

## Summary Statement for Real Journeys Limited (621/1341) and Te Anau Developments Limited (607/1342), 15 March 2017

Chapter 2 – Definitions; Chapter 28 – Natural Hazards and Whole Plan.

---

### 1. Chapter 2 – Definitions

- 1.1 Real Journeys Limited has a considerable amount of infrastructure such as: wharves; wastewater treatment plants; water supplies; snowmaking equipment; and electricity generation plants; that do not fit within the definition of a “building” or electricity transmission, distribution or telecommunication line infrastructure in the PDP. Nevertheless, Real Journeys believes it should be possible to make minor modifications to our diverse infrastructure without seeking resource consent approval.
- 1.2 For instance, in the past the “TSS Earnslaw” has damaged the Steamer Wharf in Queenstown Bay and when we repaired the wharf, the repair was not like for like. Additional bracing and reinforcing was incorporated into the wharf to enable the wharf to take future “hard knocks” without damage.
- 1.3 Also, for example, because of the presence of “lake snow” in Lake Wakatipu, it is likely Real Journeys will need to install upgraded water filter systems at Walter Peak to prevent our water pumps from becoming clogged by the lake snow algae. Such water filters will need to be readily accessible and it might not be practical to have them located below ground.
- 1.4 That is, factors in our operation are constantly changing; and in addition engineering and safety standards are ever evolving which often requires modifications to be made to infrastructure. Such as, handrails now need to be installed on parts of wharves where jetties would never have had any handrails in the past.
- 1.5 Consequently we contend that the PDP should enable minor changes to private infrastructure without going through a resource consent process, especially to accommodate changing engineering and health and safety standards. Accordingly for the avoidance of doubt, Real Journeys asserts that the minor upgrading definition in the PDP should be expanded to provide for upgrades of more than electricity transmission and distribution or telecommunication lines.

## **2. Chapter 28 – Natural Hazards**

- 2.1 Real Journeys already operates in areas that have the potential to be subject to natural hazard risk; hence we support the changes to policy 28.3.1.3 and we are appreciative that the Council has recognised that landowners with existing developments cannot minimise the risks in some locations to a negligible level.