

Appendix B - A copy of the Appellants' submission and further submissions

**SUBMISSION ON THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN
UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO
THE RESOURCE MANAGEMENT ACT 1991**

To: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Submitter: Mount Christina Limited
C/- Boffa Miskell Ltd
PO Box 110
CHRISTCHURCH

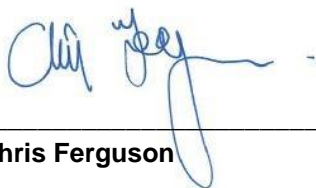
Attention: Chris Ferguson, Planner
Phone: (03) 353 7568
Mobile: 021 907 773
Email: Chris.Ferguson@boffamiskell.co.nz

Mount Christina Limited (the "MCL") makes the submissions on the Proposed Queenstown Lakes District Plan ("PDP") set out in the **attached** document.

MCL confirms their submission does not relate to trade competition or the effects of trade competition.

MCL would like to be heard in support of its submission.

If other persons make a similar submission then MCL would consider presenting joint evidence at the time of the hearing.



Chris Ferguson

Mount Christina Ltd

23rd day of October 2015

OUTLINE OF SUBMISSION

This submission has been structured under the following headings:

Section A: Overview

Section B: Reasons for, and matters raised, in the Submission

Section C: Specific Submissions to the Proposed Queenstown Lakes District Plan

SECTION A: OVERVIEW

1. Mount Christina Ltd owns land alongside the Glenorchy - Paradise Road, approximately 440 m south of Lovers Leap Road and 12 km north of Glenorchy Township. Its land has been identified within the Rural Residential and Rural General Zone under the Proposed Queenstown Lakes District Plan ("PDP"). It has the same zoning under the operative District Plan.
2. The purpose of this submission to the PDP is to realign the shape and area of the rural land as Rural Residential to better match with the topography of the site. The submission also seeks to make some minor amendments to the rules, policies and objectives for the rural residential zone to achieve a better alignment between the relevant objectives of the PDP and the proposed methods.

SECTION B: REASONS FOR, AND MATTERS RAISED, IN THE SUBMISSION

Description of the Site

3. The site is an area of land forming part of the Earnslaw Station, located below the north western flanks of Camp Hill to the south of the Earnslaw Burn and a short distance from the boundary of the Aspiring National Park. The Dart River passes the site a few kilometres to the west and the entrance to the Rees Valley to the south east.
4. The land to which the submission relates to land contained within a single title, legally described as Lot 1 – 2 DP 395145 and Section 2 SO Plan 404113, being 28.86 hectares in area and contained within Computer Freehold Register 455423.

Resource Consent History

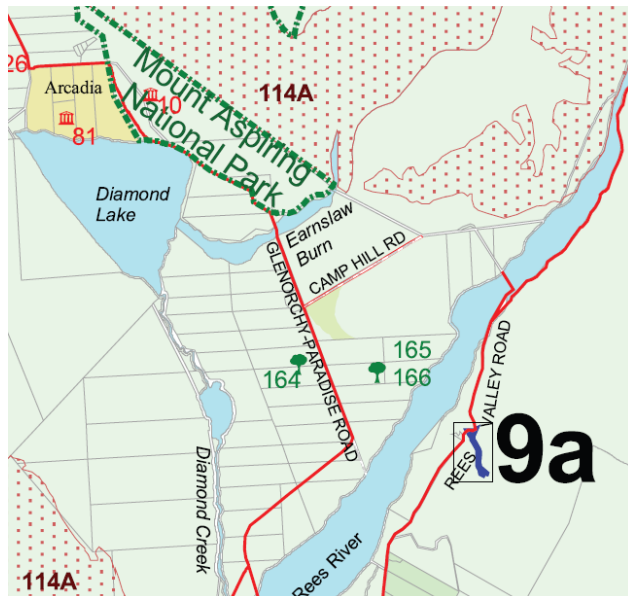
5. MCL holds an approved resource consents for the subdivision of the site into 26 rural living allotments located within the rural residential zone and partly within the rural general zone. That original subdivision consent RM050144 has been since varied and implemented in part with an extension given to the lapsing date, to now lapse on 9 May 2017.
6. As is recorded within the decision of the Commissioner on RM050144, the zoning of the rural residential part of the site does not follow existing topography and has "slipped" to the west with the result that a large space has been created between the zones eastern edge and the base of Camp Hill. The Council Commissioner for that resource consent accepted that "*the majority of the proposal would fall within the more logical topographical area described by Messrs Kirkland and Hohneck as the intended extent of the Rural Residential Zone*"¹.
7. As part of this proposal two large areas of land located within the Rural General Zone (operative District Plan) were identified for view protection purposes. Within these areas it is

¹ Para 12, Page 3, Decision on RM050144 Commissioner Michael Parker (9 Nov 2005)

proposed to prevent the erection of any buildings or other structures and for their maintenance in natural pasture in perpetuity.

8. The rural area surrounding this zone falls within an outstanding natural landscape. Below is an extract of PDP Planning Map 9 (Glenorchy Rural, Lake Wakatipu) showing the area of the MCL land and surrounding zoning.

Planning Map 9 (Glenorchy Rural, Lake Wakatipu)



Proposed Relief

9. This submission does not seek to address any of the higher order provisions of the PDP or any of the district wide chapters, including Chapter 3 Strategic Directions, Chapter 6 Landscapes or Chapter 27 Subdivision. Submissions on these chapters are being advanced through the separate submission lodged by Darby Planning LP, an entity related to the MCL.
10. A number of small changes are sought to the objectives, policies and rules of Chapter 22 Rural Residential and Rural Lifestyle. These changes are proposed in order to improve the effectiveness and efficiency of the methods in achieving the relevant objectives of the plan and to also remove any unnecessary restrictions.
11. The proposal is adjust the rural residential zone across the MCL land described above to logically match with topography. The nature of the proposed adjustment is illustrated on the map of the proposed rural residential zone attached to and forms a part of this submission within **Appendix 1**. The primary relief sought by MCL is to replace the rural residential zone shown on Planning Map 9 with that shown on the plan attached within Appendix 1.
12. The specific changes sought to the PDP provisions are detailed within Section C of this submission.

Subdivision

13. Whilst the district wide submission by Darby Planning LP addresses the subdivision chapter generally, MCL seek to specially address the elevation in the default status of all subdivision from controlled activities to discretionary activities (unrestricted).
14. MCL challenges the veracity of the Council s.32 assessment of the proposed changes sought to the subdivision chapter and considers that this assessment has not adequately considered:

- (a) The commercial impacts of the lack of certainty to landowners and investors;
 - (b) The flow on effects that this uncertainty will create in terms of being able to deliver affordable housing and provide security over the mechanisms to create separate land tenure;
 - (c) The transaction and administrative costs and inefficiencies of administering a discretionary regime. The Council has sought to reduce uncertainty through the introduction of rules relating to non-notification of consent, but this fails to adequately address the lack of certainty relating to the merits of any particular proposal, including proposals that meet all of the other standards including minimum lot size for subdivision; and
 - (d) Minor applications for boundary adjustment have been also removed from the subdivision chapter and this creates further uncertainty over proposal with typically very little to no adverse effects on the environment.
15. For these reasons, MCL seek to have the provisions of the subdivision chapter withdrawn and replaced with the operative plan provisions from Chapter 15. Controlled activity status for subdivision together with appropriate standards relating to lot sizes and servicing infrastructure is considered this the most appropriate method to implement the objectives of the PDP having regard to their effectiveness and efficiency.

Section 32AA Evaluation

16. The following summary evaluation has been prepared under section 32AA of the Act to supplement the proposed changes sought to the rural residential zone. S.32AA requires that a further evaluation under sections 32(1) to (4) is necessary for any changes that have been made to the proposal since the evaluation report for the proposal was completed.
17. In accordance with s.32AA(1)(c) this evaluation has been undertaken at a level of detail which corresponds to the scale and significance of the changes.

Proposed District Plan Policy Framework

18. The relevant objectives from the PDP are outlined below.

Chapter 3 Strategic Directions

Objective 3.2.5.1 Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.

19. The site falls within an area of Outstanding Natural Landscape in terms of the mapping included within the PDP, although the landscape classifications are not intended to apply to the rural lifestyle of rural residential zones. The nature of the proposed relief to adjust the existing rural residential zone to better match with the underlying landform and as approved by the Council in terms of resource consent RM050144.
20. An assessment of the landscape effects of subdivision or development within the small area of ONL located beyond the rural residential zone was provided at the time of the original application in evidence of Mr Ben Espie and a separate report prepared by the Council by Mr R Girvan.
21. The changes proposed to the boundary of the rural residential zone, involved shifting its location off a prominent escarpment in that zone and onto rural land located on an elevated terrace towards the base of Camp Hill. The impact of this change in landscape terms will be to "significantly reduce the prominence of residential development within the rural residential zone compared with that approved in the underlying subdivision". In this regard the change to the

zones location as proposed by MCL will result in less effect on landscape values than if the existing zone was implemented.

22. Taken together the changes are considered to provide greater protection of the natural character of the ONL than under the status quo and is therefore consistent with Objective 3.2.5.1.

Objective 3.2.5.3 Direct new subdivision, use or development to occur in those areas which have potential to absorb change without detracting from landscape and visual amenity values.

23. The MCL land is located with a part of the landscape that has been approved for subdivision under the provision of the rural residential zone and part rural general zone. The changes proposed to the zone boundary, as described above, will ensure that future subdivision and development will be located within a part of the landscape which has greater potential to absorb change.

Objective 3.2.5.4 Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.

24. Retaining the MCL within the rural residential zone positively implements Objective 3.2.5.4 by maximising the lifestyle living opportunities within the area of the available land.

Objective 3.2.6.2 Ensure a mix of housing opportunities

25. Rural living is a form of housing at the low end of the density spectrum and will therefore help to ensure a mix of housing opportunities are provide across the District.

Chapter 6 Landscapes

6.3.1 Objective - The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.

26. As above, the proposed changes to the boundary of the rural residential zone into an area of ONL is a trade off involving extending development into a small area of ONL that has capacity to absorb change and the avoidance of development on a prominent escarpment included within the zone. The net change in landscape effects is considered positive. On this basis, the change to the zone boundary achieve Objective 6.3.1.

6.3.2 Objective - Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.

27. The proposed relief seeks to achieve greater definition of the zone boundary, which is based on topography and landscape inputs. If the proposed boundary has greater landscape logic and can be more readily understood on the ground there is less potential to incremental growth and the creation of adverse cumulative effects.

6.3.4 Objective - Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).

28. This objective is very similar to Objective 3.2.5.1, discussed above. The net change resulting from the change to the boundary of the zone will offer greater protection of a prominent landscape feature in favour of development within an area of landscape less visible. On this basis the proposed relief will achieve Objective 6.3.4.

Evaluation

Identification of other reasonably practicable options for achieving the objectives s.32(1)(b)(i)

29. The reasonably practicable options available to MCL to provide for the use and development of its land under the PDP includes:
- (a) Retention of the status quo with no change to rural residential zone and implementation of subdivision and development through resource consent.
 - (b) Amend the boundary of the existing rural residential zone to follow a more logical landscape boundary, based on topography and landscape character.
30. Retention of the status quo relies on the implementation of the current consent and in particular the provision of restrictive covenants to manage the effects of subdivision and development on landscape values.
31. Aligning the zone boundary to better follow topography and the landscape values of the site would avoid the need to secure protections through consent and create a more enduring form of management of the natural and physical resources of this area.
32. The current zone zones aligns with Objective 3.2.5.4, to recognise the finite capacity for residential activity in rural areas. The proposed zone would carry the same benefit, but have the additional benefit of protecting the outstanding natural landscape from inappropriate subdivision, use or development.

Assessment of efficiency and effectiveness of provisions s.32(1)(b)(ii) and s.32(2)(a)

- (a) Effectiveness:

The proposed methods are an appropriate basis for achieving Objective 3.2.5.4, because it enables the efficient use the available land use, included established roading access without compromising the qualities of the landscape.

- (b) Efficiency

Benefits	Costs
<p><i>Environmental</i></p> <p>The removal of rural residential zoning fro, the prominent terrace escarpment. This change to this part of the land will provide for greater certainty over the effects of development within the landscape and also protection of open space.</p>	<p><i>Economic</i></p> <p>Overdevelopment of the area would lead to a loss of landscape amenity values and therefore a reduction of visitors to the area.</p> <p><i>Social & Cultural</i></p> <p>Insensitive development would negatively impact on landscape amenity and the character of the area.</p> <p>Parts of the site contain prominent landforms that could negatively impact on the quality of the landscape and the amenity values of this area if not protected.</p>

Summary of reasons for proposed provisions s.32(1)(b)(iii)

33. The changes sought to the boundaries of the Rural Residential Zone provides the most appropriate way of achieving the relevant objectives of the PDP because it will result in a net positive change to the effects of future development on the landscape.

Consequential and Further Changes

34. MCL seeks to make any similar, alternative and/or consequential relief that may be necessary or appropriate to address the matters raised in this submission or the specific relief requested in this submission.

SECTION C: SPECIFIC SUBMISSIONS TO THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

Specific Provision	Submission	Decisions Sought [New text shown <i>underlined bold italics</i> and deleted text shown as <i>italic strike-through</i>]
Chapter 22 – Rural Residential and Rural Lifestyle Zones		
Objective 22.2.1	The objective is worded in the form of a policy and should instead be amended as aspirational outcome to be achieved. Use of the word “avoid” creates too stringent a test and does not enable implementation of policies intended to enable rural living.	Amend Objective 22.2.1 as follows: <i>Maintain and enhance <u>The district’s landscape quality, character and visual amenity values are maintained and enhanced while enabling rural living opportunities in areas that can avoid detracting from absorb development within those landscapes are enabled.</u></i>
Policy 22.2.1.7	Whilst the policy is appropriate to manage fire risk, the policy is not intended to manage effects on landscapes and visual amenity, and therefore would more appropriately sit under another objective, such as objective 22.2.3 addressing natural hazards.	Move Policy 22.2.1.7 to sit under Objective 22.2.3.
Objective 22.2.2	The objective is worded in the form of a policy and should instead be amended as aspirational outcome to be achieved.	Amend Objective 22.2.2 as follows: <i>Ensure the <u>Within the rural residential and rural lifestyle zones, predominant land uses are rural, residential and where appropriate, visitor and community activities.</u></i>
Policy 22.2.2.3	The policy as worded would not allow for complementary visitor activities such as restaurants in the rural residential and rural lifestyle zones. Limited visitor focused activity would be appropriate where the scale, and intensity of the activity does	Amend Policy 22.2.2.3 as follows:

Specific Provision	Submission	Decisions Sought [New text shown <u>underlined bold italics</u> and deleted text shown as <i>italic strike-through</i>]
	not adversely affect the amenity, quality, and character of these zones, to achieve objective 22.2.2.	<i>Discourage commercial and non-residential activities, including restaurants, visitor accommodation and industrial activities, so that <u>where</u> the amenity, quality and character of the Rural Residential and Rural Lifestyle zones are not diminished <u>is adversely affected</u> and the vitality of the District's commercial zones is not undermined</i>
Objective 22.2.3	<p>Support in Part</p> <p>The objective is worded in the form of a policy rather than an aspirational outcome to be achieved, and does not clearly specify the outcome expected from new development with regard to natural hazard risks.</p>	<p>Amend Objective 22.2.3, as follows:</p> <p>Manage <u>n</u>New development and <u>adequately manages</u> natural hazards <u>risks</u>.</p>
Policy 22.2.3.1	<p>Oppose</p> <p>The policy wording is imprecise and does not clearly specify the action required from development to manage natural hazard risks. If the policy is seeking to manage risk from future information pertaining to natural hazards unknown at the time of notification of the PDP, that future assessment can be appropriately managed through the subdivision provisions and s.106 of the RMA. MCL seeks to have this policy deleted.</p>	Delete Policy 22.2.3.1.
Rule 22.4.2 Status of Building in the Rural Residential Zone	<p>Support</p> <p>The permitted status for the construction and external alteration of buildings in the rural residential zone is appropriate.</p>	Retain Rule 22.4.2 unchanged.

Specific Provision	Submission	Decisions Sought [New text shown <i><u>underlined bold italics</u></i> and deleted text shown as <i>italic strike-through</i>]
Rule 22.4.5 Residential Activity	<p>Support</p> <p>The permitted status for residential activity in the rural residential zone is appropriate.</p>	Retain Rule 22.4.5 unchanged.
Rule 22.4.6 Residential Flats	<p>Support</p> <p>The permitted status for residential flats in the rural residential and rural lifestyle zones is appropriate.</p>	Retain rule 22.4.6 unchanged.
Rule 22.4.1	<p>Oppose</p> <p>Visitor accommodation is not an unexpected outcome within the rural residential zone and can be an appropriate outcome that can positively assist tourism infrastructure through a more spread of accommodation choices within different environments. The status of Visitor Accommodation can be appropriately managed as a restricted discretionary activity to ensure impacts on the amenity values for neighbours and of any increased traffic and demand for servicing infrastructure are taken into account.</p>	<p>Amend Rule 22.4.1 Visitor Accommodation to lower the activity status from Non-Complying to Restricted Discretionary, together with the addition of the following matters of discretion:</p> <p><i>Visitor Accommodation</i> <i>outside of a visitor accommodation subzone, including the construction or use of buildings for visitor accommodation.</i></p> <p><u>Councils discretion is restricted to:</u></p> <ul style="list-style-type: none"> - <u>Impacts on the amenity values of neighbouring properties</u> - <u>Traffic generation, access and parking</u> - <u>Noise</u> - <u>Signs and lighting</u> - <u>The external appearance, bulk and scale of building</u>

Specific Provision	Submission	Decisions Sought [New text shown <u><i></i></u> and deleted text shown as <i></i>]
<p>Rule 22.5.1 Building Materials and Colours</p>	<p>Support in Part</p> <p>LHL support in part this rule as part of the package of standards relating to building supporting permitted activity status. It is unclear however whether the rule will capture materials that have no applied finishes such as locally sourced stacked stone, untreated wood, unpainted concrete. This concern applies equally to the proposed standards relating to roof and walls colours. In terms of external finishes, this standard should be amended to relate to any material with or without any applied finish so as to capture the spectrum of possible material and colour combinations. Locally sourced stacked stone, such as schist, constructed in any number of ways (dry stacked, bagged, rendered, etc) may depending on light conditions fail to meet the very low reflectance standard of 30% for exterior finishes. The natural variation in this natural materials colour and types of construction techniques make it very hard to determine such a value. However it is a material with a long and historic connection and association with building in Central Otago and regarded as being a material that would contribute to a high quality finish. On that basis, MCL seeks to amend Rule 22.5.1 to ensure both the roof and external surfaces standards capture natural or manufactured materials that are treated or untreated together with an exemption relating to locally sourced stone (e.g. Schist).</p>	<p>Amend Rule 22.5.1 Building Materials and Colours, as follows:</p> <p><i>All buildings, including any structure larger than 5m², new, relocated, altered, re clad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape:</i></p> <p><u><i>The E exterior colours of all buildings materials (treated, untreated, natural or manufactured, with or without any applied finish) shall be:</i></u></p> <p><i>22.5.1.1 All exterior surfaces shall be coloured in the range of black, browns, greens or greys;</i></p> <p><i>22.5.1.2 Pre-painted steel, and all roofs shall have a reflectance value not greater than 20% for roofs;</i></p> <p><i>22.5.1.3 Surface finishes shall have a reflectance value of not greater than 30% for all other external surfaces. Except that this rule shall not apply to any locally sourced stone (e.g. schist)</i></p> <p><u><i>These rules do not apply to any material or surface colours used inside any building.</i></u></p> <p><i>Discretion is restricted to all of the following:</i></p> <ul style="list-style-type: none"> <i>• Whether the building would be visually prominent, especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties.</i> <i>• Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building.</i> <i>• The size and height of the building where the subject colours would be applied.</i>

Specific Provision	Submission	Decisions Sought [New text shown <u>italics</u> and deleted text shown as <i>italic strike-through</i>]
Rule 22.5.2 Building Coverage (Rural Residential Zone only)	<p>Support</p> <p>MCL supports the standard imposing a maximum building coverage of 15% as the sole standard relating to maximum building area within a site.</p>	Retain Rule 22.5.2 Building Coverage unchanged
Rule 22.5.3 Building Size	<p>Oppose</p> <p>Within a building coverage limitation of 15% applying to the rural residential zone, MCL oppose the introduction of any additional rule seeking to further limit maximum building size. Assuming a 4,000 m² site (based on the proposed minimum allotment size for subdivision) a 15% maximum building coverage could only permit up to 600 m² of building. There is no further need for controls to be imposed for any single building above 500 m² and up to the maximum building coverage of 600m². The rule adds unnecessary control and is therefore an ineffective and inefficient method of achieving the relevant objectives of the PDP.</p>	Delete Rule 22.5.3 Building Size
Planning Maps		
Planning Map 9 (Glenorchy Rural, Lake Wakatipu)	<p>Support in Part</p> <p>MCL support the identification of the rural residential zoning over its land, but seek to amend its boundaries to better recognise</p>	Amend Planning Map 9 (Glenorchy, Lake Wakatipu), to adjust the boundaries of the rural residential zone on the MCL land, in accordance with the revised zoning plan contained within Appendix 1 to this submission.

Specific Provision	Submission	Decisions Sought [New text shown <u>underlined bold italics</u> and deleted text shown as <i>italic strike-through</i>]
	topography and the landscape values of the area. The reasons for this relief are detailed in general reasons expressed above.	

Appendix 1
Adjustments to the Mount Christina Rural Residential Zone

Maps created by QLDC GIS Department



- Legend**
- Historic Heritage Features
 - Protected Tree
 - Parcel/Road Boundary
 - Landscape Classification (ONF, ONL, RLC)
 - Roads
 - Mount Aspiring National Park
 - Territorial Authority Boundary
 - Heritage Landscape
 - Significant Natural Area
 - Unformed Roads
 - Designated Areas
 - Building Restriction
 - Hydro Generation Zone (Operative)
 - Townships (Operative)
 - Rural
 - Rural Residential
 - Rural Lifestyle
 - Special Zones
 - Water

Southland District

See Enlargement DP-001 (Map 9 Mt Christina)

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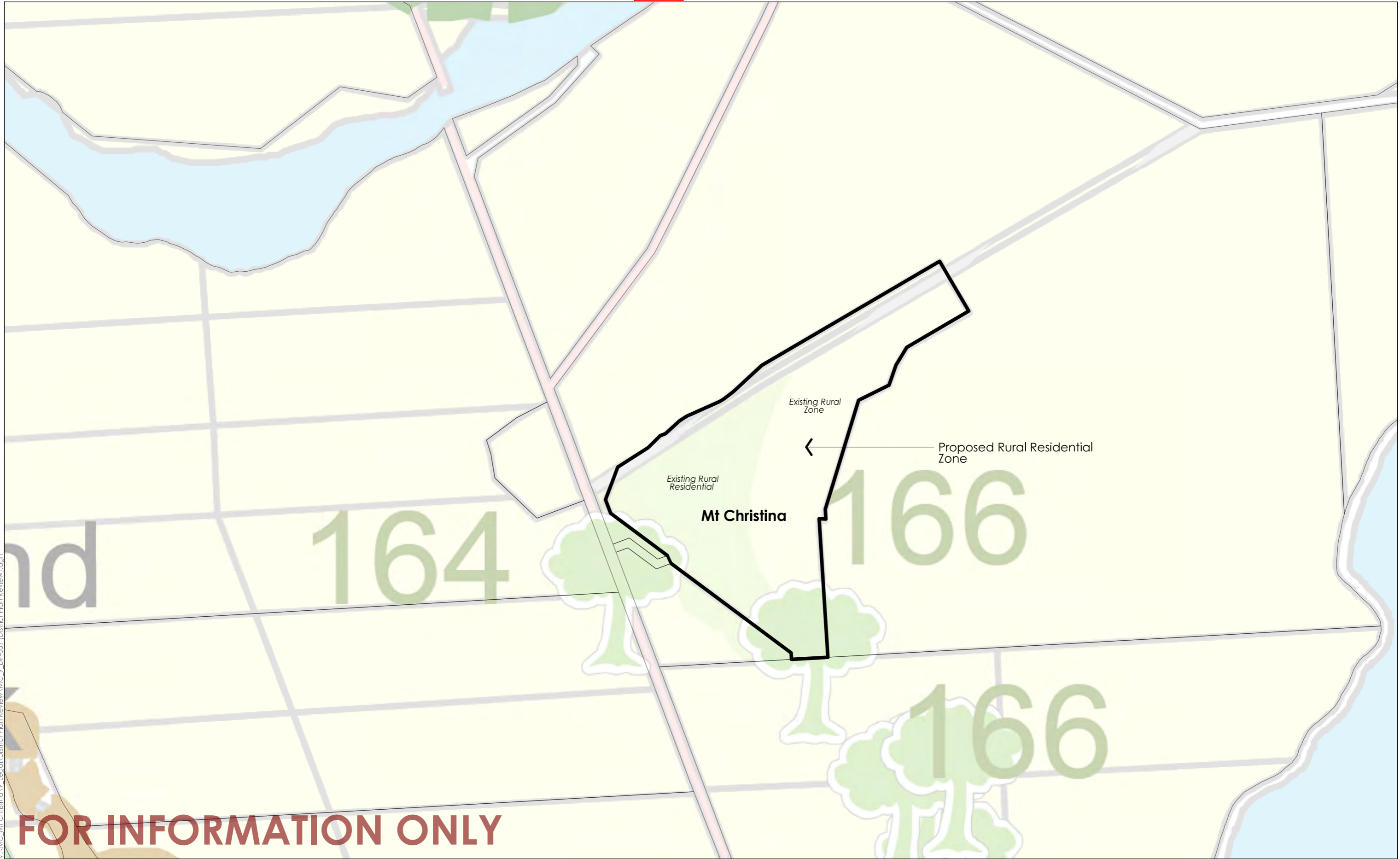
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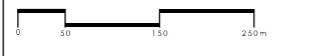
Parcel boundaries derived from New Zealand Core Records System Vector Data (Corax) obtained from LINZ under the LINZ Licence Agreement



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FOR INFORMATION ONLY


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SCALE: 1:4,000 (A1); 1:8,000 (A3)

 CONSULTANTS:

NOTES:
 Datum: NZGD: Linds Peak Circuit 1949

REVISION:
 NO DESCRIPTION
 - For Information Only

DATE	DRAWN	REVIEWED	APPROVED
21.10.15	ZC	-	-

DISTRICT PLAN REVIEW
MAP 9: MT CHRISTINA

PLAN STATUS:	JOB CODE:	DRAWING NO:	REV:
DRAFT	MC_9	DP-001	-

**FURTHER SUBMISSION ON THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN
UNDER CLAUSE EIGHT OF THE FIRST SCHEDULE TO
THE RESOURCE MANAGEMENT ACT 1991**

To: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Submitter: Lake Hayes Cellar Limited, Lake Hayes Limited and Mount Christina Limited
C/- Boffa Miskell Ltd
PO Box 110
CHRISTCHURCH

Attention: Chris Ferguson, Planner
Phone: (03) 353 7568
Mobile: 021 907 773
Email: Chris.Ferguson@boffamiskell.co.nz

Lake Hayes Cellar Limited, Lake Hayes Limited and Mount Christina Limited (collectively referred to as "Lake Hayes") makes further submissions on the Proposed Queenstown Lakes District Plan as set out in the **attached** document.

Lake Hayes confirms it is a person who is representing a relevant aspect of the public interest, and has an interest in the proposal that is greater than the interest the general public has (it is affected by the content of a submission).

Lake Hayes would like to be heard in support of its further submission.

If other persons make a similar further submission then Lake Hayes would consider presenting joint evidence at the time of the hearing.

A copy of this further submission has been served on the original submitters to which this further submission relates.



Chris Ferguson

For and behalf of Lake Hayes Cellar Limited, Lake Hayes Limited and Mount Christina Limited

18th day of December 2015

FURTHER SUBMISSIONS

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
NZ Transport Agency (Submitter #719) PO Box 5245 Morey Place DUNEDIN Attn: Tony MacColl	Rule 22.5.5	Oppose	Lake Hayes opposes the relief sought in this submission to increase the road boundary setback within the rural lifestyle and rural residential zones along the State Highway to 20m. This change is arbitrary and unjustified. In the case of the land Owned by Lake Hayes Cellar Ltd the increase setback would significantly impact on the efficient use of the available land use.	We seek that the part of this submission relating to Rule 22.5.5 be disallowed for the reasons expressed in this further submission.
Marc Scaife Submitter #811) PO Box 858 Queenstown	Rule 22.4.13 Informal Airports	Oppose	Lake Hayes opposes the relief sought in this submission to list informal airports as a prohibited activity. The submission provides no justification for this change and is unsupported by fact, evidence of effects or sound resource management principles.	We seek that the part of this submission relating to Rule 22.4.13 be disallowed for the reasons expressed in this further submission
	Rule 22.5.2 Building Coverage (Rural Residential Zone Only)	Oppose	Lakes Hayes opposes a change to the status of any breach of the building coverage rule becoming a non-complying or prohibited activity. The submitter has incorrectly understood the rule as applying to the Rural Lifestyle Zone and a uniform coverage does not apply to the rural lifestyle zone. The requested change does not represent sound resource management advice.	We seek that the part of this submission relating to Rule 22.5.2 be disallowed for the reasons expressed in this further submission
	Rules 22.5.4 (setbacks from internal boundaries), 22.5.4.5 (setback from roads) and 22.5.4.6 (setback of buildings from water bodies)	Oppose	Lakes Hayes opposes changes to the status of any breach of the building setback rules becoming a non-complying or prohibited activity. The requested change does not represent sound resource management advice and would potential constrain the efficient use of land.	We seek that the parts of this submission relating to Rules 22.5.4, 22.5.4.5 and 22.5.4.6 be disallowed for the reasons expressed in this further submission

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
Christine Byrch (Submitter 243) PO Box 858 QUEENSTOWN chrisbyrch@hotmail.com	Objective 22.2.1, Policy 22.2.1.1, Policy 22.2.1.3	Oppose	Lake Hayes opposes the suggested changes to these propositions. The changes to Policy 22.2.1.1 to “avoid visually prominent buildings ...” has a particular legal meaning following the judgement of the Supreme Court in the King Salmon case, which would result in a level of protection inappropriate for the management of this resource. Lake Hayes also disagrees that Policy 22.2.1.3 should be changed to make density provisions inflexible. Lake Hayes considers that this change may prevent achieving high quality design outcomes response to landscape values and topography through rigid adherence to density and it is appropriate to retain some discretion through the policy.	We seek that the parts of this submission relating to Objective 22.2.1, Policy 22.2.1.1, Policy 22.2.1.3 be disallowed for the reasons expressed in this further submission
J M Martin (Submitter #565) C/- Southern Planning Group PO Box 1081 QUEENSTOWN 9348 scott@southernplanning.co.nz	Planning Map 30	Support/Oppose	Lake Hayes supports the wider Rural Lifestyle zoning sought by the submitter but opposes the relief sought in this submission to rezone the site of the Amisfield Bistro and Bar as Rural Lifestyle. The Amisfield land is legally described as Part Lot 1 DP 326378, being 1.6863 hectares in area and contained within Computer Freehold Register 107260. This land is proposed through the submission of Lake Hayes Cellar Limited to be rezoned as rural residential together with the identification of a commercial overlay. Rezoning of this land as rural lifestyle would fail to provide for the sustainable management of this land and is opposed for these reasons.	We seek that the parts of this submission relating to Planning Map 30 over the Amisfield land at Part Lot 1 DP 326378 be disallowed for the reasons expressed in this further submission
Ian James and Susan May Todd (Submitter #680) 68 Hogans Gully Road RD QUEENSTOWN 9371 todd68@xtra.co.nz	Chapter 21 (Rural), Planning Maps	Oppose	Lake Hayes does not oppose the proposed rezoning per se, but opposes any rezoning of the land at 68 Hogans Gully Road to a mix of rural lifestyle and rural visitor which could provide for large scale visitor accommodation without maintenance of open space and visual amenity. Lake Hayes Ltd owns land at 270 Arrowtown Lake Hayes Road, immediately to the west of this submitters land, and is particularly concerned about potential impacts on amenity values. To that extent, Lakes Hayes opposes this submission on the basis that it does not fully investigate the	We seek that the whole of this submission be disallowed for the reasons expressed in this further submission

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
			natural and physical resources of the areas, including topography and landscape values, to determine the capacity to accommodate the proposed growth that would result from this zoning. The rural visitor one in particular would enable a very high intensity of land use and accommodation activities and the submission provides for no consideration of impacts on infrastructure, the amenity values for residents or on the character of the area.	
Forest and Bird NZ (Submitter #706) PO Box 6230 DUNEDIN s.maturin@forestandbird.org.nz	Chapter 22 Rural Lifestyle and Rural Residential, proposed new policy	Support/Op pose	Lake Hayes supports the concept of protecting SNAs, but opposes the addition of a new policy to chapter 22 seeking that any development including subdivision avoid SNA's that are not identified. Lake Hayes considers this approach establishes an uncertain level of protection and should be clarified and incorporated as part of a balance suite of policies including within Chapter 33 Indigenous vegetation and biodiversity.	We seek that the part of this submission relating to the proposed new policy within Chapter 22 be disallowed for the reasons expressed in this further submission
Dalefield Trustee Ltd (Submitter #350) C/- Brown & Company Planning Group Ltd PO Box 1467 QUEENSTOWN office@brownandcompany.co.nz	Rule 22.5.5 Setback From Roads	Oppose	Lakes Hayes opposes the suggested change to this rule to increase the minimum road boundary setback from 10m to 15m. This change is considered to result in a pattern of development inconsistent with existing building within this zone and an inefficient use of the available land resource.	We seek that the part of this submission relating to Rule 22.5.5 be disallowed for the reasons expressed in this further submission
John Borrell (Submitter #367) 35 Mountain View Road RD 1 QUEENSTOWN	Rule 22.5.5 Setback From Roads	Oppose	Lakes Hayes opposes the suggested change to this rule to increase the minimum road boundary setback from 10m to 30m. This change is considered to result in a pattern of development inconsistent with existing building within this zone and an inefficient use of the available land resource.	We seek that the part of this submission relating to Rule 22.5.5 be disallowed for the reasons expressed in this further submission

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
jborrell@ihug.co.nz	Rule 22.5.8 Building height	Oppose	Lake Hayes opposes the suggested change to this rule reducing the maximum permitted building height from 8m to 7m. 8m is considered an appropriate height that is consistent with established building character, acknowledging that the visual impact of buildings within this zone are mitigated by larger distances between boundaries, a greater proportion of open space and associated landscape planting.	We seek that the part of this submission relating to Rule 22.5.8 be disallowed for the reasons expressed in this further submission
	Rule 27.5.1.1 Building Platforms	Oppose	Lake Hayes opposes the suggest change to this rule to limit the size of any building platform created at the time of subdivision to 600m ² . Lake Hayes supports the proposed 1,000m ² maximum building platform size, leaving the discretion for the subdivider/applicant to create smaller platforms if necessary. Lake Hayes considers 1,000m ² an appropriate area to accommodate building within this zone and does not believe it should be distinguished or made smaller than within the rural zone.	We seek that the part of this submission relating to Rule 27.5.1.1 be disallowed for the reasons expressed in this further submission
Anna-Marie Chin Architects and Phil Vautier (Submitter #368) PO Box 253 ARROWTOWN 9351 Anna-marie@amchinarchitects.co.nz	Policy 22.2.1.3	Support/Oppose	Lake Hayes supports the proposal to enable landscape architects and architects assist with design controls/guidelines on proposals administered by residents, but opposes the relief sought by this submitter to modify Policy 22.2.1.3 in a manner that would make "Urban Design Panel" review a mandatory part of any subdivision or development proposal within the rural lifestyle or rural residential zones.	We seek that the part of this submission relating to Policy 22.2.1.3 be disallowed for the reasons expressed in this further submission
NZIA and Architechure + Woman Southern (Submitter #238) nortyqt@xtra.co.nz	Policy 22.2.1.3	Support/Oppose	Lake Hayes supports the proposal to enable landscape architects and architects assist with design controls/guidelines on proposals administered by residents, but opposes the relief requested to amend policy 22.2.1.3 to require mandatory urban design panel review for development in the Rural Lifestyle Zone.	We seek that the part of this submission relating to Policy 22.2.1.3 be disallowed for the reasons expressed in this further submission.

The submission supported or opposed is:	The particular parts of the submissions supported or opposed are:	Support or Oppose	The reasons for support of opposition are:	Decision Sought
	Rule 22.4.3.2	Oppose	Lake Hayes opposes the relief requested to change the permitted status of exterior alteration of buildings located outside of building platforms to a discretionary activity. The permitted status provides appropriate flexibility for small scale alterations which would not impact on the important landscape and visual amenity characteristics of the Rural Lifestyle zone.	We seek that the part of this submission relating to Rule 22.4.3.2 be disallowed for the reasons expressed in this further submission