owners Association	Reject	4.3
FS1277.49	632.45	Jacks Point Residents and Owners Association	Accept	4.3
FS1277.50	632.46	Jacks Point Residents and Owners Association	Accept	4.6
FS1277.51	632.47	Jacks Point Residents and Owners Association	Accept in Part	4.6
FS1277.52	632.48	Jacks Point Residents and Owners Association	Accept	4.6
FS1277.53	632.49	Jacks Point Residents and Owners Association	Accept in Part	4.6
FS1277.54	632.50	Jacks Point Residents and Owners Association	Accept in Part	4.6

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1277.55	632.51	Jacks Point Residents and Owners Association	Accept	4.6
FS1277.56	632.52	Jacks Point Residents and Owners Association	Accept in Part	4.6
FS1277.57	632.53	Jacks Point Residents and Owners Association	Accept in Part	4.6
FS1277.58	632.54	Jacks Point Residents and Owners Association	Accept	4.7
FS1277.59	632.55	Jacks Point Residents and Owners Association	Accept in Part	4.8
FS1277.60	632.56	Jacks Point Residents and Owners Association	Accept	4.3
FS1277.61	632.57	Jacks Point Residents and Owners Association	Accept in part	4.3
FS1277.62	632.58	Jacks Point Residents and Owners Association	Accept in part	4.3
FS1277.63	632.59	Jacks Point Residents and Owners Association	Accept in Part	4.3
FS1277.64	632.60	Jacks Point Residents and Owners Association	Accept in Part	4.4
FS1277.65	632.61	Jacks Point Residents and Owners Association	Accept in Part	7.4
FS1277.66	632.62	Jacks Point Residents and Owners Association	Accept	7.4
FS1277.67	632.63	Jacks Point Residents and Owners Association	Reject	8.2
FS1277.68	632.64	Jacks Point Residents and Owners Association	Accept	Section 5.10
FS1277.69	632.65	Jacks Point Residents and Owners Association	Accept	Section 5.10
FS1277.70	632.66	Jacks Point Residents and Owners Association	Accept	Section 5.10
FS1277.8	632.4	Jacks Point Residents and Owners Association	Reject	1.8
FS1277.9	632.5	Jacks Point Residents and Owners Association	Accept in Part	4.2
FS1283.105	762.1	MJ and RB Williams and Brabant	Accept	7.4
FS1283.106	762.2	MJ and RB Williams and Brabant	Accept in Part	2.1
FS1283.107	762.3	MJ and RB Williams and Brabant	Accept in Part	7.2
FS1283.108	762.4	MJ and RB Williams and Brabant	Accept in Part	8.1
FS1283.109	762.5	MJ and RB Williams and Brabant	Accept in Part	7.4
FS1283.110	762.6	MJ and RB Williams and Brabant	Accept in Part	Section 5.10
FS1283.111	762.7	MJ and RB Williams and Brabant	Accept in Part	7.4
FS1283.118	632.4	MJ and RB Williams and Brabant	Reject	1.8
FS1283.119	632.5	MJ and RB Williams and Brabant	Accept in Part	4.2
FS1283.120	632.6	MJ and RB Williams and Brabant	Accept	4.2
FS1283.121	632.7	MJ and RB Williams and Brabant	Accept in Part	4.2
FS1283.122	632.8	MJ and RB Williams and Brabant	Accept in Part	4.2
FS1283.123	632.9	MJ and RB Williams and Brabant	Accept	4.2
FS1283.124	632.10	MJ and RB Williams and Brabant	Accept	4.3
FS1283.125	632.11	MJ and RB Williams and Brabant	Accept in part	4.3
FS1283.126	632.12	MJ and RB Williams and Brabant	Reject	4.3
FS1283.127	632.13	MJ and RB Williams and Brabant	Accept in Part	4.4
FS1283.128	632.14	MJ and RB Williams and Brabant	Accept	4.5
FS1283.129	632.15	MJ and RB Williams and Brabant	Accept	4.5

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1283.130	632.16	MJ and RB Williams and Brabant	Accept in Part	4.5, 4.6
FS1283.131	632.17	MJ and RB Williams and Brabant	Reject	4.5
FS1283.132	632.18	MJ and RB Williams and Brabant	Reject	4.5
FS1283.133	632.19	MJ and RB Williams and Brabant	Accept	4.5
FS1283.134	632.20	MJ and RB Williams and Brabant	Accept in Part	4.6
FS1283.135	632.21	MJ and RB Williams and Brabant	Accept	4.6
FS1283.136	632.22	MJ and RB Williams and Brabant	Accept	4.6
FS1283.137	632.23	MJ and RB Williams and Brabant	Accept	4.6
FS1283.138	632.24	MJ and RB Williams and Brabant	Accept	4.6
FS1283.139	632.25	MJ and RB Williams and Brabant	Reject	4.6
FS1283.140	632.26	MJ and RB Williams and Brabant	Accept	4.6
FS1283.141	632.27	MJ and RB Williams and Brabant	Accept	4.6
FS1283.142	632.28	MJ and RB Williams and Brabant	Accept	4.6
FS1283.143	632.29	MJ and RB Williams and Brabant	Reject	4.7
FS1283.144	632.30	MJ and RB Williams and Brabant	Reject	4.7
FS1283.145	632.31	MJ and RB Williams and Brabant	Reject	4.7
FS1283.146	632.32	MJ and RB Williams and Brabant	Accept	4.8
FS1283.147	632.33	MJ and RB Williams and Brabant	Accept	4.8
FS1283.148	632.34	MJ and RB Williams and Brabant	Accept in Part	4.9
FS1283.149	632.35	MJ and RB Williams and Brabant	Accept in Part	4.2
FS1283.150	632.36	MJ and RB Williams and Brabant	Accept in Part	4.2
FS1283.151	632.37	MJ and RB Williams and Brabant	Accept in Part	4.5
FS1283.152	632.38	MJ and RB Williams and Brabant	Accept in Part	4.6
FS1283.153	632.39	MJ and RB Williams and Brabant	Reject	4.6
FS1283.154	632.40	MJ and RB Williams and Brabant	Accept in Part	4.9
FS1283.155	632.41	MJ and RB Williams and Brabant	Accept in Part	4.9
FS1283.156	632.42	MJ and RB Williams and Brabant	Accept	4.2
FS1283.157	632.43	MJ and RB Williams and Brabant	Accept in Part	4.2
FS1283.158	632.44	MJ and RB Williams and Brabant	Reject	4.3
FS1283.159	632.45	MJ and RB Williams and Brabant	Accept	4.3
FS1283.160	632.46	MJ and RB Williams and Brabant	Accept	4.6
FS1283.161	632.47	MJ and RB Williams and Brabant	Accept in Part	4.6
FS1283.162	632.48	MJ and RB Williams and Brabant	Accept	4.6
FS1283.163	632.49	MJ and RB Williams and Brabant	Accept in Part	4.6
FS1283.164	632.50	MJ and RB Williams and Brabant	Accept in Part	4.6
FS1283.165	632.51	MJ and RB Williams and Brabant	Accept	4.6
FS1283.166	632.52	MJ and RB Williams and Brabant	Accept in Part	4.6
FS1283.167	632.53	MJ and RB Williams and Brabant	Accept in Part	4.6
FS1283.168	632.54	MJ and RB Williams and Brabant	Accept	4.7
FS1283.169	632.55	MJ and RB Williams and Brabant	Accept in Part	4.8
FS1283.170	632.56	MJ and RB Williams and Brabant	Accept	4.3
FS1283.171	632.57	MJ and RB Williams and Brabant	Accept in part	4.3
FS1283.172	632.58	MJ and RB Williams and Brabant	Accept in part	4.3
FS1283.173	632.59	MJ and RB Williams and Brabant	Accept in Part	4.3
FS1283.174	632.60	MJ and RB Williams and Brabant	Accept in Part	4.4
FS1283.175	632.61	MJ and RB Williams and Brabant	Accept in Part	7.4
FS1283.176	632.62	MJ and RB Williams and Brabant	Accept	7.4
FS1283.177	632.63	MJ and RB Williams and Brabant	Reject	8.2
FS1283.178	632.64	MJ and RB Williams and Brabant	Accept	Section 5.10
FS1283.179	632.65	MJ and RB Williams and Brabant	Reject	Section 5.10
FS1283.180	632.66	MJ and RB Williams and Brabant	Accept	Section 5.10
FS1286.46	537.37	Mr M and Mrs J Henry	Accept in Part	4.1-5.13
FS1286.47	537.38	Mr M and Mrs J Henry	Accept in Part	2.1
FS1286.48	537.39	Mr M and Mrs J Henry	Accept in Part	4.1-4.13

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1286.78	830.5	Mr M and Mrs J Henry	Accept in Part	2.1
FS1289.13	501.13	Oasis In The Basin Association	Accept in Part	2.1
FS1289.21	501.21	Oasis In The Basin Association	Accept in Part	2.1
FS1289.28	338.6	Oasis In The Basin Association	Accept in Part	2.1
FS1289.3	501.3	Oasis In The Basin Association	Accept in Part	2.1
FS1292.41	537.37	Roger and Carol Wilkinson	Accept in Part	4.1-5.13
FS1292.42	537.38	Roger and Carol Wilkinson	Accept in Part	2.1
FS1292.43	537.39	Roger and Carol Wilkinson	Accept in Part	4.1-4.13
FS1292.88	522.39	Roger and Carol Wilkinson	Accept in Part	General
FS1292.89	522.40	Roger and Carol Wilkinson	Accept in Part	2.1
FS1292.90	522.41	Roger and Carol Wilkinson	Accept in Part	4.1-5.13
FS1301.12	635.42	Transpower New Zealand Limited (Transpower)	Accept in Part	4.3
FS1301.21	1366.4	Transpower New Zealand Limited (Transpower)	Accept in Part	General
FS1301.22	1366.5	Transpower New Zealand Limited (Transpower)	Accept in Part	2.1, 8.8
FS1301.23	561.5	Transpower New Zealand Limited (Transpower)	Accept in Part	2.1
FS1313.73	145.22	C/- Boffa Miskell Ltd	Accept in Part	General
FS1313.81	145.32	Darby Planning LP	Accept	1.7
FS1316.10	632.10	Harris-Wingrove Trust	Accept	4.3
FS1316.11	632.11	Harris-Wingrove Trust	Accept in part	4.3
FS1316.110	762.1	Harris-Wingrove Trust	Accept	7.4
FS1316.111	762.2	Harris-Wingrove Trust	Accept in Part	2.1
FS1316.112	762.3	Harris-Wingrove Trust	Accept in Part	7.2
FS1316.113	762.4	Harris-Wingrove Trust	Accept in Part	8.1
FS1316.114	762.5	Harris-Wingrove Trust	Accept in Part	7.4
FS1316.115	762.6	Harris-Wingrove Trust	Accept in Part	Section 5.10
FS1316.116	762.7	Harris-Wingrove Trust	Accept in Part	7.4
FS1316.12	632.12	Harris-Wingrove Trust	Reject	4.3
FS1316.13	632.13	Harris-Wingrove Trust	Accept in Part	4.4
FS1316.14	632.14	Harris-Wingrove Trust	Accept	4.5
FS1316.15	632.15	Harris-Wingrove Trust	Accept	4.5
FS1316.16	632.16	Harris-Wingrove Trust	Accept in Part	4.5, 4.6
FS1316.17	632.17	Harris-Wingrove Trust	Reject	4.5
FS1316.18	632.18	Harris-Wingrove Trust	Reject	4.5
FS1316.19	632.19	Harris-Wingrove Trust	Accept	4.5
FS1316.20	632.20	Harris-Wingrove Trust	Accept in Part	4.6
FS1316.21	632.21	Harris-Wingrove Trust	Accept	4.6
FS1316.22	632.22	Harris-Wingrove Trust	Accept	4.6
FS1316.23	632.23	Harris-Wingrove Trust	Accept	4.6
FS1316.24	632.24	Harris-Wingrove Trust	Accept	4.6
FS1316.25	632.25	Harris-Wingrove Trust	Reject	4.6
FS1316.26	632.26	Harris-Wingrove Trust	Accept	4.6
FS1316.27	632.27	Harris-Wingrove Trust	Accept	4.6
FS1316.28	632.28	Harris-Wingrove Trust	Accept	4.6
FS1316.29	632.29	Harris-Wingrove Trust	Reject	4.7
FS1316.30	632.30	Harris-Wingrove Trust	Reject	4.7
FS1316.31	632.31	Harris-Wingrove Trust	Reject	4.7
FS1316.32	632.32	Harris-Wingrove Trust	Accept	4.8
FS1316.33	632.33	Harris-Wingrove Trust	Accept	4.8
FS1316.34	632.34	Harris-Wingrove Trust	Accept in Part	4.9
FS1316.35	632.35	Harris-Wingrove Trust	Accept in Part	4.2

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1316.36	632.36	Harris-Wingrove Trust	Accept in Part	4.2
FS1316.37	632.37	Harris-Wingrove Trust	Accept in Part	4.5
FS1316.38	632.38	Harris-Wingrove Trust	Accept in Part	4.6
FS1316.39	632.39	Harris-Wingrove Trust	Reject	4.6
FS1316.4	632.4	Harris-Wingrove Trust	Reject	1.8
FS1316.40	632.40	Harris-Wingrove Trust	Accept in Part	4.9
FS1316.41	632.41	Harris-Wingrove Trust	Accept in Part	4.9
FS1316.42	632.42	Harris-Wingrove Trust	Accept	4.2
FS1316.43	632.43	Harris-Wingrove Trust	Accept in Part	4.2
FS1316.44	632.44	Harris-Wingrove Trust	Reject	4.3
FS1316.45	632.45	Harris-Wingrove Trust	Accept	4.3
FS1316.46	632.46	Harris-Wingrove Trust	Accept	4.6
FS1316.47	632.47	Harris-Wingrove Trust	Accept in Part	4.6
FS1316.48	632.48	Harris-Wingrove Trust	Accept	4.6
FS1316.49	632.49	Harris-Wingrove Trust	Accept in Part	4.6
FS1316.5	632.5	Harris-Wingrove Trust	Accept in Part	4.2
FS1316.50	632.50	Harris-Wingrove Trust	Accept in Part	4.6
FS1316.51	632.51	Harris-Wingrove Trust	Accept	4.6
FS1316.52	632.52	Harris-Wingrove Trust	Accept in Part	4.6
FS1316.53	632.53	Harris-Wingrove Trust	Accept in Part	4.6
FS1316.54	632.54	Harris-Wingrove Trust	Accept	4.7
FS1316.55	632.55	Harris-Wingrove Trust	Accept in Part	4.8
FS1316.56	632.56	Harris-Wingrove Trust	Accept	4.3
FS1316.57	632.57	Harris-Wingrove Trust	Accept in part	4.3
FS1316.58	632.58	Harris-Wingrove Trust	Accept in part	4.3
FS1316.59	632.59	Harris-Wingrove Trust	Accept in Part	4.3
FS1316.6	632.6	Harris-Wingrove Trust	Accept	4.2
FS1316.60	632.60	Harris-Wingrove Trust	Accept in Part	4.4
FS1316.61	632.61	Harris-Wingrove Trust	Accept in Part	7.4
FS1316.62	632.62	Harris-Wingrove Trust	Accept	7.4
FS1316.63	632.63	Harris-Wingrove Trust	Reject	8.2
FS1316.64	632.64	Harris-Wingrove Trust	Accept	Section 5.10
FS1316.65	632.65	Harris-Wingrove Trust	Accept	Section 5.10
FS1316.66	632.66	Harris-Wingrove Trust	Accept	Section 5.10
FS1316.7	632.7	Harris-Wingrove Trust	Accept in Part	4.2
FS1316.8	632.8	Harris-Wingrove Trust	Accept in Part	4.2
FS1316.9	632.9	Harris-Wingrove Trust	Accept	4.2
FS1322.1	157.3	Juie Q.T. Limited	Accept in Part	2.1
FS1322.109	535.32	Juie Q.T. Limited	Accept in Part	General
FS1322.110	535.33	Juie Q.T. Limited	Accept in Part	2.1
FS1322.111	535.34	Juie Q.T. Limited	Accept in Part	General
FS1322.112	535.35	Juie Q.T. Limited	Accept in Part	7.2
FS1322.119	594.8	Juie Q.T. Limited	Accept in Part	2.1, 6.1
FS1322.2	166.8	Juie Q.T. Limited	Accept in Part	2.1
FS1322.35	532.31	Juie Q.T. Limited	Accept in Part	General
FS1322.36	532.32	Juie Q.T. Limited	Accept in Part	2.1
FS1322.37	532.33	Juie Q.T. Limited	Accept in Part	2.1
FS1322.38	532.34	Juie Q.T. Limited	Accept in Part	7.2
FS1322.72	534.32	Juie Q.T. Limited	Accept in Part	General
FS1322.73	534.33	Juie Q.T. Limited	Accept in Part	2.1
FS1322.74	534.34	Juie Q.T. Limited	Accept in Part	General
FS1322.75	534.35	Juie Q.T. Limited	Accept in Part	7.2
FS1325.13	367.5	Lake Hayes Cellars Limited, Lake Hayes Limited and Mount Christina Limited	Accept	8.3

Further Submission No	Original Point No	Submitter	Commissioners' Recommendation	Report Reference
FS1331.19	512.12	Mount Crystal Limited	Accept in Part	2.1, 7.1-8.12
FS1331.20	512.14	Mount Crystal Limited	Accept in Part	2.1, 7.1-8.12
FS1331.21	512.13	Mount Crystal Limited	Accept in Part	2.1
FS1336.5	145.32	Peninsula Bay Joint Venture	Accept	1.7
FS1340.41	166.8	Queenstown Airport Corporation	Accept in Part	2.1
FS1346.1	762.2	Vivo Capital Limited	Accept in Part	2.1
FS1347.32	373.15	Lakes Land Care	Accept in Part	4.8
FS1347.93	625.13	Lakes Land Care	Accept in Part	4.3
FS1352.4	529.4	Kawarau Village Holdings Limited	Accept in Part	General
FS1352.5	529.5	Kawarau Village Holdings Limited	Accept in Part	2.1
FS1352.6	529.6	Kawarau Village Holdings Limited	Accept in Part	General

### Appendix 3

#### Summary of additional recommendations to Council:

- (1) Council resolve to withdraw the incorporation by a reference on the QLDC Land Development and Subdivision Code of Practice (see Section 3.1 of our Report);
- (2) Confirming the Chair's 22 May 2017 Minute, we recommend the Council progress a variation to insert two new policies in our renumbered Section 27.2 to provide a policy framework supporting non-complying activity rules governing subdivision of a residential flat from a residential unit and subdivision resulting in the division of a residential building platform (refer Section 4.2).
- (3) We recommend that Council consider whether a variation of the PDP is required to provide greater policy guidance as to when vesting of land in Council will be considered acceptable (refer Section 4.6);
- (4) We recommend that Council consider whether a variation of the PDP is required to provide greater policy guidance as to the extent of mitigation required when avoidance of adverse effects from treatment and disposal of sewage cannot reasonably be achieved (refer Section 4.6 above);
- (5) We recommend that Council consider progressing a variation of the PDP to amend recommended policy 27.2.5.16 to provide for electricity and telecommunication connections to the margins of defined building platforms (where applicable) (refer Section 4.6);
- (6) Again, confirming the Chair's 22 May 2017 Minute, we recommend that Council consider progressing a variation of the PDP to insert policy guidance as to when esplanade strips and reserves might be reduced in width or waived entirely, and as to when esplanade strips rather than reserves might be required (refer Section 4.8 above).
- (7) As per the Chair's 22 May 2017 Minute, we recommend that Council consider progressing a variation of the PDP to insert policy provision for unit title or cross lease subdivisions of existing approved multi-unit developments (refer Section 4.9 above).
- (8) As per the Chair's 22 May 2017 Minute we recommend Council consider progressing a variation of the PDP to insert a policy framework for developments with a structure plan, identifying, in particular, what a structure plan is and what it must include in order to receive the benefit of less restrictive activity status (refer Section 4.9 above).
- (9) We recommend that Council review the location specific objectives and policies contained in notified Section 27.7 of the PDP to identify if any provisions are no longer required, or require amendment to reflect the current status of the development concerned, and if so, progress a variation of the PDP to address same (refer Section 5.13 above).
- (10) We recommend that Council review the site-specific standards in what is now Section 27.7 to identify if any might be deleted or recast to better perform the role the Council

intends for them, and if so, progress a variation of the PDP to address same (refer Section 8.2 above)