

**Vicki Jones for QLDC – Summary of Evidence, 13 February 2017****Chapter 42 Waterfall Park Zone – Hearing Stream 09**

1. I have been engaged by Queenstown Lakes District Council (**QLDC**) to provide planning evidence on Chapter 42 – Waterfall Park Zone of the proposed District Plan (**PDP**).
2. Two primary submissions were received on Chapter 42 Waterfall Park. The submission from Ayrburn Farm Estate Ltd (430.14), which seeks that additional land is rezoned Waterfall Park Zone, has been deferred to the hearing on mapping and rezoning requests in the Wakatipu Basin, along with the associated further submissions.
3. The submission from Mr Kain Fround (19.25) supports the notified Chapter and I have recommended that this submission is accepted, subject to recommending a number of minor changes to improve readability and ensure consistency in formatting and style with the rest of the PDP. These changes are non-substantive and need not rely on any particular submission for scope.
4. Following filing of the s42A report, I have noticed that an amendment is required in the subdivision chapter, as there is a gap in the rule framework. Rule 27.7.12 needs to be amended so that it applies to the Waterfall Park Zone as well as the Millbrook Resort zone, so that subdivision that is inconsistent with the Waterfall Zone Structure Plan is a discretionary activity. This approach is consistent with the activity status of such subdivision in the Millbrook Resort Zone, and Jacks Point Zone (27.7.11.1). The recommended amendment is shown using purple text as follows:

	<b>Zone specific standards</b>	<b>Activity status</b>
<b>27.7.12</b>	Any subdivision of the Millbrook Resort Zone <u>or Waterfall Park Zone</u> that is inconsistent with the <u>respective Millb-Brook Resort Zone Structure Plan specified in part 43.7 or the Waterfall Park Zone Structure Plan in Part 42.7.</u>	<u>D</u>