

**BEFORE THE HEARINGS PANEL  
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of Hearing Stream 12 – Upper Clutha  
Mapping Annotations and Rezoning  
Requests

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**SECTION 42A REPORT / STATEMENT OF EVIDENCE OF CRAIG BARR  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**STRATEGIC OVERVIEW AND COMMON THEMES**

**17 March 2017**

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## 1. INTRODUCTION

1.1 My name is Craig Alan Barr. I am employed by the Council as a senior planner and I am a full member of the New Zealand Planning Institute. I hold the qualifications of Master of Planning and Bachelor of Science from the University of Otago. I have been employed in planning and development roles in local authorities and private practice since 2006. I have been employed by the Queenstown Lakes District Council (**QLDC** or **Council**) (including former regulatory provider Lakes Environmental Limited) since 2012, in both district plan administration and policy roles.

1.2 I was the lead planner with the preparation of the following notified PDP chapters:

- (a) Strategic - Landscape (6);
- (b) Residential - Arrowtown Residential Historic Management Zone (10);
- (c) Residential - Large Lot Residential Zone (11);
- (d) Rural - Rural Zone (21);
- (e) Rural - Rural Residential and Lifestyle Zone (22);
- (f) Rural - Gibbston Character Zone (23);
- (g) District Wide - Subdivision (27);
- (h) District Wide - Protected Trees (32);
- (i) District Wide - Indigenous Vegetation and Biodiversity (33);  
and
- (j) District Wide - Wilding Exotic Trees (34).

1.3 I have been the reporting officer for the Council for the hearing of all of the above PDP chapters except for the two residential chapters and the subdivision chapter.

1.4 I am based at the Council's Wanaka Service Centre and am familiar with the Upper Clutha area, development, and planning issues in this area. I have visited the majority of sites where submitters have requested that their land be rezoned (predominantly from rural to some type of rural lifestyle or urban zoning). Where I have not visited a site it is because I am already familiar with the site, or I have viewed

the part of the site subject to the rezoning from public locations, such as roads, trails or parks.

**1.5** I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

**1.6** The Council as my employer has agreed to me giving this evidence.

**1.7** Documents that I refer to are included in the Council's Bundle of Documents (**CB**) and the Council's Supplementary Bundle of Documents (**SB**). I have also read and considered the S42A report, Reply and Recommended Revised Chapters for the following chapters, which I am not the author of, to ensure I have adequately considered matters of integration and consistency (except for the s42A for the SASZ, these are all included in the CB):

- (a) Chapters 3 (Strategic Direction) and 4 (Urban Development) of Mr Matthew Paetz ;
- (b) Chapters 1 (Introduction) and 5 (Tangata Whenua) of Mr Anthony Pickard;
- (c) Chapters 7 (Low Density Residential), 8 (Medium Density Residential) and 11 (Large Lot Residential) of Ms Amanda Leith;
- (d) Chapter 9 (High Density Residential) of Ms Kimberley Banks;
- (e) Chapter 13 (Wanaka Town Centre) of Ms Victoria Jones;
- (f) Chapters 15 (Local Shopping Centre Zone) and 16 (Business Mixed Use Zone) of Ms Amy Bowbyes;
- (g) Chapter 16 (Airport) of Ms Rebecca Holden; and
- (h) Hearing Stream 11 Ski Area Sub Zones rezoning requests Section 42A of Ms Banks dated 10 March 2017.

**1.8** I am also relying on the evidence of the following:

- (a) Ms Marion Read – Landscape Architect with respect to the West Wanaka and Makarora areas;
- (b) Ms Helen Mellsop – Landscape Architect with respect to all other areas where landscape is at issue;
- (c) Mr Ulrich Glasner – Infrastructure matters (wastewater and water supply);
- (d) Ms Wendy Banks – Transport;
- (e) Mr Tim Heath – Retail; and
- (f) Mr Glenn Davis – Ecologist.

**1.9** All references to PDP provision numbers, are to the Council's Reply version of those provisions (unless otherwise stated).

## **PART A – OVERVIEW AND BACKGROUND**

### **2. SCOPE OF THIS EVIDENCE**

**2.1** For Hearing Stream 12: Upper Clutha Mapping Annotations and Rezoning Requests, I have prepared four statements of evidence. Ms Amy Bowbyes has prepared evidence on the submissions on business zonings within the Wanaka and Lake Hāwea urban areas. This evidence provides a strategic planning overview of the recommendations to the Hearings Panel (**Panel**) on submissions seeking to rezone and/or undertake alterations to the mapping annotations on the Proposed District Plan (**PDP**) planning maps within the Upper Clutha area. This evidence also addresses submissions relating to common themes, procedural matters and issues relating to scope.

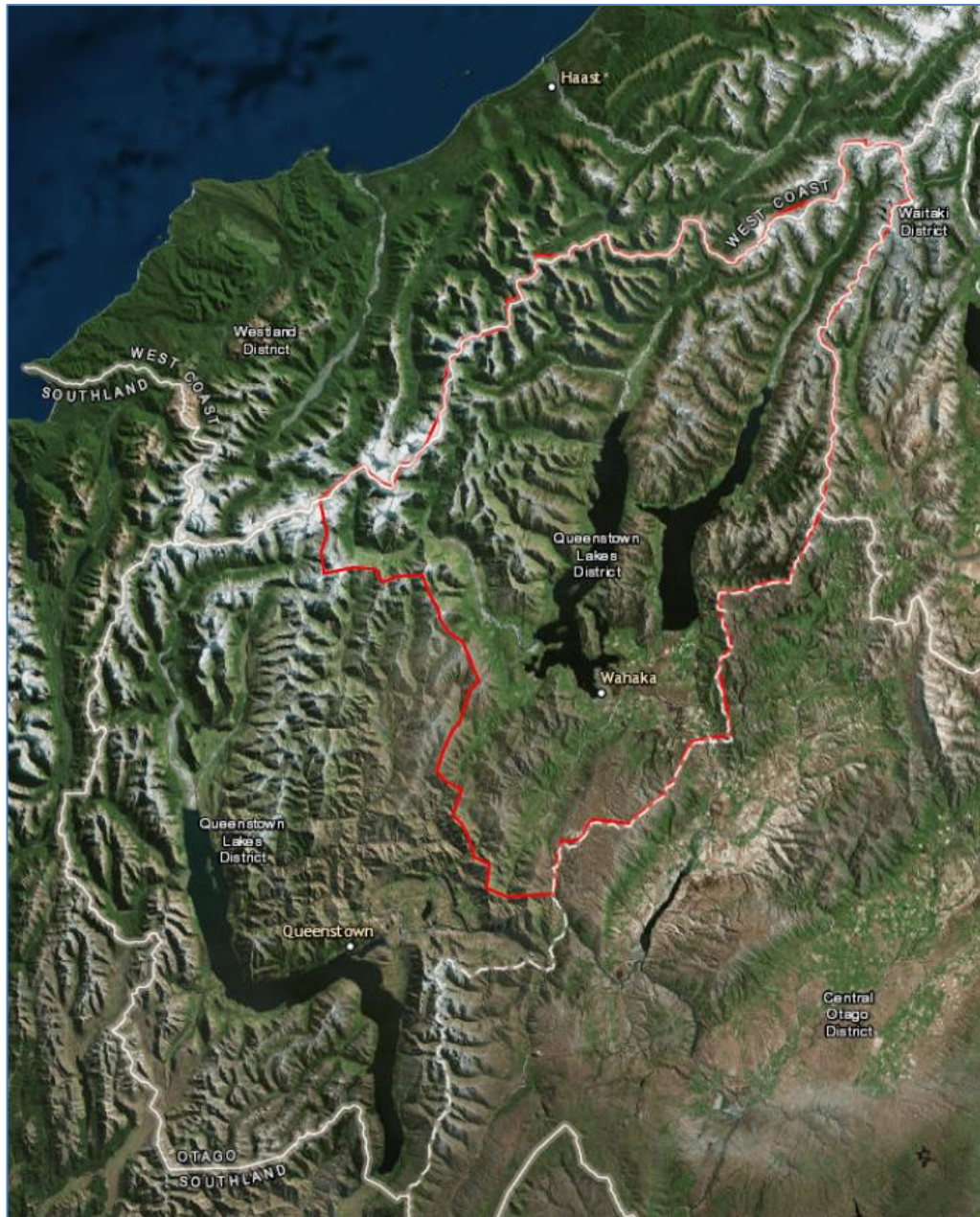
**2.2** The specific s42A reports / statements of evidence are referred to as:

- (a) 1 A Wanaka Urban and Lake Hāwea;
- (b) 1 B Wanaka Urban and Lake Hāwea - Business (this is Ms Bowbyes' evidence);
- (c) 2 Wanaka Urban Fringe; and
- (d) 3 Rural.

**2.3** In this report I focus specifically on:

- (a) higher order strategic policy directions, and how they have informed Stage 1 PDP chapters;
- (b) limitations of the higher order directions in terms of urban limits and management of the rural resource, landscape and indigenous biodiversity;
- (c) the PDP zoning structure and the approach to evaluating rezoning requests;
- (d) the National Policy Statement Urban Development Capacity 2016, the supply of commercial and residential land in the Upper Clutha area as part of the notified PDP and the Council's dwelling capacity model;
- (e) key objectives and policies of the applicable PDP Chapters (reply versions);
- (f) submissions that are not considered to be on Stage 1 PDP zones and therefore not within scope (refer to Part 4); and
- (g) submissions that are on the Proposed Wanaka Urban Growth Boundary generally, including requests for an outer urban growth boundary. Submissions on extending the urban growth boundary associated with a rezoning request will be addressed in the respective rezoning group report (refer to Part 18).

**2.4** The Upper Clutha area (see **Figure 1**) is broadly identified as the entire western portion of the Queenstown Lakes District (**District**) comprising the western side of the mountain ranges that separate the Cardrona Valley, West Wanaka and Matukituki area from the Shotover catchment, north to the District boundary with Westland District, across to the east where it borders the Waitaki and Central Otago Districts and to the south east of Luggate at Sandy Point, adjacent to the Central Otago District.



**Figure 1.** Area within the red outline identified as the Upper Clutha portion of the Queenstown Lakes District.

**2.5** 116 rezoning requests have been received and 357 submissions or further submissions have been received on the Upper Clutha area planning maps.

**2.6** As mentioned I have divided the submissions into three broad groups; Urban (1), Fringe (2) and Rural (3). The urban areas addressed in Reports 1A and 1B are those within the proposed Wanaka urban growth boundary and those at Lake Hāwea Township. The fringe areas addressed in Report 2 are those located outside of, but near to,

the proposed Wanaka urban growth boundary. Many of the rezoning requests in the fringe areas seek re-zoning to allow urban density development. Report 3 comprises those submissions located further afield from the Wanaka and Lake Hāwea urban centres, the majority of which are seeking rural living or resort development opportunities.

- 2.7** **Appendix 1** to this report contains a spreadsheet of the submissions and a summary as to whether I recommend that the submission be accepted or rejected. This includes all the submissions considered in the Section 42A Reports outlined in paragraph 2.2 above.
- 2.8** **Appendix 2** to this report contains the section 32AA assessment for each of the Section 42A reports / statements of evidence as set out in paragraph 2.2 above.

### **The Council's Approach to Zoning**

- 2.9** Zoning is a key method of the PDP to give effect to the Strategic Directions of the PDP, the Regional Policy Statement (**RPS**) and the National Policy Statement on Urban Development Capacity (**NPS UDC**).
- 2.10** The Strategic Directions of the PDP and zoning framework focus urban development within identified urban growth boundaries and provide for the coordinated and integrated provision of infrastructure within these identified locations.
- 2.11** Current urban growth located outside of the notified Wanaka Urban Growth Boundary is limited to the zoned extent of the established (operative) Township Zones at Makarora, Lake Hāwea and at Luggate, with the addition of an urban subdivision approved on Rural Zone land<sup>1</sup> that is currently under development at Luggate. Development of an urban nature is also established at Cardrona Village in the Operative District Plan (**ODP**) Rural Visitor Zones.
- 2.12** The majority of land outside the Wanaka Urban Growth Boundary is zoned Rural and a wide range of activities are contemplated within

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<sup>1</sup> RM060392 for 138 urban sized allotments and RM060393 for 24 Rural Residential sized allotments in what is referred to as the 'Luggate Park' subdivision.



this zone. These activities are subject to reasonably high levels of assessment and control to ensure the District's highly valued landscapes and the character of the rural environment are appropriately managed.

**2.13** The application of zones and overlays across the Upper Clutha area also gives effect to the following non-statutory documents:

- (a) Wanaka 2020, Wanaka Structure Plan 2007; and
- (b) the community plans from Cardrona, Hāwea, Luggate and Makarora.

**2.14** In addition to the Strategic Directions of the PDP, a range of assessment principles (**Rezoning Assessment Principles**) and context factors have been identified to assist in the assessment of the rezoning requests. These are set out in Ms Bank's strategic evidence for the Ski Area Sub Zone hearing, and I repeat them here:

- (a) whether the change is consistent with the objectives and policies of the proposed zone. This applies to both the type of zone in addition to the location of the zone boundary;
- (b) whether the zone proposed / sought is more appropriate than the notified zone;
- (c) whether the change is consistent with and does not compromise PDP Strategic chapters and in particular the Strategic Direction, Urban Development and Landscape Chapters;
- (d) the overall impact of the rezoning gives effect to the ORPS;
- (e) economic costs and benefits are considered;
- (f) zone changes should take into account the issues debated in recent plan changes;
- (g) changes to zone boundaries are consistent with the maps in the PDP that indicate additional overlays or constraints (e.g. Airport Obstacle Limitation Surfaces, SNAs, Building Restriction Areas, ONF/ONL);
- (h) changes should take into account the location and environmental features of the site (e.g. the existing and consented environment, existing buildings, significant features and infrastructure);

- (i) zone changes recognise the availability or lack of major infrastructure (e.g. water, wastewater, roads);
- (j) zone changes take into account effects on water, wastewater and roading network capacity, and are not just limited to the site specific effects of extending infrastructure;
- (k) there is adequate separation between incompatible land uses;
- (l) rezoning in lieu of resource consent approvals, where a portion of a site has capacity to absorb development does not necessarily mean another zone is more appropriate; and
- (m) zoning is not determined by existing resource consents and existing use rights, but these will be taken into account.

### **3. MODIFICATIONS TO THE PDP SINCE NOTIFICATION AND APPROACHES TO THE DISTRICT PLAN REVIEW**

**3.1** The PDP was notified on 26 August 2015. In October 2015 the Council resolved to formally withdraw provisions relating to visitor accommodation within the Low, Medium, and High Density Residential Zones. The provisions were withdrawn due to concerns with the popularity of using housing for visitor accommodation activities and its potential impacts on available housing supply. The notified policy and rule framework was focused on the effects of this activity on residential amenity values and facilitating registration of visitor accommodation activities, and did not address the potential adverse effects of visitor accommodation on housing supply. The Council intends to address these rules at a future date, most likely through notification of provisions in Stage 2.

**3.2** As a consequence of these provisions being withdrawn, the Council did not need to make recommendations on those submissions. There are however some rezoning submissions that seek a rezoning that allows for an activity of this type. Such submissions are considered in this hearing, and are still "on" Stage 1 of the PDP, provided they relate to land that has been notified in Stage 1.

**3.3** The Council are undertaking a partial and staged review of the ODP. The Council's approach to Stage 1 and 2 has evolved since the

commencement of the hearings in March 2016, and the Council provided the Panel with an updated position and approach to Stage 1 and 2 of the District Plan Review on 23 November 2016.<sup>2</sup> A key change to the outcome is the separation of the District Plan into two volumes, based on geographic area.

**3.4** A key reason for this was to reduce complexity associated with recently settled plan changes to the ODP. The approach also avoids the uncertainty to the Council and proponents of the plan changes for these to be further litigated and altered through the PDP process. The volumes will be as follows:

- (a) **Applicable across both volumes:** the PDP Introduction and Strategy chapters as notified in Stage 1, will apply across both Volumes A and B. These chapters consist of PDP Chapters 1 (Introduction), 3 (Strategic Direction), 4 (Strategic: Urban Development), 5 (Strategic: Tangata Whenua) and 6 (Strategic: Landscapes). There will also be one Designations chapter, which applies across both Volume A and B geographic areas;
- (b) **Volume A**, which will comprise the geographic areas that have been notified in either Stages 1 or 2 of the PDP, and District Wide chapters to cover these areas, included PDP definitions; and
- (c) **Volume B**, which will comprise the ODP as it relates to geographic areas that are excluded from the partial review, and are therefore not being notified in either Stages 1 or 2 of the PDP, and the operative district wide chapters to cover these areas, including ODP definitions.

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2 Memorandum of Counsel for QLDC Regarding Approach to Stage 1 and Stage 2 dated 23 November 2016.

**3.5** Volume B of the District Plan applies to the following areas in the Upper Clutha, and the zoning for this land has not been notified in Stage 1 of the PDP:

- (a) Plan Change 36 'Ballantyne Road Industrial and Residential Extension';<sup>3</sup>
- (b) Plan Change 46 'Northlake Special Zone';<sup>4</sup> and
- (c) Plan Change 51 'Peninsula Bay North'.<sup>5</sup>

**4. SUBMISSIONS THAT ARE NOT ACCEPTED AS BEING ON STAGE 1 OF THE PDP**

**4.1** A number of submissions were made on land that is not part of Stage 1 of the PDP. Land that was not part of Stage 1 of the PDP is shown with ODP or operative zoning on the PDP Planning Maps. This information was for context and information purposes only, and has not been notified with an underlying zone in Stage 1. There is no accompanying zone chapter in the PDP, for land not notified in Stage 1 of the PDP (for example, Townships). This approach was first foreshadowed by Council, in its opening legal submissions for the Strategic Directions Hearing Stream 01. As a consequence, I have not undertaken an evaluation of the following submissions' rezoning requests:

- (a) Trustees of the Gordon Family Trust (395), who seek that land not notified in Stage 1, and zoned (operative) Industrial B Zone is rezoned to Low Density Residential. The land shown on PDP Planning Maps 18, 21 and 23 are marked as Industrial B Operative and the parts of the submission relating to the Industrial B Zone are not within scope. I note I do consider the part of the Gordon Family Trust's submission requesting that the Low Density Residential Land on the land located between Cardrona Valley Road and Ballantyne Road be rezoned Medium Density Residential;

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<sup>3</sup> Refer to PDP Planning Map 23 [CB26].

<sup>4</sup> Refer to PDP Planning Maps 18 and 20 [CB26].

<sup>5</sup> Refer to PDP Planning Map 19 [CB26].

- (b) Alan Cutler (110) and supporting further submission from Nic Blennerhassett (FS1285), who seek that land not notified in Stage 1, and zoned (operative) Penrith Park Zone is rezoned to Low Density Residential;
- (c) Infinity Investments Limited (703) and further submission from Willowridge Developments Ltd (FS1012), who seek that land not notified in Stage 1, and zoned (operative) Three Parks Zone be rezoned to differing densities of medium and high density residential;
- (d) HW Richardson Group (252), who submitted on land not notified in Stage 1, and zoned (operative Industrial 3.5 and 4.1 A and B split zoning) seeking that the Industrial B zone at 2 Connell Terrace is retained, and also the submission on land not notified in Stage 1, and zoned (operative) Township Zone at Luggate (that contains the Upper Clutha Transport depot);
- (e) Wakatipu Holdings Ltd (314) who seek that land not notified in Stage 1, and zoned (operative) Hydro Generation Zone is removed. The Hydro Generation Zone is not part of Stage 1 of the PDP;
- (f) Willowridge Developments Ltd (249), who seek that land not notified in Stage 1, and zoned (operative) Township Zone at Lake Hāwea, be rezoned to Low Density Residential. I note that I do consider the part of the submission that relates to Rural Residential zoned land at Lake Hāwea; and
- (g) Contact Energy (580) who seek that the ONL classification be removed from the Hydro Generation Zone, which is land not notified in Stage 1 of the PDP.

**4.2** There is also land that has been specifically withdrawn from the PDP in accordance with Section 8(D) of Schedule 1 of the Act, and this land and associated zone chapters are located within Volume B the ODP.<sup>6</sup> This is the land affected by:

- (a) Plan Change 51 'Peninsula Bay North';
- (b) Plan Change 45 'Northlake Special Zone; and

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<sup>6</sup> Refer to Council resolution dated 16 March 2017.

- (c) Plan Change 46 'Ballantyne Road Industrial and Residential extension'.

**4.3** I therefore do not consider any rezoning submissions that relate to this land. The relevant submissions are:

- (a) Peninsula Bay Joint Venture (378);<sup>7</sup>
- (b) Northlake Investments Ltd (638);<sup>8</sup> and
- (c) Ian Percy and Fiona Aitken (725).<sup>9</sup>

## **5. STATUTORY CONSIDERATIONS**

### **Resource Management Act 1991**

**5.1** The statutory framework for assessing the merits of the application of zones is set out in sections 31, 32, 33A and 72 to 76 of the RMA.

**5.2** By way of summary, the proposed zoning of land must:

- (a) accord with and assist the Council in carrying out its functions so as to meet the requirements of Part 2 of the RMA;<sup>10</sup>
- (b) have regard to the actual and potential effects of activities on the environment;<sup>11</sup>
- (c) have regard to any evaluation report prepared in accordance with section 32;<sup>12</sup>
- (d) be in accordance with any regulations (including National Environmental Standards);<sup>13</sup>
- (e) give effect to the Otago Regional Policy Statement (**RPS**);<sup>14</sup>
- (f) have regard to the Proposed Otago Regional Policy Statement (Decisions Version) (**PRPS**);<sup>15</sup>

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7 Relates to PC51 land.  
8 Relates to PC45 land.  
9 Relates to PC46 land.  
10 Section 74(1) (b) of the RMA.  
11 Section 76(3) of the RMA.  
12 Sections 74(1)(d) and 74(1)(e) of the RMA.  
13 Section 74(1)(f) of the RMA.  
14 Section 75 (3) (c) of the RMA.  
15 Section 74(2)(a)(i) of the RMA.

- (g) have regard to management plans and strategies under other Acts (to the extent that they have a bearing on the resource management issues in the region);<sup>16</sup>
- (h) have regard to any relevant entry on the New Zealand Heritage List (to the extent that they have a bearing on the resource management issues in the District);<sup>17</sup>
- (i) have regard to the extent to which the district plan needs to be consistent with policy statements and plans of adjacent regional councils and territorial authorities;<sup>18</sup> and
- (j) take into account any relevant planning document recognised by an iwi authority and lodged with the Council to the extent that its content has a bearing on the resource management issues of the district.<sup>19</sup>

**5.3** Under section 32 of the RMA, an evaluation must also:

- (a) examine whether the proposed application of zones is the most appropriate way to achieve the objectives of the PDP Strategic Directions and the RMA by identifying other reasonably practicable options for achieving the objectives, assessing the efficiency and effectiveness of the provisions in achieving the objectives,<sup>20</sup> and summarising the reasons for deciding on the proposed application of zones; and
- (b) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from implementing the requested zoning.

**5.4** The RMA has an overriding purpose to promote the sustainable management of natural and physical resources.<sup>21</sup> The PDP uses a zoning approach to land uses and the management of activities and

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16 Section 74(2)(b) (i) of the RMA.

17 Section 74(2)(b) (iii) of the RMA.

18 Section 74(2)(c) of the RMA.

19 Section 74(2A) of the RMA.

20 In particular that evaluations must also identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from implementing the provisions including the opportunities for economic growth and employment that are anticipated to be provided or reduced, quantify these benefits and costs if practicable, and assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions (section 32(2) of the RMA).

21 Section 5 of the RMA.

zoning / sub zones is a fundamental method to achieve the purpose of the RMA.

- 5.5** The zoning regime and accompanying policy framework sets out the direction to assist in determining the future land uses, built form and nature of geographic areas. The Council also owns and manages physical infrastructure comprising roads, water and wastewater. The efficient location and integrated management of this resource with land uses is integral to sustainable management.<sup>22</sup>
- 5.6** The matters of national importance set out in section 6 of the RMA represent values that must be recognised and provided for when considering appropriate locations for zones. Many of these values are represented by overlays in the PDP Planning Maps, including Significant Natural Areas (**SNA**) and Outstanding Natural Features and Landscapes (**ONF** and **ONL**).
- 5.7** In determining the location of zones, particular regard must also be had to the matters listed in section 7 of the RMA, including the efficient use and development of natural and physical resources, the intrinsic values of ecosystems, the maintenance and enhancement of the quality of the environment, and the maintenance and enhancement of amenity values.<sup>23</sup>
- 5.8** Section 8 of the RMA requires the principles of the Treaty of Waitangi to be taken into account. The provisions in Chapter 5 in particular address these issues.<sup>24</sup>
- 5.9** The following National Policy Statements have also been considered. These will be identified and discussed where applicable further in this evidence or in the context of site specific submissions:
- (a) Urban Development Capacity [**CB28**];
  - (b) Freshwater Management [**CB30**];
  - (c) Renewable Electricity Generation [**SB77**];

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<sup>22</sup> Sections 7(b), 30(g)(b), 31(1)(a) of the RMA.

<sup>23</sup> Section 7 of the RMA

<sup>24</sup> Section 8 of the RMA



- (d) Electricity Transmission (noting that the National Grid is not located within the Upper Clutha area) [CB29]; and
- (e) Indigenous Biodiversity (Proposed) [CB31].

### **Operative Otago Regional Policy Statement 1998 (ORPS)**

**5.10** Section 75(3) of the RMA requires that a district plan prepared by a territorial authority must "give effect to" any regional policy statement. This requirement applies to the ORPS 1998.

**5.11** Relevant objectives and policies of the ORPS include:

*Objective 5.4.3 To protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development (Policy 5.5.6)*

*Objective 9.4.1 To promote the sustainable management of Otago's built environment in order to:*

- (a) Meet the present and reasonably foreseeable needs of Otago's people and communities; and*
- (b) Provide for amenity values, and*
- (c) Conserve and enhance environmental and landscape quality; and*
- (d) Recognise and protect heritage values*

*Objective 9.4.2 To promote the sustainable management of Otago's infrastructure to meet the present and reasonably foreseeable needs of Otago's communities (Policies 9.5.2 and 9.5.3)*

*Objective 9.4.3 To avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources. (Policies 9.5.1 and 9.5.3 to 9.5.6)*

*Objective 11.4.1 Recognise and understand the significant Natural Hazards that threaten Otago's communities and features (Policies 11.5.1, 11.5.6 and 11.5.7)*

- 5.12** Objectives 5.4.3 and Policy 5.5.6 seek to protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development. Objective 5.4.5 and Policies 5.5.3 to 5.5.5 promote sustainable land use and minimising the effects of development on water and land.
- 5.13** The promotion of sustainable management of the built environment and infrastructure, as well as avoiding or mitigating against adverse effects on natural and physical resources is also incorporated into Objectives 9.4.1, 9.4.2 and 9.4.3; as well as Policies 9.5.1 to 9.5.5. Objectives 11.4.1 and 11.4.2 seek to manage risks from natural hazards by identifying and then avoiding or mitigating the risks.

### **Proposed Otago Regional Policy Statement (Decisions Version) (PRPS)**

- 5.14** Section 74(2) of the RMA requires that a district plan prepared by a territorial authority shall "*have regard to*" any proposed regional policy statement. The PRPS was notified for public submissions on 23 May 2015, and decisions on submissions were released on 1 October 2016.
- 5.15** The following objectives and policies of the Decisions Version of the PRPS **[CB34]** are relevant to the Upper Clutha and submissions on mapping:

Objective 3.1 *The values of Otago's natural resources are recognised, maintained and enhanced.*

Related Policies:

- Policy 3.1.9 associated with maintaining or enhancing indigenous biological diversity.
- Policy 3.1.10 associated with recognising the values of natural features and landscapes.

Objective 3.2 *Otago's significant and highly-valued natural resources are identified, and protected or enhanced.*

Related Policies:

- Policies 3.2.1 – 3.2.2 and Schedule 5 associated with identifying and managing significant vegetation.
- Policies 3.2.3 – 3.2.6 and Schedule 4 associated with identifying and managing outstanding or highly valued natural features and landscapes.

Objective 4.3 *Infrastructure is managed and developed in a sustainable way.*

Related Policies:

- Policies 4.3.1 – 4.3.4 associated with managing infrastructure.

Objective 4.4 *Energy supplies to Otago's communities are secure and sustainable.*

- In particular Policy 4.4 which seeks to protect renewable electricity production.

Objective 4.5 *Urban growth and development is well designed, reflects local character and integrates effectively with adjoining urban and rural environments.*

Related policies:

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:*

- 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;*
- b) *Coordinating urban growth and development and 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 reverse sensitivity effects on existing activities.*

*Policy 4.5.2 Planned and coordinated urban growth and development*

*Where urban growth boundaries or future urban development areas, are identified in a district plan, control the release of land within those boundaries or areas, by:*

- a) *Staging development using identified triggers to release new stages for development; or*
- b) *Releasing land in a way that ensures both:*
  - i. *a logical spatial development; and*
  - ii. *efficient use of existing land and infrastructure before new land is released; and*
- c) *Avoiding urban development beyond the urban growth boundary or future urban development area.*

**5.16** The changes made to the PRPS through its decisions are relatively minor. The majority of the provisions of the Decisions Version have been appealed and mediation is currently taking place. Accordingly, limited weight can be provided to the Decisions Version of the PRPS. However, the provisions of PRPS are relevant in highlighting an intention to provide for economic growth and tourism where this is compatible with the rural environment.

## 6. NON-STATUTORY PLANS AND PUBLICATIONS

6.1 A number of non-statutory plans have been prepared under the Local Government Act principles and mandated by resolutions of Council. Future planning workshops were held from 2002 to 2004, resulting in the formation of community plans for Wanaka, Hāwea, Cardrona, Luggate and Makarora.<sup>25</sup>

### Wanaka 2020 and Structure Plan 2007

6.2 At the completion of the Wanaka 2020 workshop the Council undertook a structure planning and consultation exercise to produce a structure plan in 2004. A review of the structure plan was undertaken in 2007 known as the Wanaka Structure Plan 2007 (**WSP 2007**).

6.3 The Wanaka 2020 and Structure Plan Review 2007 identified the following community outcomes for Wanaka:

- (a) managing growth in a way that protects the landscape and the environment;
- (b) a vital town centre servicing the daily needs of Wanaka;
- (c) a connected settlement that is easy to get around by foot and cycle;
- (d) grow the strength of our economy;
- (e) provide infrastructure for a growing population; and
- (f) protect rural character.

6.4 The PDP zoning integrated the following concepts of the Wanaka 2020 process and WSP 2007:

- (a) an urban growth boundary has been applied at Wanaka;
- (b) the PDP Wanaka Urban Growth Boundary is the same as the 2007 Structure Plan Inner Growth Boundary, except at the north western extent at Wanaka-Mt Aspiring Road where a portion was retained as Rural Lifestyle Zone due to natural hazard, landscape and rural character constraints;

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25 Refer to <http://www.qldc.govt.nz/planning/other-planning-information/strategic-growth-management/>.

- (c) the Cardrona Valley Road Local Shopping Centre Zone is located in a similar position to the 'Mixed Use Zone' identified on the 2007 Structure Plan;
- (d) the networks of reserves administered by the Council have been rolled over in their existing form; and
- (e) the forestry plantation located to the east of Peninsula Bay, also known locally as Sticky Forest has been retained as Rural Zone.

**6.5** The following aspects of the PDP as notified are a departure from the WSP 2007:

- (a) the Outer Growth Boundary was not adopted because there is considered to be ample supply of urban land within the identified PDP Wanaka Urban Growth Boundary. Furthermore, the Northlake Special Zone was made operative in 2013 and this has increased urban development yield within the PDP Wanaka Urban Growth Boundary;
- (b) the Sticky Forest site was not identified for a bespoke 'Landscape Protection Area' as indicated by the 2007 Structure Plan, however retaining the land as Rural and identifying the Landscape Lines in the PDP maps has resulted in the northern half of the site being within the Outstanding Natural Landscape. In this regard landscape management is provided for through the respective objectives and policies of the PDP Landscape and Rural Zone Chapters, for Section 6 and Section 7 landscapes as required by the RMA;
- (c) the area within central Wanaka identified in the 2007 Structure Plan as 'Water' has been retained as Low Density Residential Zoning; and
- (d) the PDP has 'up-zoned' existing suburban neighbourhoods from Low Density Residential to Medium Density Residential, namely the existing neighbourhood located between Pembroke Park and Golf Course Road.

## Community Plans – Cardrona, Hāwea , Luggate and Makarora

**6.6** The purpose of the Cardrona 2020 Plan, issued by Council in December 2003 was to provide a community vision, strategic goals and priorities for the next 10 to 20 years. Many of the goals relate to infrastructure and walking and trail networks. A component related to the District Plan was that:<sup>26</sup>

*Farming in the rural area is still viable and contributes to the open space and rural character of the community. Any buildings within this area are well set back from the road and are subservient in form to the landscape and farmland.*

**6.7** The Hāwea 2020 Community Plan issued in June 2003 identifies the following 'key community outcomes'<sup>27</sup> that I consider are relevant to the PDP and submissions on mapping:

- (a) providing effective, efficient and well planned infrastructure that keeps pace with growth;
- (b) retaining the rural character of land surrounding the established settlements;
- (c) maintaining the low density character of residential areas, and retaining the village feel;
- (d) respecting the surrounding landscape, and maintaining the open vistas as viewed from the residential settlements; and
- (e) providing a low-key commercial area that provides services to the locals, with buildings that are in keeping with the surrounding environment.

**6.8** The Hāwea Community Plan identifies that any urban extension should be to the south of Lake Hāwea Township and bounded by Cemetery Road to form a strong boundary between urban and rural. To extension of the operative zone has been proposed to give effect to this plan, noting that Townships are a Stage 2 zone.

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26 Cardrona 2020 Community Plan December 2003. Pg. 6.  
[http://www.qldc.govt.nz/assets/OldImages/Files/Small\\_community\\_plans/Cardrona\\_Community\\_Plan\\_-\\_FINAL.pdf](http://www.qldc.govt.nz/assets/OldImages/Files/Small_community_plans/Cardrona_Community_Plan_-_FINAL.pdf)

27 Hāwea 2020 Community Plan June 2003. Pg. 7.  
[http://www.qldc.govt.nz/assets/OldImages/Files/Small\\_community\\_plans/Hāwea\\_Community\\_Plan.pdf](http://www.qldc.govt.nz/assets/OldImages/Files/Small_community_plans/Hāwea_Community_Plan.pdf)

**6.9** The approach taken by the Council in Stage 1 PDP zoning and mapping overlays, that I consider are relevant to the Hāwea Community Plan are:

- (a) not zoning any additional residential development in the Rural zone land in the Hāwea Basin and Hāwea Flat area;
- (b) retaining the existing Rural Residential and Rural Lifestyle zones at Hāwea Flat and Johns Creek; and
- (c) the openness of the landscape is managed through the Landscape and Rural zone chapter and the identification of ONF and ONL in the PDP.

**6.10** The Luggate 2020 Community Plan issued in September 2003 also identified several key community outcomes. Similar to the Hāwea urban area, the zoning is predominantly Township and this zone is not part of the Stage 1 notified PDP. The following key community outcomes<sup>28</sup> are considered relevant to Stage 1 of the PDP and Upper Clutha zoning matters generally:

- (a) consider rezoning land for industrial purposes, this should be outside the township and setback from the river;
- (b) ensure that the ridgeline north east of Hopkins Street is kept free of built form; and
- (c) retain the rural character of the surrounding rural land.

**6.11** The approach taken by the Council in Stage 1 PDP zoning and mapping overlays, that I consider are relevant to the Luggate Community Plan are:

- (a) a Rural Industrial Sub Zone has been provided for at Church Road, Luggate;<sup>29</sup>
- (b) residential development has been kept within the boundaries of the town; and
- (c) the open, working landscape has been retained and the open character of the mountain side has been retained by

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28 Luggate Community Plan September 2003. Pg. 7.

[http://www.gldc.govt.nz/assets/OldImages/Files/Small\\_community\\_plans/luggate\\_community\\_plan.pdf](http://www.gldc.govt.nz/assets/OldImages/Files/Small_community_plans/luggate_community_plan.pdf)

29 Refer to PDP Chapter 21: Rural Zone. PDP Planning Map 11 [CB26].



retention of the Rural Zone and the application of the ONL to identify the Section 6 RMA landscapes.

**6.12** The Makarora 2020 Community Plan<sup>30</sup> identified the following matters that are considered relevant to the PDP and zoning:

- (a) to retain the general character of the landscapes surrounding Makarora and to avoid sprawl through the valley;
- (b) there is sufficient rural lifestyle zoning within the Valley. The residents consider that the rural lifestyle zoning may result in inappropriate development close to the road and would result in the Valley losing some of its rural feel; and
- (c) the community would rather have bigger townships or introduce clustering in order to avoid ribbon development along State Highway 6.

**6.13** The approach taken by the Council in Stage 1 PDP zoning and mapping overlays, that I consider are relevant to the Makarora Community Plan are:

- (a) the Rural Lifestyle Zone was retained from the ODP; and
- (b) the Township Zones have not been reviewed as Part of Stage 1 of the PDP.

## **PART B - DEVELOPMENT OF THE PDP**

### **7. STRATEGIC DIRECTION OF THE PDP**

**7.1** The PDP has a hierarchical structure. The higher order provisions of 'Part Two – Strategy' highlight overarching resource management goals and objectives, to meet the needs of the community and achieve Part 2 of the RMA. These chapters also provide the framework to integrate and manage matters of national importance (s6(b), s6(c), s6(e) of the RMA).

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<sup>30</sup> Makarora 2020 Community Plan. Undated. Pp. 8 and 17.  
[http://www.qldc.govt.nz/assets/OldImages/Files/Small\\_community\\_plans/Makarora\\_Community\\_Plan.pdf](http://www.qldc.govt.nz/assets/OldImages/Files/Small_community_plans/Makarora_Community_Plan.pdf)

7.2 Strategic Directions Chapter (Chapter 3) sits above the remaining strategic chapters (Chapters 4 Urban Development, 5 Tangata Whenua and 6 Landscapes). These chapters as a group sit above the remaining zone and district wide chapters.<sup>31</sup>

7.3 Chapter 3: Strategic Direction brings together the key resource management issues for the District in a relatively concise manner and provides a policy framework that establishes the rationale for the remaining components of the District Plan. The evidence of Mr Matthew Paetz for the Council at Hearing Stream 1B on the Strategic Direction and Urban Development chapters [CB35] provides the following discussion on the Strategic Direction Chapter:<sup>32</sup>

*As the Strategic Direction chapter is a policy framework, containing no rules (but provides the strategic basis for subsequent chapters and rules), it is important that it:*

- *Is underpinned by a sound analysis and understanding of the key resource management issues in the district, both present and future.*
- *Distils the meaning of the purpose of the RMA for the district, based on an understanding of those issues and expressed community views.*
- *Reconciles the competing issues in the District in a balanced manner, through providing for the social, economic and cultural wellbeing of people and communities balanced with the environmental objectives set out in Sections 5(2)(a), (b) and (c) of the RMA.*

*It is important that the chapter is a meaningful tool for decision makers, both with regard to resource consent applications, and any plan change applications that may be made. In order to be a meaningful regulatory tool, it should not only appropriately distil the key resource management issues of the District, but should provide a strong policy direction on how those issues should be managed. As far*

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31 [CB39].

32 [CB35] at paragraphs 8.5-8.6.

*as possible, the aim should be to provide a policy direction that is meaningful and not so general or broad as to be of limited decision making value.*

**7.4** I agree with these statements. The Strategic Directions of the PDP overall focuses future urban development within identified urban growth boundaries with urban zones that provide for urban growth to meet the needs of the District.

**7.5** An overview of the applicable chapters, including the purpose, description key objectives and policies and key changes recommended through hearings is at Part 15 of this evidence.

## **8. ZONING STRUCTURE**

**8.1** As set out in paragraph 3.3, the District Plan review is a partial review and will be notified in two stages. Stage 1 notification comprises zoning for the majority of the land area covered by the District<sup>33</sup> and the bulk of district wide chapters.

**8.2** The notable components not yet reviewed that are relevant to the Upper Clutha area are the (operative) Industrial A and B zones, provisions on visitor accommodation in the Low, Medium and High Density Residential Zones, and district wide, signs, earthworks and transportation chapters.

**8.3** The development of the PDP and review of the Stage 1 PDP components provided an opportunity to reduce the number of bespoke rules that were in the equivalent ODP zones, reduce unnecessary complexity associated with provisions and provide a more helpful policy framework for users of the Plan and decision makers.

**8.4** To provide for local variation and needs, a number of zones have overlays that provide for specific activities within them or a higher threshold of effects associated with activities. The overlays are framed so that specified activities generally trump the rules of the

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<sup>33</sup> The Rural Zone makes up approximately 98% of the District, however a substantial portion of this land is mountainous and within the National Parks.

underlying zone where they relate to that activity only. In reviewing the existing overlay areas and evaluating new overlays, the Council have been careful not to encourage their proliferation at the expense of presenting a district plan that is efficient to administer, while providing for local needs.

**8.5** A summary of the zones and associated overlays or sub zones in the Upper Clutha Area are:<sup>34</sup>

- (a) Low Density Residential Zone (Chapter 7);
  - (i) Building Restriction Area;
- (b) Medium Density Residential Zone (Chapter 8);
  - (i) Town Centre Transition Overlay;
- (c) Wanaka Town Centre (Chapter 13);
  - (i) Entertainment Precinct Overlay;
  - (ii) Height Precinct P1;
  - (iii) Height Precinct P2;<sup>35</sup>
- (d) Rural Zone;
  - (i) Building Restriction Area;
  - (ii) Ski Area Sub Zones;<sup>36</sup>
  - (iii) Rural Industrial Sub Zone;
  - (iv) Outstanding Natural Features and Landscapes;
  - (v) Areas specifying where certain structures on the surface of water would be non-complying;
  - (vi) Significant Natural Areas;<sup>37</sup>
  - (vii) Mt Aspiring National Park;<sup>38</sup>
  - (viii) Hydro Generation Zone;<sup>39</sup>
  - (ix) Wanaka Airport Outer Control Boundary;
- (e) Rural Lifestyle Zone (Chapter 22); and
  - (i) Visitor Accommodation Sub Zone.

**8.6** With regard to the rezoning requests, one part of the assessment criteria used to assist with assessment of rezoning requests, as set

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34 Excluding District Wide annotations and overlays not directly associated with a zone. Including Heritage Features, Designations, the Wanaka Airport Obstacle Limitations Surface Map (Designations), Protected Trees.

35 Height Precinct P 2 introduced through recommendations at the Reply.

36 Submissions on Ski Area Sub Zones are heard in Hearing Stream 11 and are not subject to this hearing.

37 This overlay is district wide and derived from Chapter 33 Indigenous Vegetation and Biodiversity, and not restricted only to the Rural Zone. However all the SNAs in the Upper Clutha are located in the Rural Zone.

38 This annotation is for information purposes only. There are not any rules directly relating to this feature.

39 This zone is not on Stage 1 and is contained in the Planning Maps for information purposes only.

out in Part 12 of this evidence, is to evaluate whether the rezoning request is simply attempting to mimic the development potential available through either an existing resource consent, or whether the development rights sought by the rezoning request would be better assessed through a resource consent.

- 8.7** I consider that if the Council accepted rezoning requests on the basis that a range of activities could occur due to 'effects' based factors, such as landscape only, or an existing resource consent, this could reduce the overall coherency of the use of zoning and could lead to a proliferation of spot zoning. This in turn would not give effect to the RPS, would compromise the Strategic Directions of the PDP and reduce the effectiveness of the overall policy framework of the PDP.

## **Roads**

- 8.8** Roads are not zoned in the PDP, however their legal boundaries are shown on the planning maps and distinguish between State Highways and Council roads. The matter of whether a zone and any provisions will be applied to roads is set aside for Stage 2 of the district plan review. No submissions have been received requesting zoning for roads or rules within the identified legal roads as part of the Stage 1 of the PDP.

## **9. SUBMITTER AND COUNCIL OFFICER RECOMMENDED CHANGES TO TEXT**

- 9.1** The hearings for submissions on the PDP text, including new text associated with a substantive changes to mapping (such as a rezoning or overlay annotation) were heard from March 2016 and are scheduled to be completed in March 2017. Through the evaluation of submissions and questioning from the Hearings Panel a number of changes are recommended to the Stage 1 Chapters. The Right of Reply versions filed by the Council at the conclusion of each hearing<sup>40</sup> have been used as a basis to assess the rezonings.

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<sup>40</sup> With the exception of any changes recommended through Hearing Stream 10; Definitions (Chapter 2) and Natural hazards (28) and the whole plan submissions. At the time of filing this evidence the Reply versions of Chapters 2 and 28 had not yet been filed with the Panel.

**9.2** A synopsis of the respective zone descriptions and frameworks, and the extent to which they have been amended through Council's evidence is at Part 15 of this evidence. A full copy of the Council's recommended reply version of each chapter is contained in the Bundle of Documents **[CB1]** to **[CB25]**.

**9.3** While a number of changes are recommended, the overall thrust of the Strategic Directions chapters and the zone chapters have not substantially changed since notification.

## **10. URBAN DEVELOPMENT CAPACITY UNDER THE PDP AND NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT CAPACITY 2016**

**10.1** The PDP was notified on 26 August 2015 and the NPS UDC came into effect on 1 December 2016. The hearings on text are to be completed in March 2017 and the Hearings Panel Minute issued on 8 February 2017 requests that the requirements of the NPS UDC are included and addressed in the S42A reports.<sup>41</sup>

**10.2** As set out in the Council's memorandum dated 3 March 2017, the majority of the objectives and policies of the NPS UDC that take immediate effect have already been given effect to by the provisions of the Stage 1 PDP chapters, which have already been heard.<sup>42</sup>

**10.3** The Council's development capacity model (**DCM**) is currently being updated and will contribute to a statement of supplementary evidence that the Panel has granted leave to be filed alongside the Council's rebuttal evidence.<sup>43</sup>

## **PART C – APPROACH TO REQUESTS TO REZONE LAND**

### **11. OVERARCHING STRATEGY**

**11.1** The relevant objectives of the RPS and the PRPS are set out in paragraphs 5.11 and 5.13 and promote urban growth in a coordinated

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41 Refer to <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Memorandums/General/General-Request-re-NPSUDC-2016-8-2-17.pdf>.

42 Memorandum of Counsel on behalf of Queenstown Lakes District Council regarding the National Policy Statement on Urban Development Capacity dated 3 March 2017, at paragraph 3.

43 Memorandum regarding the NPS UDC, at paragraphs 4-5, and Minute concerning application for Variation for Stream 12 hearing Directions by QLDC dated 6 March 2017.

manner that is supported by planned and coordinated infrastructure. The respective RPS documents also seek that landscape and scenic values, indigenous biodiversity and rural production is appropriately managed.

- 11.2** The PDP Strategic Direction Chapter gives effect to the RPS and has regard to the decision version of the PRPS through the coordinated and planned approach to the spatial application of land use activities and supporting policy framework.
- 11.3** Zoning is also a key method to give effect to the objectives and policies of the RPS and NPS UDC. In determining the zoning that should be applied in response to submissions, the assessments have been guided by the overall strategy of the Strategic Directions chapter to focus growth within the identified urban growth boundaries, promote increased densities where appropriate and to protect the District's valued landscapes, in terms of both their intrinsic value, and economic value to the region and the District's tourism economy.<sup>44</sup>
- 11.4** The following methods and approaches give effect to the RPS's overarching considerations and have influenced the Council's application of zones and mapping overlays:
- (a) the identification of ONFs and ONLs, as required by section 6 of the RMA;
  - (b) the combination of the Rural Zone employing the discretionary activity status for the majority of non-farming buildings, comprehensive assessment matters in Part 21.7 and the objectives and policies in Chapters 3, 4, 6, and 21, which I consider are the most appropriate way to manage the effects of the wide range of activities that seek to locate within rural areas on landscapes and natural features, rural amenity, reverse sensitivity, permitted farming activities, including matters of national importance;
  - (c) the identification and scheduling of SNAs to protect indigenous vegetation under Section 6(c) of the RMA, and appropriate rules in Chapter 33 Indigenous Vegetation and

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44 Refer to the economic evidence of Phil Osborne for the Council at Hearing 2. Rural. 6 April 2016 [CB49].

- Biodiversity, to manage the effects of clearance on as yet unidentified areas of significant indigenous vegetation;
- (d) the identification of a new Rural Industrial Sub Zone at Church Road, Luggate, recognising the existing pattern of development at this location and the social and economic benefits of providing for rural service activities at a particular location provides both certainty and opportunities for these activities to occur;
  - (e) retaining within the Upper Clutha area the existing area of Rural Lifestyle and Rural Residential Zones, recognising the established development rights and development patterns within these zones;
  - (f) providing for the planned and integrated location of urban development and infrastructure through the application of urban growth boundaries at Wanaka;
  - (g) providing for increased housing capacity through the proposed Medium Density Zone in Central Wanaka;
  - (h) providing for increased densities in the Low Density Residential Zones through the 'gentle density' framework providing for additional dwellings and infill opportunities;
  - (i) not providing for additional urban growth in un-serviced settlements;<sup>45</sup>
  - (j) the identification of a Large Lot Residential Zone that replaces the existing Rural Residential Zone now located within the Wanaka UGB;
  - (k) the identification of a Town Centre Entertainment Precinct within the Wanaka Town Centre;
  - (l) the identification of a Town Centre Transition Overlay that allows Town Centre zone activities within the underlying Medium Density zone bulk and location provisions, located to the south of the Wanaka Town Centre Zone; and
  - (m) the identification of Local Shopping Centre Zones at Lake Hāwea Township, Cardrona Valley Road and Albert Town.

**11.5** In assessing and forming a recommendation on submissions on the zoning and PDP Planning Maps, the Council has been guided by the

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45 Noting that the Township Zones are to be reviewed as part of Stage 2 of the district plan review.



above overarching strategy, and in particular the Strategic Directions Chapters of the PDP and the NPS UDC 2016.

**11.6** I support the overarching strategy set out above.

## **12. ASSESSMENT PRINCIPLES**

**12.1** To ensure the assessment and recommendations to the Hearings Panel on rezoning requests and mapping annotations give effect to the RPS, NPC UDC and Strategic Directions of the PDP, assessment principles criteria has been used. These are set out in paragraph 2.13 above.

**12.2** In addition to the RPS, the principles are based on the supply indicated through the availability of greenfield urban land within the notified Wanaka UGB, and the reply version of the PDP Stage 1 chapters. The key objectives and policies are provided in Part C of this evidence and a full copy of the respective chapter is included in the Bundle of Documents.

### **Context Factors**

**12.3** The Rezoning Assessment Principles should also be considered in the context of a site or a geographic area. These context factors are likely to influence the support (or not) of a rezoning, or change to a mapping overlay, that is suggested by the Rezoning Assessment Principles.

**12.4** Context factors include:

- (a) the layout of streets and location of public open space and community facilities;
- (b) land with physical challenges such as steep topography, poor ground conditions, instability or natural hazards;
- (c) accessibility to centres and the multiple benefits of providing for intensification in locations with easy access to centres; and

- (d) the vulnerability of the wider area the subject land is part of to absorb development.

### **13. SUBMISSIONS TO REZONE LAND TO AN ODP ZONE**

- 13.1** A number of submissions seek that land notified in Stage 1, be rezoned either to a new zone type but the submission contains no description of the zone purpose, rules or anticipated environmental results; or to a zone that exists in the ODP and has not been notified in Stage 1 of the PDP.
- 13.2** For example, there are requests to rezone Rural zoned land to Rural Visitor Zone, which I have understood to be the ODP Zone.<sup>46</sup> The submissions do not contain any associated zone provisions or planning framework.
- 13.3** The Council has not yet notified Stage 2 chapters and while there has been a resolution to review these chapters, this does not automatically mean a revised chapter will be notified as part of Stage 2, or substantial (or minor) changes could possibly be made to those chapters prior to notification. After undertaking an evaluation in terms of Section 32 of the RMA, the Council could resolve to discontinue this zone and rezone the land Rural Zone or similar, or choose to not to modify any parts of the chapter and set the provisions aside in Volume B of the District Plan, the PDP.
- 13.4** In respect of these particular types of submissions, my evaluation of these requests have focussed on the overall use of the land as inferred, rather than the specific bulk and location standards or the activity status of land uses that could be specified if there is an ODP Zone chapter with the same name. I am not recommending however that as a consequent of the rezoning request, that a site specific zone type would be inserted into Stage 1 of the PDP. My recommendation is that the zone provisions, as are to be notified in Stage 2, would apply to the land (that is, where I do recommend accepting the

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<sup>46</sup> For example refer to <http://www.qldc.govt.nz/planning/district-plan/volume-1-district-plan/section-12-special-zones-rural-visitor-zones-cecil-peak-walter-peak-cardrona-blanket-bay-arthurs-point-arcadia-station-windermere/>.

general rezoning submission). The submitter may therefore want to take an interest in the actual zone provisions, in Stage 2 of the PDP.

#### **14. ASSUMPTIONS USED TO CALCULATE THE DEVELOPMENT YIELD**

**14.1** Where a rezoning submission has requested a zone or activity but has not provided any detail on the likely development or any restrictions, particularly for larger 'greenfield' areas the potential yield has been calculated on the anticipated subdivision minimum allotment size, with a reduction of 32% for roads and reserves. While I accept that the 32% is an estimate, it has been accepted by the respective infrastructure and traffic specialists and is considered a reasonably sound estimate of the amount of land within a greenfield area that would be required for roading and reserves.

**14.2** The respective zones are based on the following minimum allotment sizes for subdivision as set out in the Subdivision chapter **[CB18]**:

- (a) Low Density Residential – 450m<sup>2</sup>;
- (b) Medium Density Residential – 250m<sup>2</sup>;
- (c) Large Lot Residential A – 4,000m<sup>2</sup>
- (d) Large Lot Residential B – 2,000m<sup>2</sup>;
- (e) Rural Lifestyle – 2 hectares; and
- (f) Rural Residential – 4,000m<sup>2</sup>.

**14.3** Visitor accommodation sub zone activities, industrial and rural visitor zones are not provided for or included in the Stage 1 PDP chapters. Where no assistance has been provided by the submissions, an analysis has been undertaken using the nature, scale and intensity of the developed areas from the ODP Zones as a guide.

#### **15. SUMMARY OF THE KEY PDP ZONES, DISTRICT WIDE CHAPTERS AND CHANGES RECOMMENDED**

**15.1** The following provides a synopsis of the key Strategic, District Wide and Zone policy framework. The text is marked up to show the changes that were recommend in the Council's Reply versions of those chapters.

### **Strategic Direction Chapter (3) [CB3]**

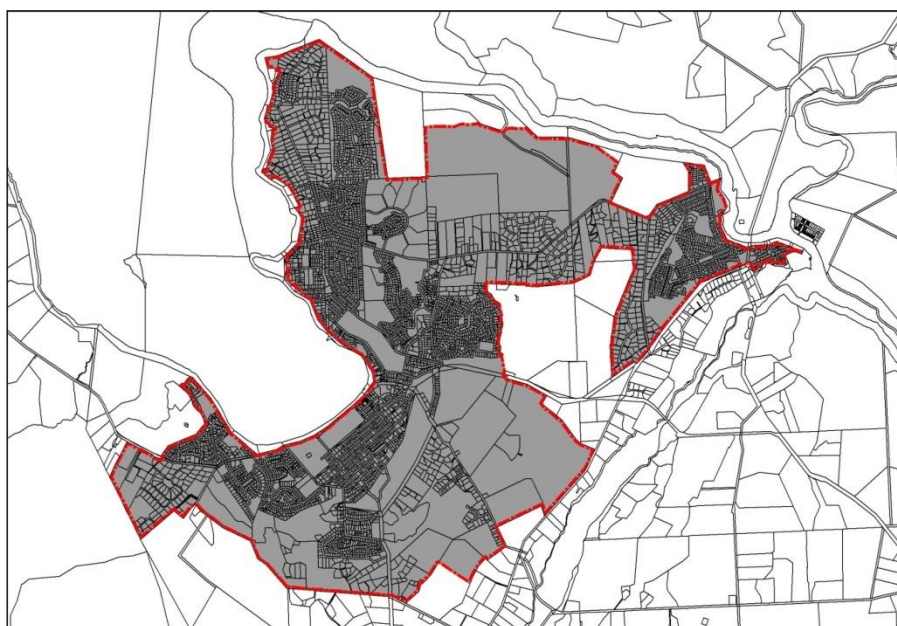
- 15.2** The Strategic Direction Chapter sets the overall direction for the management of growth, land use and development in a manner that ensures sustainable management of the District's special qualities. The chapter will apply to both Volume A and B land.
- 15.3** Objective 3.2.1.1 sets out Wanaka town centre as an important hub of New Zealand's premier alpine resort and the District's economy. Policies 3.2.1.2 and 3.2.1.1.3 seek avoidance of commercial rezoning that undermines the role of Wanaka town centre for the District's economic activity and seeks to promote quality visitor growth and attractions in the Wanaka town centre. Objective 3.2.6.2 seeks an outcome for a mix of housing opportunities.
- 15.4** Objective 3.2.5.1 is the protection of the District's landscapes from inappropriate subdivision use and development. Related policies 3.2.5.1.1 and 3.2.5.2.1 set a framework to identify the ONFs and ONLs on the planning maps and to direct new subdivision and development in areas that have the potential to absorb change.
- 15.5** Objectives 3.2.4 and 3.2.5 direct urban development within urban growth boundaries and identify the matter of cumulative effects of development in rural areas.
- 15.6** The changes recommended during the hearing as they relate to the Upper Clutha area involved the introduction of an objective and policy for the Three Parks Special Zone as a core area for large format retail development (Objective 3.2.1.3 and Policy 3.2.1.3.1).
- 15.7** Policy 3.2.5.2 has been changed so that the policy seeks to provide for evolving forms of agricultural use, departing from the notified version that tied together rural character and productive farming land uses.
- 15.8** A new Goal and subsequent objective and policy has been added that provides for infrastructure and that it is safeguarded from incompatible development.

- 15.9** A new definition of 'Regionally Significant Infrastructure' was recommended and this includes Wanaka Airport.

**Strategic Urban Development Chapter (4) [CB4]**

- 15.10** This Chapter sets 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. The chapter will apply to both Volume A and B land.
- 15.11** The Urban Development Chapter builds on Goal 2 of the Strategic Directions and associated policy framework, being: *The strategic and integrated management of urban growth*'. The Urban Development Chapter contains 7 objectives with associated policies. The first 3 (Objectives 4.2.1 – 4.2.3) seek that urban development is integrated with infrastructure, that urban growth boundaries are established and have distinct defensible urban edges, and within the urban growth boundaries a compact and integrated urban form is encouraged that makes efficient use of infrastructure.
- 15.12** Objectives 4.2.4 to 4.2.7 are to do with Queenstown, Queenstown Airport and Arrowtown specifically. Objective 4.2.8 is on Wanaka and seeks to manage the scale and location of urban growth in the Wanaka Urban Growth Boundary. Objective 4.2.8 and associated policies were not recommended to be modified from the notified version and are:

4.2.8 *Objective - Manage the scale and location of urban growth in the Wanaka Urban Growth Boundary.*



## *Policies*

### *4.2.8.1 Limit the spatial growth of Wanaka so that:*

- *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*
- *A distinction between urban and rural areas is maintained to protect the quality and character of the environment and visual amenity*
- *Ad hoc development of rural land is avoided*
- *Outstanding Natural Landscapes and Outstanding Natural Features are protected from encroachment by urban development*

### *4.2.8.2 Ensure that development within the Wanaka Urban Growth Boundary:*

- *Supports increased density through greenfield and infill development, in appropriate locations, to avoid sprawling into surrounding rural areas*
- *Provides a sensitive transition to rural land at the edge of the Urban Growth Boundaries through the use of: appropriate zoning and density controls; setbacks to maintain amenity and open space; and design standards that limit the visual prominence of buildings*
- *Facilitates a diversity of housing supply to accommodate future growth in permanent residents and visitors*
- *Maximises the efficiency of existing infrastructure networks and avoids expansion of networks before it is needed for urban development*

- *Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities*
- *Does not diminish the qualities of significant landscape features*
- *Rural land outside of the Urban Growth Boundary is not developed until further investigations indicate that more land is needed to meet demand*

**15.13** The Urban Development Chapter dovetails with the Landscape Chapter and Rural Zones by discouraging ad-hoc urban development in the Rural Zone. I consider that the Urban Development chapter provides an appropriate framework for urban development in Upper Clutha.

#### **Strategic Tangata Whenua Chapter (5) [CB5]**

**15.14** The Council will recognise and provide for Ngāi Tahu as a partner in the management of the District's natural and physical resources through the implementation of the PDP. The chapter will apply to both Volume A and B land.

**15.15** A recommended change expressed in the Reply version was to emphasise that these provisions relate to Ngāi Tahu's cultural interests only.

**15.16** The objectives and related policies:

- promote consultation with tangata whenua;
- provide for a Ngāi Tahu presence in the built environment;
- protect Ngāi Tahu taonga species and related habitats;
- enable the sustainable use of Māori land; and
- protect and manage wāhi tūpuna and all their components appropriately.

**15.17** Methods associated with achieving these objectives include mapping areas where customary uses are occurring, nohoanga sites, consultation through statutory acknowledgement processes, limited and public notification of resource consent and notices of requirements or plan changes where the activities could impact cultural values.

**15.18** Cultural Redress elements of the Ngāi Tahu Claims Settlement Act 1998 provided Ngāi Tahu with an ability to express its traditional relationships with the natural environment and to exercise its Kaitiaki responsibilities. This ability is given practical effect through Statutory Acknowledgements, Nohoanga and Tōpuni.

**15.19** The Statutory Acknowledgements within the Upper Clutha area are:

- (a) Lake Hāwea;
- (b) Lake Wānaka;
- (c) Mata-au (Clutha River); and
- (d) Tititea (Mount Aspiring).

**15.20** Nohoanga located in the Upper Clutha area are:

- (a) Hāwea River – (Albert Town Recreation Reserve);
- (b) Lake Hāwea – (Adjoining Hāwea Camping Ground);
- (c) Lake Hāwea – (Western Shore);
- (d) Lake Hāwea – (Timaru Creek);
- (e) Lake Wānaka – (Waterfall Creek); and
- (f) Lake Wānaka – (Dublin Bay).

**15.21** The Tōpuni located in the Upper Clutha area is Tititea (Mt Aspiring.)

**15.22** No significant changes have been recommended to this chapter by Council following the hearings. I consider that the Tangata Whenua Chapter provides an appropriate framework to provide for Ngāi Tahu as a partner in the management of the District's natural and physical resources.

### **Strategic Landscape Chapter (6) [CB6]**

**15.23** The purpose of this chapter is to recognise the landscape as a significant resource to the District and Region. This resource requires protection from inappropriate activities that could degrade its qualities, character and values. The chapter will also apply to both Volume A and B land.



- 15.24** Landscapes have been classified to identify their importance to the District, to align with regional and national legislation and to provide decision makers under the RMA with certainty about the management of development and land use affecting landscapes. In particular, protecting and providing for ONFs and ONLs are recognised as matters of national importance.
- 15.25** The first objective of the Landscape Chapter (6.3.1) applies to both Section 6 and Section 7 landscapes in RMA terms. The policies establish a framework for methods, including the identification of the ONF and ONL areas on the PDP Planning Maps and assessment matters in the Rural Zone, and seek that landscapes are appropriately managed from the effects of a range of activities.
- 15.26** The matter of cumulative effects from subdivision use and development is identified and managed through Objective 6.3.2 and an associated policy framework.
- 15.27** Objective 6.3.3 is dedicated to section 6 RMA landscapes described in the PDP as ONF and ONL.
- 15.28** Objective 6.3.4 aims to manage the effects of development in Section 7 RMA landscapes described as Rural Landscapes. The phrase and association strictly with 'amenity' was purposefully removed because while section 7(c) includes 'amenity values', section 7(f) is the maintenance and enhancement of the quality of the environment.
- 15.29** The policy framework and assessment matters in Part 21.7 identify rural character as a quality and a certain type of amenity of the landscape.
- 15.30** In parts of the District's rural areas, 'visual amenity landscapes' are also working landscapes, characterised by relatively large paddocks and an absence of domestic buildings and associated activities and curtilage that can disrupt the rural character created by pastoral farming. In many areas, the predominant (introduced) vegetation patterns are for sheltering stock and paddocks, rather than creating amenity and shelter associated with housing.

- 15.31** The landscape character of these areas and the management of them with regard to subdivision and development were not considered to be appropriately managed by the ODP visual amenity landscape provisions. The ODP Visual Amenity policies and assessment matters anticipate the creation of areas that are 'arcadian' or 'pastoral in poetic sense'<sup>47</sup> and this does not reflect the landscape quality, character and amenity across the wider Rural Zone.<sup>48</sup> To rectify this deficiency, a new, 'Rural Landscape' (RLC) category has been included in the PDP.
- 15.32** The RLC category covers the Rural zoned land that is not a section 6(b) landscape. The Landscape and rural character of this land are a section 7(c) landscape and fall within the spectrum of having a combination of both visual amenity values or rural character.
- 15.33** The changes recommended by Council in the Reply version of the chapter restructure the objectives so they are expressed as outcome based statements. In addition, the ONF and ONL objective and policy suite were merged, reflecting that these are both section 6(b) RMA landscapes. Over 1000 submission points were coded against the Landscape chapter and there was criticism from submitters that the policies were too restrictive, while a smaller number of submitters considered that the chapter would weaken landscape protection.<sup>49</sup> Submitters also supported and gave evidence on the Landscape Chapter.<sup>50</sup> A number of policies are recommended to be amended so that they contemplate development applications, and are not as absolute as they were in the notified text.
- 15.34** I consider that the landscape resource is of critical strategic importance to the District for both its intrinsic values and economic value derived from tourism and related recreational and visitor opportunities.<sup>51</sup> I also consider that the landscape chapter provides an appropriate basis to manage the District's landscapes.

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47 QLDC Operative District Plan Part 4.2 - Landscape and Visual Amenity – District Wide Issues and Part 5.4.2 Rural General Zone Assessment Matters.

48 3 Refer to Appendix 1 of the Landscape, Rural and Gibbston Valley section 32: Read Landscapes Limited 'Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features' 2014.

49 Upper Clutha Environmental Society (145).

50 Just One Life and Longview Environmental Trust (1282, 1320).

51 Refer to the economic evidence of Phil Osborne for the Council at Hearing 2. Rural. 6 April 2016 [CB49].

## **Low Density Residential Zone Chapter (7) [CB7]**

- 15.35** The purpose of the Low Density Residential Zone (**LDRZ**) chapter is to provide for suburban densities and housing forms that are well designed and located so to provide a high level of residential amenity. Community activities are also anticipated within the LDRZ where they ensure residential amenity is not unduly compromised.
- 15.36** The as-of-right net site area created by subdivision is one residential unit per 450m<sup>2</sup>, and this includes an additional residential flat, defined in the PDP as a stand-alone building with a kitchen or laundry not exceeding 70m<sup>2</sup>.
- 15.37** Infill provisions anticipate the potential for a density of up to 300m<sup>2</sup> on the basis that a range of bulk and location standards are adhered to, including that the building is single story.<sup>52</sup>
- 15.38** The Council reply version does not recommend any fundamental changes to the density and built form outcomes sought from this zone.
- 15.39** I consider that the LDRZ provisions assist the PDP at achieving the Strategic Directions and in particular Objective 3.2.6.4 '*A mix of housing opportunities is realised*'.

## **Medium Density Residential Zone Chapter (8) [CB8]**

- 15.40** The Medium Density Residential Zone (**MDRZ**) provides land for residential development at a higher density than the LDRZ. In conjunction with the High Density Residential Zone and LDRZ, the zone will play a key role in minimising urban sprawl and increasing housing supply in locations close to a wide range of services, attractions, employment and efficient infrastructure. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support an adjoining Town Centre, and do not impact on the primary role of the zone to provide housing supply.

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52 Refer to reply version Rules 7.4.10, 7.5.3, 7.5.9 [CB7].

- 15.41** While there are not any fundamental changes to the density outcome of 250m<sup>2</sup> net site area sought in the MDRZ, a number of changes are recommended to the provisions. These include building height rules to manage view shafts at Scurr Heights (Rule 8.5.15) in Wanaka.
- 15.42** The recommended changes in the Reply version also remove the rules relating to density incentives associated with designing to reach a specified Homestar rating.
- 15.43** I consider that the MDRZ provisions assist the PDP at achieving the Strategic Directions and in particular Objective 3.2.2.1 that seeks to ensure that urban development occurs in a logical manner that promotes a compact, well designed and integrated urban form that manages the cost of infrastructure. It also gives effect to Objective 3.2.6.4 '*A mix of housing opportunities is realised*'.

#### **Large Lot Residential Zone Chapter (11) [CB10]**

- 15.44** The Large Lot Residential Zone (**LLRZ**) provides peri-urban living opportunities within the Wanaka UGB. For the most part, the proposed LLRZ maintains the established pattern of development created by the ODP Rural Residential Zone.
- 15.45** The notified PDP rules contained an allotment size of 4000m<sup>2</sup>, reflecting the established Rural Residential Zone Character. In addition, a lot size of 2000m<sup>2</sup> was identified for the only greenfield area, located near the south western edge of Wanaka Urban Area adjacent to Studholme Road.
- 15.46** I acknowledge that the 4000m<sup>2</sup> density of the zone does not readily accord with the Strategic Directions Objective 3.2.2.1 and Urban Development Objective 4.2.3<sup>53</sup> that promote compact, well designed and integrated urban form. However, the pattern of development evident across the zone does not in my view lend itself to LLRZ type densities. I agree with Amanda Leith's evidence for the Council in the

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53 Refer to the evidence of Matthew Paetz' Right of Reply relating to Chapter 3 – Strategic Direction and Chapter 4 –Urban Development [CB39].

Residential Hearing<sup>54</sup> where she concludes on the basis of the relatively new (post year 2000) age of the housing stock, its considerable size and appearance of high standard of construction and design, the likelihood of the majority of these lots being redeveloped within the anticipated life of the PDP is low. I do note that the LLRZ generally accords with Strategic Direction Objective 3.2.6.2 '*A mix of housing opportunities are realised*'.

**15.47** Ms Leith also identified in the Council's reply, several areas where a 2000m<sup>2</sup> allotment size is appropriate and distinguished these as Large Lot Residential A (LLRZ-A - 4000m<sup>2</sup>) and B (LLR-B - 2000m<sup>2</sup>) and this will also be taken into account as part of the rezoning assessments. The recommended LLR-B areas form part of the Reply chapter attached as part of the Bundle **[CB10]**.

**15.48** I agree with these recommended changes and the LLR-B areas identified by Ms Leith.

#### **Wanaka Town Centre Zone Chapter (13) [CB11]**

**15.49** Wanaka's town centre is located in a picturesque lakeside setting, with spectacular views of the mountains and easy access to lakeside, walkways and public parks. The centre will serve a growing resident population and growing numbers of visitors, for whom it plays a vital role as the focal point for community activities, services and amenities. It will be large enough to provide a range of retailing, business and entertainment options, but remains compact so as to be accessible on foot and by bike. Intensifying residential properties and visitor accommodation will adjoin the fringes of the centre adding to its vibrancy.

**15.50** The Council's Reply recommended the introduction of a new height precinct (Height Precinct 2) that, with an amended Rule 13.5.9, enables heights of 10 m to the eave and 12 m to the ridgeline in this precinct. In addition minor amendments to Policy 13.2.3.1 and Rule 13.5.8 will provide additional development capacity. The

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54 Reply of Amanda Leith. 11 Large Lot Residential 11 November 2016 **[CB55]**.

recommended Height Precinct 2 area forms part of the Wanaka Town Centre Reply chapter attached as part of the Bundle **[CB11]**.

- 15.51** The Reply chapter also introduced the concept of a maximum building coverage limit in relation to comprehensive developments (Rule 13.5.13). The amended rule requires a restricted discretionary activity resource consent when the development of a site exceeding 1400m<sup>2</sup> (Rule 13.3.2.3) is greater than 75%. The matters of discretion are concerned with pedestrian links, storage and loading, open space within the site, and the interaction of the development with public spaces.

### **Local Shopping Centre Zone Chapter (15) [CB12]**

- 15.52** The Local Shopping Centre Zone (**LSCZ**) enables small scale commercial and business activities in discrete pockets of land that are accessible to residential areas and people in transit.
- 15.53** The zone seeks to reduce the necessity for people to travel longer distances to town centres to purchase convenience goods and access services. Due to the nature of the Zone's locations in predominantly residential environments, the Zone's standards are designed to limit potential adverse effects on residential amenity and discourage the establishment of inappropriate activities. Visitor accommodation and residential activities are provided for in the Zone, adding to the vibrancy and viability of the Zone, whilst contributing to the diversity of housing options enabled by the PDP.
- 15.54** The LSCZs are located at Cardrona Valley Road in Wanaka, Albert Town and Lake Hāwea Township. Ms Amy Bowbyes, on behalf of the Council, did not recommend fundamental changes to these areas.<sup>55</sup> An outstanding matter initially addressed in Hearing Stream 8 Business zones, but transferred to Hearing Stream 12 are the submissions relating to the size and nature and scale of activities of the LSCZ at Cardrona Valley Road. These matters and submissions are addressed in Report 1B – Wanaka Urban and Lake Hāwea - Business.

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55 Evidence of Amy Bowbyes, Chapter 15 Local Shopping Centre Zone. 13 December 2016 **[CB61]**.

## **Business Mixed Use Zone Chapter (16) [CB13]**

**15.55** The Business Mixed Use Zone (**BMUZ**) is to provide for complementary commercial, business, retail and residential uses that supplement the activities and services provided by town centres. In Wanaka, the BMUZ replaces the 'Business Zone' of the ODP at the Anderson Heights commercial area, and encourages a range of mixed uses in favour of light industrial and manufacturing activities.

**15.56** The main matters raised during the hearing on the chapter text were specific to Queenstown. The recommended changes<sup>56</sup> that would affect the BMUZ in Wanaka include:

- (a) encouraging higher quality aesthetic built environment outcomes, restructuring the matters of discretion and making a distinction between assessment matters and the matters of discretion with regard to natural hazards (Rule 16.4.2);
- (b) changing the visitor accommodation activity status from Restricted Discretionary to Controlled;
- (c) more conservative recession plane requirements where the BMU site adjoins a residential zone (Rule 16.5.1);
- (d) requiring a 2 metre landscape area where residential activity is occurring at ground floor level (Rule 16.5.3); and
- (e) requiring landscaping at a minimum of 10% (Rule 16.5.7).

**15.57** I support the changes recommended by Amy Bowbyes.

## **Airport Zone Chapter (17) [CB14]**

**15.58** Wanaka Airport was zoned Rural as part of the notified PDP. The recommended Wanaka Airport Zone was introduced through the submission process and included in the notified 'Queenstown Airport Mixed Use Zone Chapter'.

**15.59** The objectives and provisions for Wanaka Airport reflect the more remote location of Wanaka Airport outside of the Wanaka Urban

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56 Evidence of Amy Bowbyes, Chapter 16 Business Mixed Use Zone. 13 December 2016 [CB63].

Growth Boundary. They also seek to avoid adverse effects from inappropriate commercial activities locating at the Airport.

- 15.60** There appeared to be agreement between the Council reporting officers and submitter, Queenstown Airport Corporation (**QAC**), that a zone and rule framework for Wanaka Airport was more suitable than a suite of rules within the Rural Zone. The key matter of contention between Council and QAC was the preference of the Council's planning experts to include rules to limit commercial activities at Wanaka Airport.
- 15.61** The Council are concerned that the broad range of commercial activities enabled under the Queenstown Airport Zone are not appropriate to apply to Wanaka Airport due to location differences. The emergence of commercial activities that are not related, or only loosely related to airport activities could undermine the Strategic Direction Objectives that aspire to sustain Wanaka Town Centre as the hub of the Upper Clutha area (Objective 3.2.1) and the strategic and integrated management of urban growth and infrastructure (refer to Objective 3.2.2.1).
- 15.62** Economic specialist, Mr Tim Heath for the Council, considers that there are important locational differences between the Wanaka and Queenstown Airports and that airport zones have the potential to undermine the commercial network of the cities or towns in which they are located by potentially diverting retail and office activity growth from centres **[CB66]** at part 4.7. The planning evidence of Rebecca Holden<sup>57</sup> for the Council sets out that substantial areas of rural land adjoining Wanaka Airport have recently been acquired by QAC. Ms Holden's conclusions on these matters were that rules and a strong policy framework are necessary to ensure that commercial activities at Wanaka Airport are ancillary to airport activities.
- 15.63** I agree with Ms Holden's recommendation for the following rule framework:

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57 Reply of Rebecca Holden. 17 Airport Zone Chapter. 13 December 2016. Pp. 14 28 **[CB65]**.



- (a) a rule that restricts cafes, food and beverage facilities, retail activities, and offices to 100m<sup>2</sup> (Rule 17.5.10);
- (b) the limitation of any cafes or food and beverage facilities and retail activities to the operational hours of flights required by Designation 64, being 6.00 am to 10.00pm;
- (c) that wholesaling or commercial storage activity is a non-complying activity (Rule 17.4.24); and
- (d) Objective 17.2.2.1 and Policies 17.2.2.1 – 17.2.2.4 that encourage core airport activities and that food, retail and commercial activities are of a nature, scale and intensity that services visitors, passengers or workers at the airport and do not attract significant patronage outside of this purpose.

**15.64** I support the above framework and it is my view that it is critical that a rule framework require the assessment of proposed commercial activities at Wanaka Airport to ensure that commercial activities locating at or near Wanaka Airport accord with the Strategic Directions chapters of the PDP. I note for completion, that the Council's evidence supporting the new rule framework for the Wanaka Airport is based on the extent of the Airport boundary discussed in the Business hearing – not the additional areas that are now being considered through this hearing.

#### **Rural Zone Chapter (21) [CB15]**

**15.65** The Rural Zone encompasses the majority of land within the District. A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes (comprising open spaces, lakes and rivers with high visual quality and cultural value) are located in the Rural Zone, the zone also accommodates a wide range of rural living, recreation, commercial and tourism activities.

**15.66** These activities include:

- (a) farming and farm buildings;
- (b) recreational activities;
- (c) commercial recreation and a wide range of tourism based activities;

- (d) informal airports the majority comprising helicopter flights
- (e) rural living;
- (f) commercial activities in the form of restaurants and cafes;
- (g) forestry;
- (h) commercial activities and structures on the surface of lakes and rivers;
- (i) mining;
- (j) skiing and associated infrastructure within the Ski Area Sub Zones; and
- (k) industrial activities.

**15.67** 1973 points of submission were received on the Rural Zone chapter. No significant changes in terms of the purpose, framework and levels of assessment have been recommended in the reply version, although the following substantive changes are recommended:

- (a) the introduction of a permitted rule to allow the use of a jet sprint course adjacent to the Hāwea River;
- (b) relaxing the permitted standards for Informal Airports from 3 flights per week to 2 flights per day (Rule 21.5.26); and
- (c) additions to definitions associated with mining activity so that there is better alignment with the Crown Minerals Act.

**15.68** I consider the reply version of the Rural Zone Chapter forms an appropriate basis to manage these areas and the wide range of activities that could be contemplated to occur within them.

### **Rural Residential and Rural Lifestyle Zones Chapter (22) [CB16]**

**15.69** The Rural Residential and Rural Lifestyle zones provide residential living opportunities on the periphery of urban areas and within specific locations in the wider rural areas of the District. In both zones a minimum allotment size is necessary to maintain the character and quality of the zones and, where applicable, a buffer edge between urban areas, or the open space, rural and natural landscape values of the surrounding Rural Zone.

- 15.70** The Rural Residential zone generally provides for development at a density of up to one residence every 4000m<sup>2</sup>. Some Rural Residential areas are located within visually sensitive landscapes and additional provisions apply to development to enhance landscape values, indigenous vegetation, and the quality of living environments within the zone, and to manage the visual effects of the anticipated development from outside the zone. The potential adverse effects of buildings are controlled by bulk and location, colour and lighting standards and, where required, design and landscaping controls imposed at the time of subdivision.
- 15.71** The Rural Lifestyle zone provides for rural living opportunities, having a development density of one residential unit per hectare with an overall density of one residential unit per two hectares. Building platforms are identified at the time of subdivision to manage the proliferation of buildings, to manage adverse effects on landscape values, and to manage other identified constraints such as natural hazards and servicing. The potential adverse effects of buildings are controlled by height, colour and lighting standards.
- 15.72** The Rural Lifestyle Zone was created through a response to submissions on the Proposed District Plan 1995. The result was the creation of a number of Rural Lifestyle Zones across the Upper Clutha area that do not necessarily fit with the PDP Strategic policy framework.
- 15.73** New Rural Lifestyle Zones were identified as part of the notified PDP in the Wakatipu Basin to respond to the existing environment and to areas that have capacity for development from a landscape perspective. For example, a new Rural Lifestyle Zone was identified near Glenorchy at Wyuna. No Rural Lifestyle Zones were identified in the Upper Clutha area in the notified PDP.
- 15.74** There are no significant changes to the Rural Residential and Lifestyle zones recommended in the Reply version of Chapter 22. A large number of submitters sought a 1ha density in the Rural Lifestyle Zone, opposing the 2ha average required. However, these were generic submissions and statements of evidence and none of these

addressed the effects of the higher density on the Rural Lifestyle Zones within the Upper Clutha.<sup>58</sup>

**15.75** The Rural Residential and Rural Lifestyle zones are fundamentally different to the Rural Zone, in that a development right for residential activity is provided if a minimum area is achieved. In the case of the Rural Lifestyle Zone, building platforms are required to be identified at the time of subdivision. The Policy framework and requirements of the Rural Lifestyle Zone are less stringent than the Rural Zone.

**15.76** I consider that many of the Rural Residential and Rural Lifestyle Zones are a legacy of the outcomes of submissions on the ODP. Examples of where these zones have, arguably been in my view inappropriately applied in the Upper Clutha area are at the northern slopes of Mt Iron, over large parts of the Makarora area, and at Emerald Bluffs near Glendhu Bay in what is otherwise identified as an ONF and ONL respectively. Notwithstanding that improvements to the administration of the policy and rule framework have been made in the PDP, there were not any existing zones removed or altered through the notified PDP. The principal reason for this was to acknowledge the long standing development rights in these zones, and the likelihood that the future environment that this will create will be distinctly different from other rural areas. While appreciating this, I consider that the application of these zones should be limited going forward, particularly within the ONF and ONL areas.

**15.77** Overall, the Rural Zone assessment matters (Part 21.7), and Strategic Landscape Chapter provide a more appropriate design led response to development proposals in these ONF and ONL areas.

### **Indigenous Vegetation And Biodiversity Chapter (33) [CB22]**

**15.78** The Council has a responsibility to maintain indigenous biodiversity and to recognise and provide for the protection of significant indigenous vegetation and significant habitats of indigenous fauna, which are collectively referred to as Significant Natural Areas (**SNAs**).

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58 Reply of Craig Barr for Chapter 22 – Rural Residential and Rural Lifestyle. 3 June 2016, Part 3 pages 2-4 [CB44].

**15.79** Chapter 33 provides a policy and rule framework and makes the following distinctions in terms of rules and permitted clearance:

- (a) the identification and scheduling of SNAs and provisions that allow very limited clearance and maintenance of existing tracks within these areas;
- (b) alpine environments defined as land above 1070 metres above sea level (**masl**);
- (c) within areas identified as being located within a chronically or acutely threatened land environment, as defined by the Land Environments of New Zealand,<sup>59</sup> and
- (d) in all other areas, removal of not more than 5000m<sup>2</sup> of indigenous vegetation, or 500m<sup>2</sup> on sites less than 10ha, subject to standards.

**15.80** The changes recommended through the Reply version do not make any fundamental changes to the notified chapter, particularly in terms of the policy framework for significant natural areas and addressing section 6 (c) of the RMA. The rules were redrafted at the suggestion of the Hearings Panel to be easier to understand, however the permitted clearance thresholds have not changed.

**15.81** A substantive recommended change was the reordering of Policy 33.2.1.8 to provide a policy framework for the concept of biodiversity offsetting and the introduction of a schedule (33.10) that sets out a framework for biodiversity offsetting.

**15.82** A new rule (Rule 33.4.4) is recommended to be introduced that exempts indigenous vegetation clearance within land administered under the Conservation Act 1987, subject to certification from the Council. In these circumstances the Department of Conservation (**DOC**) undertake an assessment process and the duplication required by the Council is not considered efficient.

**15.83** I consider that Chapter 33 will enable the Council to fulfil its functions in terms of Section 31 and protecting indigenous vegetation in terms of section 6(c) of the RMA.

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<sup>59</sup> Refer to the Landcare Research Threatened Environment Classification:  
[http://www.landcareresearch.co.nz/\\_data/assets/pdf\\_file/0007/21688/TECUserGuideV1\\_1.pdf](http://www.landcareresearch.co.nz/_data/assets/pdf_file/0007/21688/TECUserGuideV1_1.pdf)

## Natural Hazards

- 15.84** A series of maps are included in the Supplementary Bundle **[SB76]** that illustrate the identified potential natural hazards and known recorded areas of potentially contaminated land. The features identified on the maps comprise collectively what is referred to as the Council's 'Hazards Register'.
- 15.85** The same information is used by Council staff to undertake initial assessments for resource consents, and the information is made available as part of Land Information Memorandums (**LIMs**) or Project Information Memorandums (**PIMS**). The maps are also referred to in PDP Chapter 28 Natural Hazards **[CB19]** as a source of information to assist with the identification of Natural Hazards. The hazards register is available to the public as an online tool through the Council's online map viewer.<sup>60</sup> Paper copies of an area are available on request.
- 15.86** The Natural Hazards Register sits outside the District Plan, and while referred to in the Natural Hazards Chapter, is not incorporated by reference. The Natural Hazards Chapter (28.2 – Identification Natural Hazards) states **[CB19]**:

*Council holds information in a natural hazards database which has been accumulated over a long period of time by both the Council and the Otago Regional Council. The database is continually being updated and refined as new information is gathered. Given the ongoing updates occurring, with the exception of flooding information, which has historically been mapped, Council has decided not to map natural hazards as part of the District Plan. This decision has been made due to the fact the maps may quickly become out of date as new information becomes available. Council will rely upon the hazards database in the consideration of resource consents and building consents.*

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60 Refer to <http://www.qldc.govt.nz/council-online/maps/gis-mapping/> .

*The database is readily available to the public through the Council website and at Council Offices.*

- 15.87** The areas captured in the maps contained in the [SB76] have been done so to coincide with the respective areas where a rezoning submission has been received.

## **PART D – SUBMISSIONS ON STRATEGIC COMPONENTS**

### **16. OVERVIEW**

- 16.1** **Appendix 1** contains a table of the submissions summarised against the Upper Clutha PDP Planning Maps. A total of 357 submissions are recorded for the Upper Clutha mapping component. The submissions have been ordered into the following areas:<sup>61</sup>

- (a) Group 1A Wanaka Urban and Lake Hāwea Township area;
- (b) Group 1B Wanaka Urban and Lake Hāwea Township area – Business Zones;
- (c) Group 2 Wanaka Urban Fringe; and
- (d) Group 3 Rural.

- 16.2** The Table of submissions in **Appendix 1** identifies all the submissions coded against the PDP Planning Maps and addressed below or in the respective rezoning Reports as described in paragraph 2.2 above. The Table contains a brief summary of the relief sought, the overall recommendation and a reference to which of the respective reports the matter was addressed.

- 16.3** The following section of my evidence addresses submissions on strategic components and common themes that are more appropriately addressed here rather than individually across the respective rezoning Reports.

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<sup>61</sup> I note that some of these submissions have been addressed in this report where they relate to scope or strategic and common themes. A number of submissions that support (with no explanation), general submissions, and submissions that were substantively addressed in the hearings on text, are addressed in Appendix 1.

## **17. WANAKA URBAN GROWTH BOUNDARY**

- 17.1** A number of submissions that are discussed below were received on the UGBs generally. Submissions<sup>62</sup> that specifically relate to extending the UGB at a particular location associated with rezoning and changing a Rural Zone to an urban zone are discussed in the Wanaka Fringe evidence 2.
- 17.2** Peter Anthony Marshall (208),<sup>63</sup> opposed by Noel Williams (FS1025) opposes the PDP Wanaka UGB on the basis of whether it is necessary. Mr Marshall also considers that if there needs to be a UGB, then it should be redrawn to follow the "true" right bank of the Clutha River as far as Wanaka Airport, and along Mt Barker Road to Cardrona Valley Road where it meets the existing (PDP) boundary at Studholme Road.
- 17.3** The extension of the Wanaka UGB to this extent would not provide a framework for the compact and integrated management of urban development and infrastructure and would promote ad-hoc urban development within the Rural Zone. I recommend this submission is rejected.
- 17.4** Submitters Nic Blennerhassett (335) and John and Jill Blennerhassett (773) seek that the WSP 2007 'outer growth boundary' is shown on the planning maps. Murray Blennerhassett (322) seeks that an outer UGB is applied further to the west than the PDP Wanaka UGB, so that it extends to Ruby Island Road to include both 'Barn Pinch Farm' and Rippon Vineyard' on Wanaka – Mt Aspiring Road.
- 17.5** I consider that this is not necessary because the notified PDP Wanaka UGB contains adequate greenfield land within it, that has infrastructure capacity for development enabled under the PDP zoning.
- 17.6** If an 'outer UGB' was included in the Planning Maps it should have accompanying methods and a policy framework so that it can be put

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62 For example including but not limited to; Murray Blennerhassett (322), M. Beresford (149) Allenby Farms (502).

63 Submission 397 lodged by Mr Marshall appears to be identical to Submission 208.



to use when assessing development proposals. The submitters have not identified such a framework and I consider that an outer UGB would not provide added value.

**17.7** I consider that the identification of an 'outer' boundary without any related policy framework could lead to it being construed that urban development located between the PDP Wanaka UGB and any outer UGB, is appropriate because this is intended to occur in any case once infrastructure can be enabled in an integrated manner. I consider the PDP framework of the Strategic (3), Urban Development (4) and Landscape (6) Chapters, implemented through the respective Residential and Business Zones, and in the case of areas outside the PDP Wanaka UGB, the Rural Zone provisions will ensure that the PDP Wanaka UGB is defensible and that any proposals (both resource consent applications and plan change requests) are assessed under a coherent framework.

**17.8** While I do not object to the overall rationale for an outer UGB as part of long term future planning for Wanaka, I consider that they should not be included on the current statutory Planning Maps. I also note that the requirements of the NPS UDC places an onus on Councils to be proactive in ensuring there is suitable urban capacity and that it allows for long term capacity to be identified in non-statutory strategy documents rather than statutory planning documents. In this context I consider, with a fair degree of certainty, that the Council will monitor the supply and any constraints on urban development capacity that might occur. Should the PDP Wanaka UGB need to be altered this is now more likely to be realised and addressed in the medium term, rather than when the next district plan review is undertaken.

**17.9** Overall, I consider that an outer UGB is not necessary at Wanaka and I recommend these submissions are rejected.

**17.10** Winton Partner Funds Management No. 2 Limited (653) seek that all planning maps are amended to delete the UGB. The reasons given in the submission are paraphrased as follows:

(a) UGBs are neither efficient nor effective;

- (b) there has been no meaningful assessment or quantification of potential effects on issues such as housing supply, landscape values and energy use;
- (c) in many places the UGBs are illogical and do not follow natural topography;
- (d) the UGB is founded on community documents that are out of date; and
- (e) UGBs do not allow for future expansion.

**17.11** I consider that overall, the PDP Wanaka UGB will provide certainty for the community (including the development community) and the Council as to where to undertake forward planning and provide infrastructure investment. The PDP Wanaka UGB also provides a basis to reject proposals for urban development located where it would be inefficient to extend the Council's infrastructure or that would degrade landscape values, rural character and the relatively distinct urban / rural edge that is currently evident in Wanaka.

**17.12** I consider that there are sound resource management reasons for using UGBs as a method. I refer to the evidence of Mr Paetz and Mr Glasner at the Strategic Hearing<sup>64</sup> that discussed the certainty that UGBs provide to the Council, developers, and the community, and the benefits that flow from that certainty. Mr Glasner's evidence<sup>65</sup> identified the strong linkages with other Council functions and processes, particularly relating to financial and infrastructure planning and the wider community benefits that can be achieved by the strong integration that UGBs enable.

**17.13** In my view, the PDP Wanaka UGB is consistent with the protection of landscape values established through the Rural Zone framework. Examples of this are at Mt Iron where the Rural Zoned land is excluded from the PDP Wanaka UGB. The PDP Wanaka UGB overall follows clearly distinguishable geographic features that create both natural and built boundaries, these include the established road boundaries of Studholme Road, Riverbank Road, State Highway 6

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64 Hearing 01B Strategic Direction, Urban Development and Landscape Chapter 3, 4, and 6. Section 42A and reply statements **[CB3]-[CB6]** and **[CB35]-[CB40]**.

65 Ibid, in particular Evidence of Ulrich Glasner. Appendix 5 to the Section 42A, at 3.2, 5.5 and 5.10 **[CB37]**. <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-1b/42-reports/0001-QLDC-s42A-Report-Strategic-Directions-and-Urban-Development-1...-pdf>.

and the extent of urban zones adjacent to Rural Zoned land between the true right bank of the Clutha River and Lake Wanaka.

**17.14** I consider that the submitter's assertion that the community plans are not relevant and out of date are unfounded. My experience of being involved with the preparation of the PDP and assessing submissions on the PDP is that overall, the community plans provide valuable guidance as to the aspirations of the community. In many instances the various Community Plans and in particular the WSP 2007 were finalised after the relevant parts of the ODP had become operative and the PDP gives effect to these documents where appropriate and practical under the RMA and provides resolution for the outcomes sought by them. The Submission of the Hāwea Community Association (771) who refer to the Hāwea Community Plan 2003 is an example.

**17.15** I recommend the submission is rejected and the PDP Wanaka UGB is retained.

## **18. URBAN GROWTH BOUNDARY AT LAKE HĀWEA**

**18.1** The Hāwea Community Association (**HCA**) (771) request an urban growth boundary at Lake Hāwea Township. This submission is supported by Willowridge Development Ltd (FS1012). The HCA have provided a comprehensive submission that includes a review of the Hāwea Community Plan 2003. The review includes recommendations for the District Plan Review.<sup>66</sup> The HCA have sought amendments to the PDP Strategic Directions Chapter (notified Policy 3.2.2.1.1) to identify an UGB at Lake Hāwea and to include a range of objectives and policies in the Urban Development Chapter. Mr Paetz's s42A evidence for the Council recommended rejecting the additions requested by the HCA.<sup>67</sup>

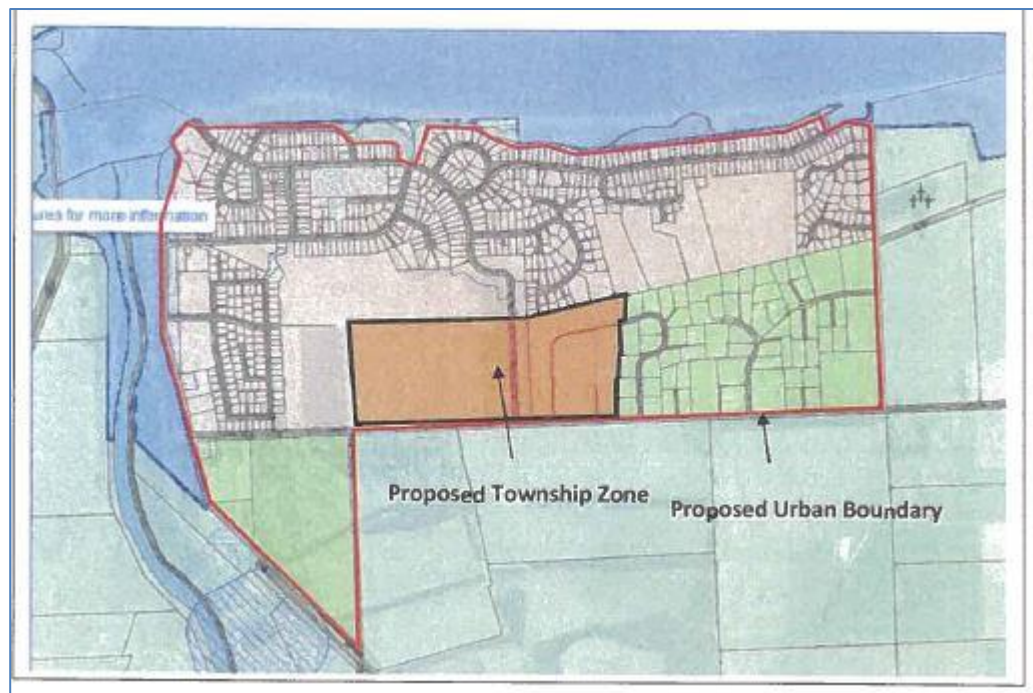
**18.2** Although the hearings on text have been completed I consider the issues raised and relief sought by HCA require further consideration.

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66 Refer to Submission 1: Attachment 1. Hāwea Community Plan Review and Recommendations for the Upcoming District Plan Review. Hāwea Community Association. July 2015. Prepared by Southern Planning Group.

67 Evidence of Matthew Paetz. Section 42A Hearing Report dated 19 February 2015 [sic] **[CB35]**. Chapter 3 Strategic Direction **[CB3]**. Chapter 4 Urban Development **[CB4]**.

The matter of imposing an UGB at Lake Hāwea remains a live issue via the request to have it mapped.



**Figure 2.** Image of the HCA (771) submission illustrating the requested extension of the Township Zone and the Hāwea urban growth boundary as recommended in the report by Southern Planning Group accompanying the HCA submission.

- 18.3** I consider that applying an UGB would assist with providing greater certainty that ad hoc urban growth within the wider Hāwea Basin area is not contemplated. In addition, providing greater certainty that the Council have no ambition to extend water or wastewater infrastructure for urban development in unanticipated areas for the lifetime of the PDP and that the rural character and amenity of the Hāwea Basin Rural Zone should be retained, is highly desirable.
- 18.4** Overall, however I consider that applying UGBs around the existing Township Zones and an undeveloped node of Lake Hāwea Township is not necessary. While there are sound resource management reasons for applying a UGB at Lake Hāwea, I consider that it would create an inconsistency with the management of other small community's in the District (for example Glenorchy, Makarora, Cardrona and Luggate).

**18.5** I acknowledge that the PDP Wanaka UGB includes the Operative Township Zone of Albert Town and Riverside, however this settlement is an exception because development within Wanaka has effectively spread to reach Albert Town and the area presents as part of the wider Wanaka urban area.

**18.6** I consider that the Urban Development Chapter provides an appropriate framework to manage the aspirations of the HCA submission, for smaller communities without the imposition of UGBs. The following components of the Urban Development Chapter are particularly relevant:

*4.2.1 Objective - Urban development is integrated with infrastructure and services and is undertaken in a manner that protects the environment, rural amenity and outstanding natural landscapes and features.*

*Policies*

*4.2.1.1 Land within the major urban settlements will provide the focus for urban development, with a lesser extent accommodated within smaller rural townships.*

...

*4.2.1.3 Encourage a higher density of residential development in locations that have convenient access to public transport routes, cycleways or are in close proximity to community and education facilities.*

...

*4.2.1.5 Urban development is contained within existing settlements.*

*4.2.1.6 Avoid sporadic urban development that would adversely affect the natural environment, rural amenity or landscape values; the efficiency and functionality of infrastructure; or compromise the viability of a nearby township.*

*4.2.1.7 Urban development is located so as to maintain the productive potential and soil resource of rural land.*

**18.7** I consider that this policy framework provides direction and certainty as to the location of urban development generally and also provides suitable direction for urban development associated with the smaller communities that are not included within a UGB. I also consider that the following policies of the Landscape Chapter provide direction as

to the location of urban development, and are particularly relevant to Lake Hāwea Township and the surrounding Rural Zoned land:

*6.3.1.4 Discourage urban development in the Rural Zones.*

*6.3.4.6 Have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.*

**18.8** In conclusion, I recommend the submission of HCA is rejected.

## **19. IDENTIFYING OUTSTANDING NATURAL FEATURES AND LANDSCAPES**

**19.1** The Landscape, Rural and Gibbston Character Zone section 32 evaluation<sup>68</sup> identified that the benefits of identifying the District's ONFs and ONLs on the Planning Maps outweigh the costs. Overall, this identification would be more efficient and effective than relying on the identification of landscape categories on a case by case basis, as required by the framework set out in the ODP.

**19.2** The identification of ONFs and ONLs on the PDP Planning Maps within the Upper Clutha area are based on field mapping, peer reviews and experience with administration of the ODP. In addition, familiarity with the identification of landscape classification for resource consents and plan changes, both at the Council level and before the Environment Court.

**19.3** The key documents are the relevant landscape assessments supporting the Section 32 Evaluation Report for Landscape, Rural Zone and Gibbston Character Zone:

- (a) Read Landscapes '*Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features*' April 2014 **[CB68]**;

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<sup>68</sup> Section 32 Evaluation Report Landscape, Rural Zone and Gibbston Character Zone. At Pages 14, 25 37, 62 to 66. <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Section-32s/Landscape-Rural-Zone-Gibbston-Character-Zone-s32.pdf>.

- (b) Peer review of Landscape Assessment; Outstanding Natural Landscape of the Upper Clutha Part of the Queenstown Lakes District – Anne Steven, June 2014 **[CB70]**;
- (c) Landscape assessment of Criffel Station and terrace escarpments near McKay Road 'QLDC Landscape Categorisation Lines' by Paul Smith, 20 July 2015 **[CB71]**; and
- (d) Read Landscapes Limited 'Report to Queenstown Lakes District Council on appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features: Post review amendments', October 2014 **[CB69]**.

**19.4** Dr Read has provided evidence on submissions relating to landscape (both rezoning requests and the location of landscape lines) in the Makarora Valley, Glendhu/Parkins Bays and the Matukituki Valley. Ms Helen Mellsop provides landscape evidence for the submissions on the remaining areas throughout the Upper Clutha.

**19.5** I refer to and rely on Dr Read's evidence in the Rural Hearing **[CB47]**, at section 4 on the appropriate landscape classification boundaries within the District, with particular reference to Outstanding Natural Landscapes and Features where the methodology is set out for identifying the ONFs and ONLs. I also refer to and rely on Ms Mellsop's evidence where Ms Mellsop identifies the landscape characteristics and values of the Upper Clutha that require protection and enhancement, and confirms that the methodology used by Dr Read to identify the PDP landscape boundaries is appropriate.

**19.6** Ms Mellsop states in her evidence that on the whole she supports the Upper Clutha landscape categories and boundaries. Having analysed the respective submissions on landscape boundaries, Ms Mellsop recommends that the landscape boundaries are modified in five locations. These matters are addressed in Rezoning Report 3: Rural because they are specific submissions on the landscape boundary and category at a particular location.

- 19.7** A submission of a more strategic nature on the use of landscape boundaries in the PDP is that received from the Upper Clutha Environment Society (**UCES**) (145), who seek exclusion of the landscape categorisation boundaries in the PDP. The UCES considers that in many places the PDP landscape boundaries are not credible and prefers the current process under the ODP, that requires the assessment of what type of landscape a development site is located within on a case by case basis (ONF or ONL Wakatipu Basin, ONL District Wide, Visual Amenity landscape, Other Rural Landscape).
- 19.8** I refer to the Section 32 report<sup>69</sup> that considers the costs, benefits, efficiency and effectiveness of identifying the landscape boundaries in the PDP Planning Maps. In addition, the evidence of Dr Read at the Rural Hearing **[CB47]**, at part 4, sets out the methodology for identifying the respective landscape boundaries. I also refer to and rely on Ms Mellsop's evidence where she considers that the approach of mapping and confirming the ONFs and ONLs in the PDP is a sound one. Ms Mellsop notes that while there is some disagreement between the respective landscape experts involved in the categorisation reports, and peer review, there is also considerable agreement.
- 19.9** It is my view that from an overall planning perspective, and in particular in terms of effectively managing the District's highly valued landscape resource and providing certainty to the community of confirmed boundaries, that the identification of landscape lines are appropriate. I therefore recommend that this part of the UCES's submission is rejected.
- 19.10** Susan Cleaver opposes the identification of ONFs and ONLs on the PDP Planning Maps and seeks that they are revaluated to exclude pastoral farmland, residential areas and medium density zones. Similarly, the Alpine Group Limited (315) opposes the application of ONLs over farms that are more intensively developed on the base of hills and flatter land. I refer to the evidence of Ms Mellsop and Dr

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<sup>69</sup> Section 32 Evaluation Report Landscape, Rural Zone and Gibbston Character Zone. At Pages 14, 25 37, 62 to 66. <http://www.gldc.govt.nz/assets/Uploads/Planning/District-Plan/Section-32s/Landscape-Rural-Zone-Gibbston-Character-Zone-s32.pdf>.



Read in the case of the Matukituki area, where both experts agree and state that pastoral areas qualify as ONL. Based on that evidence, I reject these submission points.

## **20. LANDSCAPE BOUNDARIES AND CLASSIFICATIONS ON LAND OTHER THAN RURAL**

**20.1** Universal Developments Limited (177) request that the planning maps are amended so that the ONL lines are only shown on land that is zoned Rural. I am aware that this matter relates in particular to land the submitter owns in the MDR zone at Frankton where the ONL boundary is shown across this land.<sup>70</sup> Being located in the Wakatipu area, this specific matter is not part of the Upper Clutha Hearing.

**20.2** This issue is relevant to the application of the ONL boundaries district wide including the Upper Clutha, and was discussed in Hearing Stream 9 Resort Zones, where the PDP ONL boundary passes through the Jacks Point Zone.<sup>71</sup>

**20.3** The framework of the PDP primarily provides for the ONL and ONF classifications and boundaries within the Rural Zone (Chapter 21). The rules and assessment matters relating to the three landscape classification overlays (ONF, ONL, RLC) are in the Rural Zone.

**20.4** Part 3.6 of the Council's closing legal submission for the Resort Zones states:

*The landscape objectives and policies located in Chapter 6 will also be relevant to any non-complying or fully discretionary activity consent application, and to any restricted discretionary or controlled activity consent application where the same landscape matters are adequately covered in a matter of discretion or control.*

**20.5** I support this statement.

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70 Refer to Planning Map 31 and in particular the Medium Density Zoned Land located between Lake Johnson and the Operative Frankton Flats B Special Zone.

71 Refer to the Council's closing legal submission relating to the location of the ONL within Jacks Point Zone boundaries. <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-9/Council-Right-of-Reply/S0001-QLDC-T09-ScottS-Reply-Legal-Submissions-Resort-Zones-28953530-....pdf>.

**20.6** In terms of specific rules in the Rural Zone that apply to the landscape overlays, these are:

- (a) Forestry in the RLC is a Discretionary activity (Rule 21.4.21), and in the ONF/L is a non-complying activity (Rule 21.4.1); and
- (b) Farm Buildings are permitted subject to a range of standards that are more stringent in the ONL and do not permit any permitted buildings on an ONF (Rule 21.5.18).

**20.7** In terms of assessment matters, these are:

- (a) ONF and ONL areas are subject to the Assessment Matters in part 21.7.1; and
- (b) RLC areas are subject to the assessment matters in part 21.7.2.

**20.8** Part 6.2 of the Landscape Chapter states the following:

*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 classification (RL) 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.*

**20.9** Generally where an ONF or ONL is located within a zone other than the Rural Zone there should be objectives or provisions that manage the respective landscape values and issues to the extent contemplated by the Zone. In the case of the Jacks Point Zone in the Wakatipu area, it has specific zoning overlays, policies and rules that manage the ONL, but do not refer specifically to the ONF, ONL or RLC overlay.

**20.10** Also located in the Wakatipu area is the ONF of Feehlys Hill and specific provisions to manage the ONF where it is in the Operative

Meadow Park Special Zone.<sup>72</sup> However, the Rural Lifestyle and Rural Residential Zones have limited provisions compared to the Rural Zone to manage landscape issues. The urban zones have fewer provisions to manage landscape.

- 20.11** The fundamental difference between the Rural Zone and other zones in the PDP is that these zones are based on there being a development right for residential activity, associated with a minimum area of land, whereas the Rural Zone offers no permitted development rights for residential activity and buildings, with the exception of Farm Buildings as provided for in Rule 21.5.18.
- 20.12** This is relevant in the Upper Clutha area where previous planning decisions have resulted in Rural Lifestyle and Rural Residential Zoning within the ONL or on ONFs. For example the Large Lot Residential Zone on Mt Iron<sup>73</sup> is not included in the ONF and the landscape classifications generally follow the change in zoning. Reasons why the LLR Zone at Mt Iron is not included in the notified PDP are set out in the discussion on the Allenby Farms (502) submission in the Group 2 Report.
- 20.13** In the Upper Clutha area, and in terms of Stage 1 PDP zones, I do not consider there to be any zones other than the Rural Zone that have rules that distinguish between, and are specifically designed to cater for section 6 (b) landscapes (ONF/ONL), and more or less so than section 7 (c) landscapes (RLC).
- 20.14** I note that the Rural Lifestyle Zone at Makarora has no minimum lot size, but requires an average of 2ha to encourage cluster style development.<sup>74</sup> However it is still possible to subdivide sites in a more traditional manner.
- 20.15** I have identified two areas in the Upper Clutha area where a landscape line is located over a zone other than the Rural Zone:

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72 Operative District Plan. Section 12.16 and 12.17 Meadow Park Zone. In particular Objective 1 and Zone Standard 12.17.3.5. Refer to <http://www.qldc.govt.nz/planning/district-plan/volume-1-district-plan/section-12-special-zones-meadow-park/>.

73 Zoned Rural Residential under the Operative District Plan. Buildings are a controlled activity.

74 Refer to Subdivision Chapter Objective 27.3.6 and Rule 27.6.1.

- (a) an area of LDR Zoned land on the western base of Mt Iron on Planning Map 18; and
- (b) an area of Rural Lifestyle Zoned land on Planning Map 22.

**20.16** With regard to the ONF boundary affecting LDR Zoned land, the rules in LDR Zone could allow development as a permitted activity and have no reference to the ONF.

**20.17** In the case of the Rural Lifestyle zoned land, an application for a resource consent could be made as a Restricted Discretionary Activity with the identification of a building platform (Rules 27.6.1 and 27.7.12.1). The location of the ONL boundary is helpful, and would assist with the application of the Assessment Matters for subdivision in the Rural Lifestyle Zone (22.5.7) however there are not any specific rules.

**20.18** On this basis therefore I accept the submission of Universal Developments and recommend that the landscape lines in these two instances are amended so that they apply to Rural Zoned land.

## **21. MEDIUM DENSITY RESIDENTIAL ZONE**

**21.1** The following discusses (planning map) submissions received on the Medium Density Residential Zone (**MDRZ**) at Wanaka. Specific rezoning requests to either zone land to MDRZ, or from MDRZ to another zone, are discussed in the Group 1 report.<sup>75</sup>

**21.2** Submitters Universal Developments Limited (177),<sup>76</sup> Queenstown Lakes Community Housing Trust (88) and Helwick Street Limited (445) support the MDR Zones throughout Wanaka.

**21.3** Submitters Alistair Munro (3), David Barton (269), The Full & Bye Trust (273), Wayne Blair (510),<sup>77</sup> Noel Williams (795), Helen Blair (511), and Patricia Swale (792) oppose generally the application of the MDR Zones in Wanaka to various degrees.

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75 In particular refer to the Group 1 report discussion on submissions on the MDRZ relating to the Kirimoko, Kellys Flat and Scurr Heights areas.

76 Supported from further submissions by Hurltell Proprietary Ltd and others (FS1271), the Otago Foundation Board (FS1061).

77 With further submission from Varina Pty Ltd (FS1251) in opposition.

- 21.4** The MDR Chapter section 32 evaluation sets out the issues and options for growth in the District and in particular the efficacy of providing medium density housing opportunities in Wanaka. The reasons include that between 2006 and 2013 Wanaka experienced 3.7% growth per annum, compared to a national average of 0.7% per annum.
- 21.5** There is also a growing demand and numbers for a variety of housing stock including one person households and couples without children,<sup>78</sup> and the benefits of creating more compact urban areas where amenities and infrastructure can be consolidated to bring about efficiencies associated with the cost of the development itself and the ongoing maintenance costs to Councils.<sup>79</sup>
- 21.6** I consider the PDP MDR Zones and their location throughout Wanaka are appropriate and will assist with reducing sprawl and inefficient infrastructure. The notified PDP zones are located in areas that can sustain higher densities because they are close to amenities, community facilities and commercial services and can be serviced by the Council's infrastructure.<sup>80</sup>
- 21.7** I am also of the view that the MDR Zone will assist with giving effect to the following Strategic Directions components:
- (a) ensure urban development occurs in a logical manner that promotes compact, well design and integrated urban form, manages the cost of infrastructure and protects the District's rural landscapes from sporadic and sprawling development (Objective 3.2.2.1);
  - (b) access to housing that is more affordable (Objective 3.2.6.1); and
  - (c) a mix of housing opportunities are realised (Objective 3.2.6.2).

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78 QLDC PDP Section 32 Evaluation Medium Density Residential Zone at 8.

79 Ibid at 9.

80 Evidence of Ulrich Glasner. Hearing 01B Strategic Direction, Urban Development and Landscape Chapters 3, 4, and 6 [CB37]. In particular Appendix 1: Holmes Consulting Group Infrastructure Assessment - 15 May 2015. <http://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/Hearings-Page/Hearing-Stream-1b/42-reports/0001-QLDC-T01A-and-T01B-Ulrich-Glasner-Evidence-19-02-2016-A.5-...-.pdf>

**21.8** For these reasons I consider that the PDP MDR Zones are appropriate. As set out in the Wanaka Urban and Lake Hāwea rezoning evidence, I also consider that the further application of the MDR Zone is appropriate in specific locations. I recommend therefore that the above submissions opposing the MDR Zones in Wanaka are rejected.

**22. SEAN AND JANE MCLEOD (391)**

**22.1** Sean and Jane McLeod request that all LLR Zone areas are rezoned to LDR zone. I refer to the discussion above at Part 15 where I discuss the changes to the LLRZ density to enable higher densities. In particular where in the hearing on the provisions Ms Leith undertook an evaluation of the locations where the LLRZ had capacity for a density of 2000m<sup>2</sup>, identified as the Large Lot Residential B Zone. I also refer to the various submissions in the Group 1 Urban evidence that recommends, where I consider appropriate "up-zoning" of certain parts of the LLRZ to LDRZ.

**22.2** I acknowledge the submitters concerns associated with large urban sections and the negative impacts of sprawling development. I consider that in the case of Wanaka, the LDRZ, MDRZ and HDRZ densities are relatively compact, with LDRZ having a 450mm<sup>2</sup> allotment size and the PDP contemplating infill of single story residential units to a minimum of 300m<sup>2</sup>.

**22.3** Therefore, I consider that the relief sought has been suitably evaluated and an informed response and recommendation to the Hearings Panel has been made on this matter. While I consider the relief sought is met in part, overall I recommend the submission is rejected.



**Craig Barr**

**17 March 2017**

## **APPENDIX 1**

**Table of Submissions that represents recommendations in Hearing Reports 1 A  
Wanaka Urban and Lake Hāwea; 1 B Wanaka Urban and Lake Hāwea - Business;  
2 Wanaka Urban Fringe; and 3 Rural**

**Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)**

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
592			Wanaka Kiwi Holiday Park and Motels Ltd (Ian Greaves, Southern Planning Group)	1	Extend Visitor Accommodation Sub Zone	Accept	Group 1 Report
293			Murray Fraser	1	Seeks density of 2000msq across all LLR zones areas.  Submission does not relate to a mapping annotation or rezoning but seeks minimum lot size to be 2000m <sup>2</sup> rather than 4000m <sup>2</sup> .that avoids any development within this setback.	Accept in Part	Addressed in Residential Hearing. Refer to Large Lot Residential S42a.
15	15.2		John Blennerhassett	1	The land between Meadowstone Drive and Studholme Road as shown on Map 22 be rezoned Large Lot Residential and Low Density Residential as shown.	Accept in Part	Group 1 Report
1012	15.2	FS1012.5	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept in Part	Group 1 Report
15	15.3		John Blennerhassett	1	The land between Meadowstone Drive and Studholme Road as shown on Maps 23 be rezoned Large Lot Residential and Low Density Residential as shown.	Accept in Part	Group 1 Report
1012	15.3	FS1012.6	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept in Part	Group 1 Report
335	335.10		Nic Blennerhassett	1	Seek a re-alignment of the zone boundary between West Meadows Drive and 102 Studholme Road	Reject	Group 1 Report
335	335.2		Nic Blennerhassett	1	That the Wanaka 2020 OGB is shown on the planning maps.	Reject	Strategic S42A Part D.
177	177.4		Universal Developments Limited	1	Confirm the identified medium density zones.	Accept	Strategic S42A Part D.
253	253.1		Wanaka Lakes Health Centre	1	That the zoning of the Wanaka Lake Health Centre (Lot 1 DP 410739) as shown on Map 23 be amended from Large Lot Residential to Local Shopping Centre. The health centre is not to be used for Large Lot Residential. Considers the most appropriate zone for the health centre site would be to extend the proposed Local Shopping Centre Zone northwards to cover the site and perhaps the hospital site to the north.	Reject	Group 1 B Commercial Report
1101	253.1	FS1101.1	Aspiring Lifestyle Retirement Village	1	The Local Shopping Centre zone better reflects the usage of the Wanaka Lakes Health Centre and the Aspiring Enliven Care Centre than the proposed Large Lot Residential.	Reject	Group 1 B Commercial Report
287	287.1		Christopher Jopson, Jacqueline Moreau, Shane Jopson	1	Oppose Map 20 and seek that the properties on Terranova Place be rezoned from Large Lot Residential to Low Density Residential.	Reject	Group 1 Report
1008	287.1	FS1008.1	Wayne Harray	1	I submit that Terranova Place become a buffer zone between low density housing and large lot housing and that 1 dwelling per 2000m <sup>2</sup> be permitted as is proposed for the land between Studholme Road and Meadowstone Drive	Accept	Group 1 Report
326	326.2		Wanaka Central Developments Ltd	1	Amend the zoning of Lots 9 and 10 DP 300374 in the Proposed District Plan from Low Density Residential to Medium Density Residential. Copied from submission point 326.3	Reject	Group 1 Report
1018	326.2	FS1018.1	Noel Williams	1	I seek that the whole submission be disallowed	Accept	Group 1 Report
1311	326.2	FS1311.6	Crescent Investments Limited	1	That the submission of Wanaka Central Developments Limited as it relates to the rezoning of Lots 9 and 10 DP 300374 from LDR to MDR is rejected.	Accept	Group 1 Report
1326	326.2	FS1326.6	Kirimoko Park Residents Association Inc.	1	Opposes. Seeks that the submission of Wanaka Central Developments Limited as it relates to the rezoning of Lots 9 and 10 DP 300374 from LDR to MDR is rejected.	Accept	Group 1 Report
395	395.2		Trustees of the Gordon Family Trust	1	Opposes the Industrial B zoning of that part of the Submitter's land described as Lot 3 DP 417191) and as identified on the plan attached to this submission and submits that it be rezoned Low Density Residential; and Opposes the Low Density Residential zoning of that part of the Submitter's land described as Lot 2 DP 417191 and as shown on the plan attached to this submission and submits that it be rezoned Medium Density Residential.	Industrial Zone is not 'on' Stage 1 PDP. The LDRZ to MDRZ components is accepted.	Part 5 Strategic S42a (Industrial B Zoned Land). LDR zoned land Group 1 Report
1101	395.2	FS1101.5	Aspiring Lifestyle Retirement Village	1	The proposed Low Density Residential zone most appropriately reflects the residential use of the Aspiring Lifestyle Retirement Village.	Reject	
1212	395.2	FS1212.5	Wanaka Lakes Health Centre	1	The proposed Low Density Residential zone most appropriately reflects the residential use of the Aspiring Lifestyle Retirement Village.	Reject	



**Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)**

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
591	591.4		Varina Propriety Limited	1	Rezone the land located between Brownston and Upton Streets, on the western side of McDougall Street to medium density zone and Visitor Accommodation Sub-Zone, located on planning map 21.	Accept in Part	Group 1 Report
1179	591.4	FS1179.3	Sneaky Curfew Pty Ltd	1	Supports submission 591 in relation to the extension of the Wanaka Town Centre Zone to replace the Wanaka Town Centre Transition Overlay on the Southern side of Brownston Street. Seeks that the following parts of submission 591 be allowed	Reject	Group 1 B Commercial Report
1276	591.4	FS1276.5	JWA and DV Smith Trust	1	Opposes. Seeks to refuse the submission insofar as it seeks amendments to Chapter 8 MDR and any rezoning affecting medium Density Residential/Wanaka Town Centre Transition Overlay land on planning Map 21.	Accept in part	Group 1 Report and Group 1 B Commercial Report
591	591.2		Varina Propriety Limited	1	The Wanaka Town Centre Transition Overlay Zone is deleted and replaced with the Wanaka Town Centre Zone. Should some or all of the Wanaka Town Centre Transition Overlay be approved, the Submitters seek the following particular outcomes and otherwise reserve their position: The objectives, policies and rules of the Medium Density Residential Zone are modified to allow non-residential built forms within the Wanaka Town Centre Transition Overlay more enabling built form bulk and location controls.	Reject	Group 1 B Commercial Report
1276	591.2	FS1276.3	JWA and DV Smith Trust	1	Opposes. Seeks to refuse the submission insofar as it seeks amendments to Chapter 8 MDR and any rezoning affecting medium Density Residential/Wanaka Town Centre Transition Overlay land on planning Map 21.	Accept	Group 1 B Commercial Report
619	619.4		Satomi Holdings Limited	1	The Proposed District Plan is modified to provide for Local Shopping Centre zoning on Lot 1 DP 356941as identified on <b>Attachment [B]</b> .	WITHDRAWN	WITHDRAWN
622	622.1		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited	1	Oppose in part. The Proposed District Plan is modified so that operative zoning of Lots 1 – 6 DP301095 is reinstated that being Rural General.	Reject	It is not appropriate to retain the Rural Zone within the UGB unless the land is not intended to be developed. The LDRZ is more appropriate.
622	622.2		Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited	1	Oppose in part. The Proposed District Plan is modified so that the operative zoning of Lot 2 DP 302568 is reinstated, that being Rural General or alternatively that a setback of 50m is provided within Lot 2 DP 302568 where it adjoins Lot 2 DP 301095 (Mountain Range) that avoids any development within this setback.	Reject	Group 1 Report
622			Stuart Ian & Melanie Kiri Agnes Pinfold & Satomi Enterprises Limited	1	Oppose in part. The Proposed District Plan is modified to identify a 20m buffer/setback within the Local Shopping Centre Zone on Proposed Planning Map 23 running along the submitters' boundary.	Accept in Part	Group 1 B Commercial Report
249	249.26		Willowridge Developments Limited	1	The Neighbourhood Shopping Centre on Cardrona Valley Road is reduced in size as per Attachment 2 of the submission.	Accept	Group 1 B Commercial Report
1193	249.26	FS1193.3	Trustees of the Gordon Family Trust	1	The proposed rezoning, and the proposed amendment to the Wanaka Urban Growth Boundary are not suitable to achieve the sustainable management of the land. We seek that all of the relief sought be declined.	Reject	Group 1 B Commercial Report
274	274.2		Susan Meyer	1	The creation a Wanaka Local Shopping Centre adjacent to the corner of Stone Street and Cardrona Valley Road (Map 23). I ask that the building capacity be increased to 80% as the area is somewhat triangulated creating opportunity for wasted space. I also ask of the zoning to allow for the linking of the local shopping centre zone to the zone that the Wanaka Lakes Health Centre . this would allow for extension of services and linking of services that are supportive the health center and the hospital	Accept in part	Group 1 B Commercial Report
1101	274.2	FS1101.4	Aspiring Lifestyle Retirement Village	1	The Local Shopping Centre zone better reflects the usage of the Wanaka Lakes Health Centre and the Aspiring Enliven Care Centre than the proposed Large Lot Residential.	Reject	Group 1 B Commercial Report
1212	274.2	FS1212.4	Wanaka Lakes Health Centre	1	The Local Shopping Centre zone better reflects the usage of the Wanaka Lakes Health Centre and the Aspiring Enliven Care Centre than the proposed Large Lot Residential.	Reject	Group 1 B Commercial Report
652	652.2		Adventure Consultants Limited	1	Adventure Consultants seek that their property (20 Brownstown Street, Wanaka) is re-zoned and that the Wanaka Town Centre Transition Overlay (Map 21 )is applied as proposed along with all relevant provisions as set out in the Proposed District Plan	Accept	Group 1 B Commercial Report

Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
709	709.1		Aspiring Lifestyle Retirement Village	1	<b>Relief sought:</b> That a more appropriate zoning than Large Lot Residential should be identified for the hospital site within Lot 1 DP 417191 north of the Wanaka Lakes Health Centre (Lot 1 DP 410739) on Cardrona Valley Road.  That the proposed Low Density Residential zoning of the Aspiring Lifestyle Retirement Village (part of Lot 1 DP 417191) be confirmed.	Reject	Group 1 B Commercial Report
709	709.3		Aspiring Lifestyle Retirement Village	1	Relief: That the proposed Low Density Residential zoning of the Aspiring Lifestyle Retirement Village (part of Lot 1 DP 417191) be confirmed.	Accept	No comment necessary. Seeks PDP zoning confirmed.
737	737.3		Sneaky Curlew Pty Ltd	1	Confirm the Medium Density Residential zone south of the Wanaka Town Centre, with the exception that the area proposed as Medium Density Residential - Wanaka Town Centre Transition Overlay (immediately to the south of Brownston Street in the blocks from Dungarvon Street to Chalmers Street for half the block depth to Upton Street) be rezoned to Wanaka Town Centre zone.	Reject	Group 1 B Commercial Report
1276	737.3	FS1276.9	JWA and DV Smith Trust	1	Opposes. Seeks to refuse the submission insofar as it seeks amendments to Chapter 8 MDR and any rezoning affecting MDR/Wanaka Town Centre Transition Overlay land on planning Map 21.	Accept	Group 1 B Commercial Report
280	280.1		Peter Anthony Marshall	1	Submitter questions the need for an Urban Growth Boundary for Wanaka as unsure if this is necessary. However, if it is necessary, the submitter opposes the proposed Urban Growth Boundary for Wanaka as shown on Map 18. It needs to be much wider to provide for the inevitable growth that will occur in the immediate future (next 50 years). The boundary should be redrawn to follow the true right bank of the Clutha River as far as Wanaka airport and along Mount Barker Road to Cardrona Valley Road at the point where it meets the existing boundary at Studholme Road.	Reject	Strategic S42A Part D.
1025	280.1	FS1025.1	Noel Williams	1	I seek that the whole submission be disallowed.	Reject	Strategic S42A Part D.
299	299.2		Leith Brew	1	That the large lot residential sections in Aubrey Road and in close proximity to Anderson Road be allowed for increased density but restricting the number of dwellings on a 4000+sq metre section to two only with the maximum building platform of both dwellings combined not to exceed 1000sq metres.	Accept in Part	Addressed in Residential Hearing. Refer to Large Lot Residential S42a. Page 9.
397	397.2		Peter Marshall	1	Opposes the boundaries of the proposed Urban Growth Boundary for Wanaka as shown on Proposed planning Map 18. OR If there is to be an Urban Growth Boundary then it needs to be much wider. Specifically the boundary should be redrawn to follow the true right bank of the Clutha River as far as Wanaka airport, and along Mt Barker Road to Cardrona Valley Road at the point where it meets the existing boundary at Studholme Road.	Reject	Strategic S42A Part D.
638	638.2		Northlake Investments Ltd	1	Amend Planning Maps 18, 19 and 20 to: a) Remove reference to Rural General Zoning (Operative Plan) over the land affected by PC45 and replace with Northlake Special Zone; b) Amend the ONF boundary which is shown on Planning Map 18 north of Outlet Road so that it coincides with the Urban Growth Boundary which runs along the northern boundary of the PC45 zone approved by the Environment Court c) Extend the ONF boundary referred to above, together with the UGB referred to above, eastwards so that they run parallel to the southern bank of the Clutha River. These amendments will have the following consequences: i. The Hikuwai Conservation Area will be excluded from the Clutha River ONF. This is appropriate, as the Hikuwai Conservation Area does not naturally form part of the Clutha River ONF valley. ii. The Hikuwai Conservation Area will be within the UGB. This is appropriate, as the objectives and policies for UGB anticipate that a UGB may contain areas not suitable for urban development, such as areas with ecological values. d) Exclude the land identified as Activity Area A, that is zoned Rural Residential from the relief sought by this submission.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.

Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
74	74.6		Jude Hayward	1	Confirm Rule 27.5.1 as it relates to the 2000m2 minimum lot area for land between Studholme Road and Meadowstone Drive, Large Lot Residential Zone as shown on Planning map 18.	Accept	
1012	74.6	FS1012.21	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	
790	790.12		Queenstown Lakes District Council	1	Requests that the Medium Density Residential Zone is confirmed on Lot 110 Deposited Plan 347413 known as Scurr Heights	Accept	Group 1 Report
790	790.6		Queenstown Lakes District Council	1	Rezone Lot 2 Deposited Plan 340530 located at Ironside Drive, known as Kellys Flat, Wanaka from low density residential zone to Medium Density Residential Zone	Accept	Group 1 Report
110	110.17		Alan Cutler	1	Rezone Penrith Park Special Zone to LDR Zone.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
1285	110.17	FS1285.6	Nic Blennerhassett	1	Supports the submitter's suggestion. Agrees that it is preferable that when areas which have been developed the next revision of the District Plan moves to absorb the Special Zone or anomalous zone into the zone which it fits most closely.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
142	142.2		Anzac Trust	1	Submitter owns property at 361 Beacon Point Road. Part of this land is zoned as LLR with the remainder zoned rural with a building restriction. The area of the LLR zone land is less than 4000m2 and would prevent a two lot subdivision. Requests that the area to be zoned LLR should be altered as shown on the maps attached to the submission so that a two lot subdivision (each with one residence) would be a permitted activity.	Accept	Group 1 Report
773	773.3		John & Jill Blennerhassett	1	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission)	Reject	Strategic S42A Part D.
110	110.19		Alan Cutler	1	Opposes the blanket rezoning of the Scurr Heights parcel of land as Medium Density.	Reject	Group 1 Report
1285	110.19	FS1285.10	Nic Blennerhassett	1	Opposes the submitter's view. Having looked at the ownership of the parcel, and in consideration of the topography of the area, the submitter's now agree with the proposed MD zoning for the area of land shown on Map 20. Seeks that the QLDC is planning to use this area to promote low-cost housing, which is sorely needed.	Accept	Group 1 Report and Residential Hearing. Section 42A, Right of Reply Chapter 8: Medium Density Residential
790	790.16		Queenstown Lakes District Council	1	Rezone Lot 2 Deposited Plan 340530 located at Ironside Drive, known as Kellys Flat, Wanaka from low density residential zone to Medium Density Residential Zone	Accept	Group 1 Report
139	139.1		Iain Weir	1	Zone Lot 2 DP340530 on Ironside Drive Wanaka, from Low Density Residential to Medium Density residential	Accept	Group 1 Report
1019	139.1	FS1019.1	Noel Williams	1	I seek that the whole submission be disallowed.	reject	Group 1 Report
21	21.65		Alison Walsh	1	General support.	Accept	
3	3.2		Alistair Munro	1	Rezone the thin strip of Rural General land with a Building Restriction Overlay, as shown on Planning Map 20, located , between Lots 3, 4 and 5 DP300734 and Peak View Ridge, to Large Lot Residential.	Reject	Group 1 Report
3	3.2	FS1285.2	Nic Blennerhassett	1	Supports the submitter's request and agrees that along with the adjacent LLR zoned areas this solution will maintain a 'green belt' between current and future LDR zones.	Reject	Group 1 Report
3	3.2	FS1307.2	The Agamemnon Trust	1	the Trust seeks to have the submission disallowed by Council	Accept	Group 1 Report
3	3.2	FS1311.2	Crescent Investments Limited	1	That the submission of Alistair Munro and the proposed removal of the building restriction area and rezoning of the land from Rural to Large Lot Residential is rejected in its entirety.	Accept	Group 1 Report
3	3.2	FS1326.2	Kirimoko Park Residents Association Inc.	1	Opposes. Seeks that the submission of Alistair Munro and the proposed removal of the building restriction area and rezoning of the land from Rural to Large Lot Residential is rejected in its entirety.	Accept	Group 1 Report
3	3.2	FS1334.2	Otto Dogterom	1	The submission be allowed	Reject	Group 1 Report
3	3.2	FS1335.2	Patricia and Barry Andrews	1	The submission be allowed	Reject	Group 1 Report
3	3.3		Alistair Munro	1	Approve the proposed Large Lot Residential zone to the north of Studholme Road shown in Maps 22 and 23.	Accept in Part	Group 1 Report
3	3.5		Alistair Munro	1	Either clearly explain to the public's satisfaction why that area is proposed to be zoned Medium Density Residential, or leave it as Low Density Residential.	Reject	Strategic S42A Part D.

**Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)**

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
1311	3.5	FS1311.5	Crescent Investments Limited	1	That the submission of Alistair Munro and the proposed removal of the building restriction area and rezoning of the land from Rural to Large Lot Residential is rejected in its entirety.	Accept	
1326	3.5	FS1326.5	Kirimoko Park Residents Association Inc.	1	Opposes. Seeks that the submission of Alistair Munro and the proposed removal of the building restriction area and rezoning of the land from Rural to Large Lot Residential is rejected in its entirety.	Accept	
55	55.1		Willum Richards Consulting Ltd	1	Introduce a 10m 'no build zone' be put in place to the west of the walkway that borders the eastern edge of the proposed medium density zone shown on planning map 20, Wanaka. The no build zone could incorporate the playground and / or green areas which would be required as part of any medium density development. That the eastern most buildings in the development (nearest the walkway) be restricted to 5m. Depending on how the landscaping of the area is done and how the current hills etc. are flattened or enhanced, that breaking the visual amenity line of the lake from the walkway be a factor for consideration in the development of the whole area (whether this is within or in excess of the currently recommended 7m limit.). That the development / design / materials / colour schemes used for the building on the eastern side of the area (nearest the walkway) be sympathetic to the fact that they will be viewed by tourists and locals using the scenic walkway. Given that the 'front' of the buildings will generally be towards the lake, their 'back' should be neat, tidy and sympathetic to the fact that it will, in part, be framing an area of significant scenic amenity.	Accept in Part	Group 1 Report and Residential Hearing. Section 42A, Right of Reply Chapter 8: Medium Density Residential
729	729.3		Infinity Investment Group Limited	1	The medium density land at Wanaka on the southern side of Aubrey Road is further evaluated and the medium density zoning is removed from visually prominent locations. An outline development plan requirement is imposed over the site that identifies areas of the site that are not suitable for development.	Accept in Part	Group 1 Report and Residential Hearing. Section 42A, Right of Reply Chapter 8: Medium Density Residential
73	73.1		Margaret Prescott	1	Impose a maximum building height restriction along the Scurr Heights Walkway to protect the scenic views from the walkway.	Accept in Part	Group 1 Report
773	773.4		John & Jill Blennerhassett	1	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).	Reject	Strategic S42A Part D.
790	790.18		Queenstown Lakes District Council	1	Requests that the Medium Density Residential Zone is confirmed on Lot 110 Deposited Plan 347413 known as Scurr Heights	Accept	Group 1 Report
795	795.3		Noel Williams	1	Reduction of at least 50% of Medium Density zone.	Reject	Strategic S42A Part D.
110	110.18		Alan Cutler	1	For Wanaka the Medium Density throughout the southern side of the CBD could be extended further along the old lake terrace. Doesn't want MDR for Scurr Heights -	Reject	Strategic S42A Part D.
112	112.1		Iain Weir	1	Impose TCEP. (Retain Town Centre Entertainment Precinct as proposed).	Addressed in Hearing Stream 08 Business Zones	Group 1 B Commercial Report
115	115.7		Florence Micoud	1	That the Bullock creek spring and stream is designated Significant Natural Area and protected for its intrinsic value, Map 21.	Reject	Rural Hearing 2. Chapter 33 Indigenous Vegetation. And evidence of Glenn Davis.
177	177.5		Universal Developments Limited	1	Confirm the identified medium density zones.	Accept	Strategic S42A Part D.
1061	177.5	FS1061.10	Otago Foundation Trust Board	1	That the submission is accepted.	Accept	Strategic S42A Part D.
1189	177.5	FS1189.5	FII Holdings Ltd	1	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Reject	Strategic S42A Part D.

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Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
1195	177.5	FS1195.4	The Jandel Trust	1	Support and Oppose. Disallow the relief seeking the medium density residential zone on the land. This zone is not the most appropriate zone for the land and is opposed. Allow the removal of the rural general zone from the land. This is supported providing an appropriate zone is place on the land that provides for a mixed use environment, not solely residential.	Reject	Strategic S42A Part D.
1271	177.5	FS1271.9	Hurtell Proprietary Limited and others	1	Supports. Believes that the MDR zone is an appropriate response to the identified need for more intensive and creative housing in the District.. Seeks that local authority approve the areas identified as MDR zone.	Accept	Strategic S42A Part D.
21	21.66		Alison Walsh	1	General support.	Accept	
22	22.11		Raymond Walsh	1	General support..	Accept	
240	240.1		Gem Lake Limited	1	Submitter owns land legally described as Part Section 17 Block XII Town of Wanaka (28 Helwick Street, Wanaka). Opposes the District Plan map and the exclusion of the Town Centre area of Helwick Street from the Wanaka Height Precinct. Requests the Proposed District Plan is modified to include the Wanaka Town Centre Zone of Helwick Street within the Wanaka Height Precinct. The submitters also seek such further or consequential or alternative amendments necessary to give effect to this submission.	Addressed in Hearing Stream 08 Business Zones	
260	260.2		Roger Gardiner	1	Have maps more properly show the appropriate land classification and rely less on designations. This will make make maps more meaningful. Seek to have the Wanaka Lake Front Reserve classified and shown on maps as ONL	Accept in Part	Group 1 Report
1088	260.2	FS1088.1	Ross and Judith Young Family Trust	1	The Trust agrees and considers that the significance of the lakefront reserve land justifies its status being changed to an ONL. Appropriate buildings and structure controls could then be put in place. The Trust seeks that this part of the submission be allowed.	Accept in Part	Group 1 Report
260	260.4		Roger Gardiner	1	Add a classification or designation to the Wanaka Fish Hatchery wetland area located at Stone Street Wanaka, to recognize its significance and importance.	Reject	Refer to Rural Hearing Chapte 33 Section 42A
269	269.2		David Barton	1	Remove Medium Density zone from Wanaka central.	Reject	Strategic S42A Part D.
273	273.2		The Full & Bye Trust	1	Restrict the area of the Wanaka Medium Density Zone to more immediately adjacent to the town centre.	Reject	Strategic S42A Part D.
327	327.3		Lismore Estates Ltd	1	Approve the High Density Residential zone between Lismore Street and Lakeside Road as shown on Planning Map 21.	Accept	
362	362.11		Philip Thoreau	1	Oppose the Wanaka Medium Density residential zone in its current form.	Reject	Strategic S42A Part D.
383	383.111		Queenstown Lakes District Council	1	Amend the shape of the designation (#376) as confirmed by RM140723.	N/A	Designations Hearing/Addressed via PDP Updates
42	42.4		J, E & ML Russell & Stiassny	1	Include in the Medium Density Zone, or in another appropriate chapter of the proposed Plan: •Objectives and policies raising the presence of the Cardrona Gravel Aquifer and its potential effect on earthworks and residential development; •A rule requiring specific consideration of earthworks and building with reference to the Cardrona Gravel Aquifer; •The requirement for engineering assessment and notification of any applications involving development in areas likely to be significantly impacted by the Cardrona Gravel Aquifer. •Include a diagram of the Cardrona Gravel Aquifer in the Proposed District Plan (shown on Diagram A4-17 of the Operative District Plan)	Not related to Maps	Addressed in Hearing Stream 10 Natural hazards.
1300	42.4	FS1300.4	Wanaka Trust	1	That the submission be refused insofar as it seeks amendments to chapter 8. That the submission be refused insofar as it seeks amendments to any part of the plan requesting the inclusion of provisions relating to the Cardrona Gravel Aquifer	Not related to Maps	Addressed in Hearing Stream 10 Natural hazards.
504	504.3		Virginia Barbara Bush	1	Retain the zoning and overlay boundaries of Planning Map 21	Accept in Part	
505	505.25		JWA & DV Smith Trust	1	Retain the zoning boundanes as identified in Map 21.	Accept in Part	
512	512.15		The Estate of Norma Kreft	1	Retain the zoning boundaries as identified in Map 21.	Accept in Part	
521	521.2		Estate A P M Hodge	1	Retain the zone boundaries of Planning Map 21.	Accept in Part	

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Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
536	536.15		Wanaka Trust	1	Retain the zoning boundaries as identified in Map 21.	Accept in Part	
54	54.2		DD and KK Dugan Family Trust	1	Supports the Wanaka Height Precinct (shown on proposed planning map 21), in particular where it applies to the submitter's property at 8 Dungarvon St.  Requests that the Council confirm the Wanaka Height Precinct in the Wanaka Town Centre Zone and Precinct applying to the land owned by the submitter.	Addressed in Hearing Stream 08 Business Zones	Group 1 B Commercial Report
62	62.1		Stonebrook Properties Limited	1	To investigate whether it is deliberate error or not that the visitor accommodation sub zone has not been defined for the set of apartments 8 Stonebrook Dr, Wanaka, as shown as Low Density Residential on Planning Map 22.	Reject	Group 1 Report
650	650.4		Foodstuffs South Island Ltd and Foodstuffs South Island Properties Ltd	1	Support the identification of New World Wanaka and Four Square Wanaka within the Wanaka Town Centre Zone	Addressed in Hearing Stream 08 Business Zones	Group 1 B Commercial Report
703	703.1		Infinity Investment Group Limited	1	The submitter is generally supportive of the sites being zoned for residential purposes. <b>Properties located at 27 and 37 Ballantyne Road in Wanaka, legally described as Lot 4 DP 22854 &amp; Lot 1 DP 304423, and Lot 2 DP 304423, respectively. Currently zoned as Three Parks Special Zone.</b> <b>Relief sought:</b> 12.The submitter requests that: a. The sites are zoned to provide for medium to high densities of residential development; and b. An outline development plan requirement is imposed over the sites; and c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
1012	703.1	FS1012.53	Willowridge Developments Limited	1	That if the submission is allowed any rezoning takes linkages and land uses of the remaining Three Parks Zone into consideration.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
705	705.2		Ardmore Holdings Wanaka Limited	1	The submitter's property is located at 93 Ardmore Street in Wanaka. <b>Relief sought:</b> 14. The submitter requests the following decision: a. The entertainment precinct is retained in Central Wanaka and includes the submitter's property; b. The height precinct is included on the submitter's property; and c. Any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in the submission and overall assist with increasing vibrancy and facilitating hospitality activity in Wanaka. 15.If conflict arises between the entertainment precinct in the Proposed Plan, or any other areas requested by other submitter's, that the Entertainment Precinct in the Proposed Plan as notified is given primacy over the others on the basis of it being the most appropriately located site.	Addressed in Hearing Stream 08 Business Zones	Group 1 B Commercial Report
707	707.7		Wanaka on Water	1	6. The Body Corporate seeks the following decision from the local authority: (c) Delete in its entirety the Lower Ardmore Entertainment Precinct from the proposed plan and associated maps;	Addressed in Hearing Stream 08 Business Zones	Group 1 B Commercial Report
719	719.162-165		NZ Transport Agency	1	Consistent method of labelling and identification of State Highways. Amend the labelling of the State highway as follows: <del>Wanaka Luggate Hwy State Highway 6</del> <u>State Highway 84</u>	Accept	Designations Hearing/Addressed via PDP Updates
719	719.166		NZ Transport Agency	1	Neutral Amend the map to include the correct annotation; or delete the unlabelled designation from Map 21	Accept	Designations Hearing/Addressed via PDP Updates
737	737.4		Sneaky Curlew Pty Ltd	1	Possibly the Medium Density Residential - Wanaka Town Centre Transition Overlay be applied for half a block depth on the north side of Upton St, between Helwick and Dungarvon Streets.	Reject	Group 1 B Commercial Report

Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
1251	737.4	FS1251.15	Varina Pty Limited	1	The submitter supports this submission with respect to the expansion of the Wanaka Town Centre Zone on the south side of Brownstone Street.	Reject	Group 1 B Commercial Report
1276	737.4	FS1276.10	JWA and DV Smith Trust	1	Opposes. Seeks to refuse the submission insofar as it seeks amendments to Chapter 8 MDR and any rezoning affecting MDR/Wanaka Town Centre Transition Overlay land on planning Map 21.	Accept	Group 1 B Commercial Report
773	773.5		John & Jill Blennerhassett	1	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).	Reject	Strategic S42A Part D.
795	795.2		Noel Williams	1	Remove the Medium Density Residential zoning from Central Wanaka.	Reject	Strategic S42A Part D.
9	9.12		Terry Drayon	1	To prohibit any structural foundational developments in Pembroke Park	Reject	Pembroke Park is designated and the requiring authority (QLDC) are able to submit Outline Plans for works that include buildings/structural foundations.
113	113.1		Neil Matchett	1	Confirm the land west of Far Horizons be confirmed as Large Lot Residential and that this area be within the Urban Growth Boundary as notified in the Proposed District Plan.	Accept	
1366	1366.2		Moraine Creek Limited	1	Rezoning from Rural Lifestyle to Low Density Residential is appropriate and in keeping with existing surrounding land use patterns. All objectives, policies and guidelines promoting this rezoning are supported	Accept	
21	21.67		Alison Walsh	1	General support..	Accept	
22	22.12		Raymond Walsh	1	General support.	Accept	
32	32.2		Leigh Fountain	1	supports increase in low density lots close to town. supports rezoning of DP300237 and shown on Map 22.	Accept	
33	33.2		Dan Fountain	1	supports increase in low density lots close to town. Supports LDR Zoning shown on Map 22.	Accept	
34	34.2		Robert A Fountain	1	supports increased low density lots close to town in Wanaka, as shown on Map 22. Supports low density zoning of DP300273	Accept	
369	369.1		Deborah Brent	1	Support of the Large Lot Residential proposal as identified on Proposed District Plan Map 22 but believe that the boundary should be extended to include flat and slightly elevated land south from Studholme Rd( North), towards the Outer Growth Boundary towards the base of the hill.	Reject	Group 1 Report
448	448.2		Matt Suddaby	1	No change to proposed maps	Accept in Part	
47	47.1		Peter Bullen	1	Confirm the Large Lot Residential Zone and zoning as shown on Planning Map 22.	Accept in Part	
1012	47.1	FS1012.13	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report
611	611.2		Andrew Spencer	1	Support more Low Density Residential land as per the proposed district plan map 22 - Wanaka. (See 611.2)	Accept	
65	65.4		John Blennerhassett	1	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 to Large Lot Residential and Low Density Residential.	Accept	
1012	65.4	FS1012.8	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report
74	74.4		Jude Hayward	1	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23 to Large Lot Residential and Low Density Residential as shown on map attached.	Accept	
1012	74.4	FS1012.19	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report
78	78.3		Jennie Blennerhassett	1	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Maps 22 & 23.	Accept	

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Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
1012	78.3	FS1012.23	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report
87	87.3		Shelley McMeeken	1	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Planning Maps 22 & 23.	Accept	
1012	87.3	FS1012.28	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report
94	94.2		Ross Hawkins	1	Supports rezoning of Lot 300273 shown on Map 22 - Wanaka	Accept	
111	111.2		Iain Weir	1	Approve the change from Rural Lifestyle to Low Density Residential at 28C Studholme Road but keep the existing Visitor Accommodation subzone in place.	Accept in part	Group 1 Report
21	21.68		Alison Walsh	1	General support.	Accept	
22	22.13		Raymond Walsh	1	General support.	Accept	
249	249.17		Willowridge Developments Limited	1	The Large Lot Residential boundary at Studholme Road/West Meadows Drive should be amended as per Attachment 2 of the submission.	Accept in Part	Group 1 Report
252	252.12		HW Richardson Group	1	Oppose in part. HWRG seeks that the zoning of its site at 2 Connell Terrace, Wanaka remains Industrial, and that only one industrial zone applies to this site.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
260	260.5		Roger Gardiner	1	Add a classification or designation to the Wanaka Fish Hatchery wetland area located at Stone Street Wanaka, to recognize its significance and importance.	Reject	Rural Hearing 2. Chapter 33 Indigenous Vegetation. And evidence of Glenn Davis.
379	379.1		Alpine Estate Ltd	1	Lot 2 DP 302568 be rezoned from Low Density Residential to a mix of higher density Village and medium density residential (through a structure plan, ODP and Design Guidelines process)	Accept in Part	Group 1 Report
1193	379.1	FS1193.1	Trustees of the Gordon Family Trust	1	We seek that all of the relief sought be declined. The land legally described as Lot 2 Deposited Plan 302568 shown on Proposed Planning Map 23 is not suitable land to be rezoned to a mix of higher Village and Medium Density Residential zones because this does not achieve the sustainable management of the land.	Accept in Part	Group 1 Report
487	487.1		Blennerhassett Family	1	Supports the proposed provisions to change the zoning for land north of Studholme Road from what is currently Rural Residential and Rural Lifestyle, to both Large Lot Residential and Low Density Residential as shown in Proposed Planning Map 23 - Wanaka. Adopt Proposed District Plan Map 23 - Wanaka as it relates to land between Studholme Road and Meadowstone Drive. Support the reduction in visitor accommodation subzone land with underlying Large Lot Residential zone status located on the corner of southern corner of Cardrona Valley Road and Studholme Road in favour of increasing the area of Low Density Residential. Adopt the reduction in Visitor Accommodation Subzone in favour of increasing the Low Density Residential zone land for land north of Studholme Road as identified on Proposed District Plan Map 23 – Wanaka.	Accept in Part	Group 1 Report
1012	487.1	FS1012.46	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Reject	Group 1 Report
498	498.1		RJ & SH Wallace	1	The Map shows a walkway is joined to the walkway on either side. There is a no build covenant on the area of land between these walkways, as shown in the plan enclosed with the original submission, which was a result of consent to extend the Industrial land. It is acknowledged that the walkways may be the next part of the District Plan process, but the zoning of this area of land is very important now. Also included with the original submission is a plan showing the covenant.	Reject	Group 1 Report
507	507.1		JA Ledgerwood	1	- Proposed Local Shopping Centre to be reduced in size - Land adjoining Lot 2 DP 302568 to be lowered to the height of the lowest point on that Lot - At least 20m set back between Lot 2 DP 302568 and the nearest building or car park area	Accept in part	Group 1 B Commercial Report



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Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
1012	507.1	FS1012.51	Willowridge Developments Limited	1	That the submission be allowed.	Accept in part	Group 1 B Commercial Report
562	562.2		Jim Ledgerwood	1	Amend planning map 23 to change the zoning from low density residential to commercial to provide for the continuation and expansion of commercial activities on the land located on the land generally located on the eastern side of Cardrona Valley Road and the northern side of Orchard Road, Wanaka.	Reject	Group 1 B Commercial Report
619	619.6		Satomi Holdings Limited	1	The proposed District Plan is modified to provide for a Visitor Accomodation Sub-zoning on Lot 1 DP 356941.	Reject	Group 1 Report
65	65.5		John Blennerhassett	1	Adopt rezoning of land between Meadowstone Drive and Studholme Road as shown on Map 23 to Large Lot Residential and Low Density Residential except small identified area that should be LDR	Reject	Refer to Nic Blennerhassett (335) discussion. Group 1 Report.
1012	65.5	FS1012.9	Willowridge Developments Limited	1	That the submission to approve the proposed large lot residential land to the north of Studholme Road is disallowed insofar as it relates to Willowridge Developments Limited land [submission 249.17]	Accept	Group 1 Report
1111	709.1	FS1111.8	Colin Mantel	1	That changes to the District Plan that allow reduction of minimum lot size from 4000sqm to 2000sqm for Large Lot Residential sites be strongly supported.	Accept	Refer to Residential Hearing. S42a Large Lot Residential.
1207	709.2	FS1207.7	Bridget Mary Rennie	1	States that land is less than 1km from Town Centre, therefore can no longer be regarded Rural. Believes that 4000sqm is too large to consider due to the expensive up keep. Suggests that there could be a different Rural residential (4000m2) and a large lot (2000m2) with enough space to plant trees and be away from neighborhoods, in order to maintain tranquility and birdlife.	Accept	Refer to Residential Hearing. S42a Large Lot Residential.
1212	709.1	FS1212.1	Wanaka Lakes Health Centre	1	The Local Shopping Centre zone better reflects the usage of the Wanaka Lakes Health Centre and the Aspiring Enliven Care Centre than the proposed Large Lot Residential.	Reject	Refer to Residential Hearing. S42a Large Lot Residential.
725	725.3		Ian Percy & Fiona Aitken Family Trust	1	Decline any extension of the Industrial B zone in Wanaka as there is no legal jurisdiction to consider this extension.	Not 'on' Stage 1	Strategic Report (Part A - Scope ) and Group 2 Report.
1013	725.3	FS1013.6	Orchard Road Holdings Limited	1	That the submission is disallowed.	Accept	There is scope to consider industrial zones if the land sought to be rezoned is a Stage 1 PDP Zone.
773	773.7		John & Jill Blennerhassett	1	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map.	Reject	Strategic S42A Part D.
	173.2		Gordon Girvan	1	That the council leave the zoning in Wanaka as it is at present.Consider impacts on infrastructure.	Reject	Refer to Evidence of Ulrich Glasner in Strategic Hearing 1B. And Infrastructure evidence for the Upper Clutha Hearing. The impacts on infrastrucutre have been considered through the notified PDP and in addition, as have the rezoning submissions.
	173.2	FS1251.2	Varina Pty Limited	1	The submitter opposes this submission and considers that expansion / amendments to residential and commercial zones in Wanaka are required given the growing population and tourist numbers.	Accept	Refer to Evidence of Ulrich Glasner in Strategic Hearing 1B. And Infrastructure evidence for the Upper Clutha Hearing. The impacts on infrastrucutre have been considered through the notified PDP and in addition, as have the rezoning submissions.

**Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)**

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
230	230.5		Loris King	1	I agree with the Wanaka Town centre Transition Overlay location, as the Brownston Street area from Dungarvon Street through to Ardmore Street is already commercial on the left hand side going to Ardmore Street, and on the right hand side which is residential, we already have approximately six businesses operating. Because of the proximity to the commercial area both sides of Russell Street are the natural progression of commercial zoning, and, as well, businesses are already operating there.	Accept	Group 1 B Commercial Report
300	300.7		Rob Jewell	1	High Density Residential housing areas should not be introduced into the Wanaka town area.	Reject	Strategic S42A Part D.
391	391.11		Sean & Jane McLeod	1	That any land zoned for large lot residential be changed to low density residential	Reject	Strategic S42A Part D.
510	510.1		Wayne L Blair	1	- The current zoning for low, medium and high density should remain in Wanaka	Reject	Strategic S42A Part D.
1251	510.1	FS1251.12	Varina Pty Limited	1	Opposes. The submitter opposes and considers that expansion / amendments to residential and commercial zones in Wanaka are required given the growing population and tourist numbers in Wanaka.	Accept	Strategic S42A Part D.
1251	511.1	FS1251.10	Varina Pty Limited	1	Opposes. The submitter opposes and considers that expansion / amendments to residential and commercial zones in Wanaka are required given the growing population and tourist numbers in Wanaka.	Accept	Strategic S42A Part D.
511	511.1		HelenBlair	1	- The current zoning for low, medium and high density should remain in Wanaka	Reject	Strategic S42A Part D.
637	637.1		Andrew Spencer	1	Supports the Low Density Zone as it relates to the property described as DP 300273 located at the intersection of Wanaka-Mt Aspiring Road and Old Station Ave and shown on Planning Map 22.	Accept	
779	779.1		Trevor & Catherine Norman	1	As being the owner of 8 McFarlane Terrace Lot 26 DP 346120 we support the proposed land change to Low Density Residential to the adjoining land being, Old Station Ave. Lot 1 DP 300273 and Studholme Road, Lots 1 & 2 DP 436477.	Accept	
792	792.1		Patricia Swale	1	Oppose rezoning from Low Density Residential to Medium Density Residential. See submission for further detail.	Reject	Strategic S42A Part D.
88	88.2		Queenstown Lakes Community Housing Trust	1	QLCHT supports changes for increased medium density in all proposed areas of Queenstown, Wanaka and Arrowtown.	Accept	Strategic S42A Part D.
9	9.3		Terry Drayron	1	Zone the land along Studholme Road as rural residential with a minimum lot size of 4000msq not 2000msq and introduce a greenbelt the length of studhome rd on both sides before any further compromise is made on the nature of this unique rural area. Also to extend this greenbelt along Orchard Rd	Reject	Group 1 Report
460	460.2		Jude Battson	1	Lichen Lane and Sam John Place to become residential zoning.	Reject	Group 1 Report
249	249.24		Willowridge Developments Limited	1	Rezone land at Hawea Low Density Residential as per Attachment 5.	Reject	Strategic S42a (Township Zoned land) and Group 1 Report (Rural Residential Zoned land)
793	793.1		Lesley Burdon	1	Enlarge the proposed Lake Hawea Shopping Zone and apply a visitor accommodation overlay according to the map submitted by the Hawea Community Association (HCA).	Not 'on' Stage 1 PDP	Strategic Report
816	816.1		Jan Solbak	1	Request that the current Rural Residential Zone in Lake Hawea consisting of Grandview Rd, Sam John Place and Lichen Lane remain unchanged. The 2003 Hawea Community Plan's vision for 2020 states, in part, 'people live here because of the strong community,, landscape values ..... development is largely contained within current zoning to ensure efficient service provision, and the retention of the surrounding rural character'. In 2015. This vision is still highly relevant for the next 10 years.	Accept	Group 1 Report
771	771.1		Hawea Community Association	1	Enlarge the proposed Lake Hawea Shopping Centre Zone by extending it as shown in Attachment 2 of the submission.	Not 'on' Stage 1 PDP	Strategic Report
771	771.6		Hawea Community Association	1	Show requested Urban Growth Boundary for Lake Hawea Township. See Figure 3 of submission.	Reject	Strategic S42A Part D.
1012	771.6	FS1012.52	Willowridge Developments Limited	1	That the submission relating to the Hawea Urban Growth Boundary be allowed.	Reject	Strategic S42A Part D.
771	771.9		Hawea Community Association	1	Support that as shown in Map 17, the area of developed Rural Residential Zoning at the Lake Hawea township will not be rezoned.	Accept	Group 1 Report
697	697.2		Streat Developments Ltd	1	That the Proposed District Plan including the provisions of the Township Zone - Section 9 (DP), Rural Residential Zone - Section 22 (PDP) and PDP Map 17 be amended to allow for adjustment of the Rural Residential & Lifestyle Zone boundary with the Township Zone at Lake Hawea Township as outline in this submission.	Reject	Group 1 Report

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Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
1138	460.2	FS1138.2	Darryll Rogers	1	I seek that the whole of the submission be allowed	Reject	Group 1 Report
1141	460.2	FS1141.5	Melanie Rogers	1	I seek that the whole of the submission be allowed	Reject	Group 1 Report
462	462.2		Joel van Riel	1	Rezoning Sam John Place to allow minimum half acre lots.	Reject	Group 1 Report
1138	462.2	FS1138.5	Darryll Rogers	1	I seek that part of the submission be allowed. I agree that rezoning of this area occur, but believe that minimum lot sizes could be less than half an acre	Reject	Group 1 Report
1141	462.2	FS1141.3	Melanie Rogers	1	I seek that part of the submission be allowed. I believe that the area should be rezoned, but that minimum lot sizes could be less than half and acre	Reject	Group 1 Report
272	272.2		Robert Devine	1	Maintain the proposed District Plan Rural Residential zones as depicted in Map 17 of the proposed District Plan.	Accept	Group 1 Report
188	188.3		Gaye Robertson	1	The current rural residential zoning pertaining to lake Hawea and Hawea Flat areas remains unchanged.	Accept	Group 1 Report
1012	188.3	FS1012.41	Willowridge Developments Limited	1	That the submission supporting the retention of the Rural Residential Zone in Lake Hawea is disallowed insofar as it relates to Willowridge Developments Limited land between Domain Road, Noema Terrace, Capell Avenue and Cemetery Road and that the Willowridge submission to rezone the land as Low Density Residential is allowed	Reject	Group 1 Report
119	119.2		Laura Solbak	1	The current Rural Residential Zone in Lake Hawea remain unchanged.	Accept	Group 1 Report
1012	119.2	FS1012.34	Willowridge Developments Limited	1	That the submission supporting the retention of the Rural Residential Zone in Lake Hawea is disallowed insofar as it relates to Willowridge Developments Limited land between Domain Road, Noema Terrace, Capell Avenue and Cemetery Road and that the Willowridge submission to rezone the land as Low Density Residential is allowed.	Reject	Group 1 Report
445.1			Helwick St Limited	1	That the medium density zones be enacted. That the medium density areas immediately bordering both Wanaka and Queenstown business districts be deemed transitional zones to allow some small scale and appropriate commercial activity.	Accept	
653	653.2		Winton Partners Funds Management No 2 Limited.	1	Amend all Planning Maps to delete the Urban Growth Boundary.	Reject	Strategic S42A Part D.
412	412.2		Sir Clifford George Skeggs and Marie Eleanor Lady Skeggs	2	Opposes the location of the urban growth boundary and requests it should follow the boundary of the submitter's land (legally described as Lot 1 DP 303207) on the Wanaka-luggate State Highway (copied from submission point 412.2); AND Opposes the zoning of the submitter's land as Rural and requests Lot 1 DP303207 and the land immediately to the west be included in the adjoining Three Parks Special Zone and included in the Three Parks Special Zone Structure Plan for Tourism and Community Facilities and/or Commercial Activities. (Copied from point 412.4)	Reject	Group 2 Report
1012	412.2	FS1012.44	Willowridge Developments Limited	2	That the submission be allowed.	Reject	Group 2 Report
588	588.2		Bernie Sugrue	2	Rezoning Lot 5 DP 15016 from Rural to Rural Residential, being the 5.8 hectare site located on the corner of Wanaka - Luggate Highway (SH6) and Albert Town - Lake Hawea Road (SH 84).	Reject	Group 2 Report

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Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
149	149.2		M Beresford	2	Rezoned from Rural to Low Density Residential the land on planning map 18 located to the west of the Peninsula Bay area, legally described as Section 2 Blk XIV SECT 5 Lower Wanaka SD (CT OT18C/473) – 50.6742ha	Reject	Group 2 Report
413	413.1		Trustees of the Blennerhassett Family Trust	2	Opposes the location of the urban growth boundary at the western side of Wanaka shown on proposed planning map 18 and requests it be amended to follow the Outstanding Natural Landscape Line. Supports the location of the outstanding natural landscape shown on proposed planning map 18 as it relates to the submitter's land at Lot 1 DP 367753 and requests it be confirmed.	Reject	Group 2 Report
776	776.2		Hawthenden Limited	2	Oppose the alignment of the ONL line through Hawthenden Farm as shown on the Proposed District Plan Maps 18, 22 and 23. Amend the ONL landscape line as submitted. Oppose zoning of the entirety of Hawthenden Farm as Rural as shown on Proposed Planning Maps 18, 22 and 23. That identified areas of Hawthenden Farm are zoned Rural Lifestyle and Rural Residential.	Accept in Part	Group 2 Report
502	502.10		Allenby Farms Limited	2	Amend ONL, Rezoned from Rural to Large Lot Residential, Alter Building Line Restriction, Alter SNA E18C. Alter Urban Growth Boundary. Amend ONL line at Hikuwai	Reject	Group 2 Report
1041	502.9	FS1041.1	Quentin Smith	2	That the BRA adjacent to the SH be retained in its entirety as a valuable scenic amenity at the entrance to Wanaka.	Accept	Group 2 Report
152	152.1		Jackie (Plus others) Redai (Plus others)	2	Rezoned from Rural to Rural Residential the land located east of Riverbank Road and north of Orchard Road, comprising Lots 1 - 9 DP 300773, located on Planning Map 23.	Reject	Group 2 Report
1013	152.1	FS1013.1	Orchard Road Holdings Limited	2	Oppose in Part - That the submission is disallowed in advance of a decision on PC46. That the submission is disallowed if PC46 is rejected.	Reject	Group 2 Report
1136	152.1	FS1136.2	Ian Percy	2	We seek certainty that our growing, award winning vineyard business can continue to operate with the same safeguards as currently exist in the existing Rural General Zone	Accept	Group 2 Report
783	783.1		Robert and Rachel Todd	2	That the zoning of the area to the south of Studholme Road be amended from Rural as shown on Proposed District Plan Map 23 to Rural Lifestyle refer to attached map.	Accept	Group 2 Report
1135	783.1	FS1135.9	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report
815	815.1		Glenys and Barry Morgan	2	That the area to the south of Studholme Road, as shown on the plan attached to the submission be rezoned from Rural to Rural Lifestyle (see submission)	Accept	Group 2 Report
249	249.19		Willowridge Developments Limited	2	Rezoned Lot 3 DP17123 as Industrial B Zone and include within the Wanaka Urban Growth Boundary as shown Attachments 3a and 3b of the submission.	Reject	Group 2 Report

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Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
378	378.8		Peninsula Village Limited and Wanaka Bay Limited (collectively referred to as "Peninsula Bay Joint Venture" (PBJV))	2	Opposes the Low Density Residential Zone Boundary and the Outstanding Natural Landscape line and submits that Proposed District Plan Map 19 should be amended to reflect: <ul style="list-style-type: none"> <li>•The zone boundaries depicted in Annexure C of the submission.</li> <li>•The ONL classification confirmed by the Environment Court in January 2005 (Decision Number C010/2005) as per the map attached as Annexure C of the submission depicts the accurate location of the ONL; AND</li> </ul> Such further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
1049	378.8	FS1049.8	LAC Property Trustees Limited	2	The submitter seeks that the whole of the submission be disallowed	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
1095	378.8	FS1095.8	Nick Brasington	2	Allowing the proposed development will undermine the purpose and principles of the Resource Management Act 1991 ("the Act") and any notion of sustainable management within Peninsula Bay. The site is in an Outstanding Natural Landscape and within the previously agreed Open Space Zone. Further development in this area does not promote the sustainable management of natural and physical resources. The consequent loss of open space will have adverse effects on those properties that currently exist in the area. The submitter seeks that the whole of the submission be disallowed.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
1097	17.2	FS1097.20	Queenstown Park Limited	2	Oppose the extension of identified ONLs.	Reject	Strategic Report
322	322.5		Murray Stewart Blennerhassett	2	That existing smaller Rural lots which have a road frontage to Studholme Rd (east) have an effective Rural Residential Zoning applied as long as they can feasibly provide services. Furthermore I would ask the QLDC to consider a deferred or eventual Rural Lifestyle Zoning for other suitable areas within the surrounding land between Studholme Rd (east) and Cardrona Valley Rd.	Reject	Group 2 Report
322	322.7		Murray Stewart Blennerhassett	2	I seek to have the Outer Urban Growth Boundary to extend to the west up to Ruby Island Rd and to include both 'Barn Pinch Farm' and 'Rippon Vineyard' on Mt Aspiring Rd. I would further seek that areas within these properties which may be suitable for either Rural Residential or Rural Lifestyle zoning be identified and zoned appropriately now or else be identified now and deferred for a set time later.	Reject	Strategic S42A Part D.
518	518.1		Scott Mazey Family Trust	2	The continued zoning of the bottom terrace of the Mazey property (965 Aubrey Road, Albert Town, Wanaka (DP 406222)) as Rural zone- the submitter opposes the continued rural zoning of the lowest terrace (eastern most portion) of their property (identified on sheet 6 of the Landscape Assessment of the full submission). Rezone 1 Ha of land within this lower terrace as being suitable as Large Lot Residential zone, with a 'landscape protection overlay', to match the adjacent proposed zoning.	Reject	Group 2 Report
1254	518.1	FS1254.41	Allenby Farms Limited	2	Support in part. The submission be allowed, subject to a consistent ecological regime being applied over the remainder of the land owned by the Submitter on and adjacent to the Mt Iron ONF. Further conditions for support of this rezoning are that particular rules and restrictions within this LLR extension are included to ensure ongoing permanent management of that part of the SNA owned by the submitter, particularly including removal of wilding species and control of pest plants and animals. Such provisions should include the protection of significant ecological values and habitats, and future development restrictions. If the entire Mazey property is not able to be considered for the purposes outlined above, then the submission seeking rezoning should be disallowed.	Reject	Group 2 Report
518	518.2		Scott Mazey Family Trust	2	- Object to the alignment of the Wanaka Urban Growth Boundary as it relates to the Mazey property (as above). The submitter would like to propose a more appropriate alignment for the Wanaka Urban Growth Boundary as it follows the edge of existing residential development on the lower slopes of Little Mt Iron, to include approximately 1Ha of the submitter's property adjacent to the existing Large Lot Urban Residential zone. The Boundary should follow the base of a significant rocky bluff that divides the submitter's property into upper and lower terraces.	Reject	Group 2 Report

Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
1254	518.2	FS1254.42	Allenby Farms Limited	2	Support in part. The submission be allowed, subject to a consistent ecological regime being applied over the remainder of the land owned by the Submitter on and adjacent to the Mt Iron ONF. Further conditions for support of this rezoning are that particular rules and restrictions within this LLR extension are included to ensure ongoing permanent management of that part of the SNA owned by the submitter, particularly including removal of wilding species and control of pest plants and animals. Such provisions should include the protection of significant ecological values and habitats, and future development restrictions. If the entire Mazey property is not able to be considered for the purposes outlined above, then the submission seeking rezoning should be disallowed.	Reject	Group 2 Report
653	653.1		Winton Partners Funds Management No 2 Limited.	2	Amend Planning Map 18, so that the proposed Urban Growth Boundary extends around and incorporates the Site (190 – 192 Wanaka to Luggate Highway, legally described as Lot 1 DP 303207)., and the adjoining Puzzling World site.	Reject	Group 3 Report
1166	653.1	FS1166.1	Sir Clifford and Lady Marie Skeggs	2	We seek that the Wanaka Urban Growth Boundary line should follow the boundary of the land legally described as Lot 1 Deposited Plan 303207 shown on Planning Map 18.	Reject	Group 3 Report
692	692.1		R N Macassey, M G Valentine, L D Mills & Rippon Vineyard and Winery Land Co Limited	2	Amend the Urban Growth Boundary to coincide with the ONL line as described in this submission and adjust the ONL line to align with Waterfall Creek as shown on the attached plan in this submission (692).	Reject	Group 2 Report
733	733.2		John Young	2	Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report
741	741.2		Marianne Roulston	2	Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report
742	742.2		Gerald Telford	2	Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report
743	743.2		K and M R Thomlinson	2	Seeks that the land adjacent to Riverbank Rd zoned Rural Lifestyle, located between the intersections of Ballantyne Rd and SH6 Wanaka, (including 36 Riverbank Road) is rezoned to Rural Residential.	Reject	Group 2 Report
1065	743.2	FS1065.17	Ohapi Trust	2	Support the submission to change the zoning along Riverbank Road from Rural Lifestyle to Rural Residential	Reject	Group 2 Report
745	745.2		Danni and Simon Stewart	2	Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report
747	747.2		M and E Hamer	2	Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report
749	749.2		Craig and Maree Jolly and Shaw	2	Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report
750	750.2		Peter J E and Gillian O Watson	2	Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report
753	753.2		Graham P and Mary H Dowdall	2	Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report
756	756.2		E B Skeggs	2	Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report
17	17.2		Elizabeth Purdie	2	Rezoning the land on the eastern side of Riverbank Road Wanaka, currently zoned Rural Lifestyle Zone to Rural Residential Zone.	Reject	Group 2 Report
91	91.4		Orchard Road Holdings Limited	2	Rezoning Lot 99 DP445766 and Lot 3 DP374697, being the land located between the Plan Change 36 land and Orchard Road, from Rural to Low Density Residential, located on planning maps 18 and 23.	Reject	Group 2 Report
1027	91.4	FS1027.3	Denise & John Prince	2	The whole part of the submission should be disallowed.	Accept	Group 2 Report

**Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)**

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
1131	91.4	FS1131.1	Jackie and Simon Redai	2	These parts of the submission should be allowed, conditional on the following outcomes: - Rezoning of the land to Rural Residential rather than low density Residential, if the Urban Growth Boundary remains where is is. - If the Urban Growth Boundary is to be moved it should incorporate the land along Orchard Road and Riverbank Road (see map attached to further submission). - The rezoning of the land to Low Density Residential is logical if the Urban Growth Boundary is moved to the areas on the attached map.	Reject	Group 2 Report
638	638.3		Northlake Investments Ltd	2	Amend Planning Maps 18, 19 and 20 to: a) Remove reference to Rural General Zoning (Operative Plan) over the land affected by PC45 and replace with Northlake Special Zone; b) Amend the ONF boundary which is shown on Planning Map 18 north of Outlet Road so that it coincides with the Urban Growth Boundary which runs along the northern boundary of the PC45 zone approved by the Environment Court c) Extend the ONF boundary referred to above, together with the UGB referred to above, eastwards so that they run parallel to the southern bank of the Clutha River. These amendments will have the following consequences: i. The Hikuwai Conservation Area will be excluded from the Clutha River ONF. This is appropriate, as the Hikuwai Conservation Area does not naturally form part of the Clutha River ONF valley. ii. The Hikuwai Conservation Area will be within the UGB. This is appropriate, as the objectives and policies for UGB anticipate that a UGB may contain areas not suitable for urban development, such as areas with ecological values. d) Exclude the land identified as Activity Area A, that is zoned Rural Residential from the relief sought by this submission.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
638	638.4		Northlake Investments Ltd	2	Amend Planning Maps 18, 19 and 20 to: a) Remove reference to Rural General Zoning (Operative Plan) over the land affected by PC45 and replace with Northlake Special Zone; b) Amend the ONF boundary which is shown on Planning Map 18 north of Outlet Road so that it coincides with the Urban Growth Boundary which runs along the northern boundary of the PC45 zone approved by the Environment Court c) Extend the ONF boundary referred to above, together with the UGB referred to above, eastwards so that they run parallel to the southern bank of the Clutha River. These amendments will have the following consequences: i. The Hikuwai Conservation Area will be excluded from the Clutha River ONF. This is appropriate, as the Hikuwai Conservation Area does not naturally form part of the Clutha River ONF valley. ii. The Hikuwai Conservation Area will be within the UGB. This is appropriate, as the objectives and policies for UGB anticipate that a UGB may contain areas not suitable for urban development, such as areas with ecological values. d) Exclude the land identified as Activity Area A, that is zoned Rural Residential from the relief sought by this submission.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
721	721.1		Robert & Lynette Duncan	1	Rezoning the Large Lot Residential land on Aubrey Road as Medium Density Residential to be consistent with the Environment Court decision on Plan Change 45 (North Lake)	Reject	Group 1 Report
692	692.2		R N Macassey, M G Valentine, L D Mills & Rippon Vineyard and Winery Land Co Limited	2	Amend the Urban Growth Boundary to coincide with the ONL line as described in this submission and adjust the ONL line to align with Waterfall Creek as shown on the attached plan in this submission (692).	Reject	Group 2 Report
773	773.6		John & Jill Blennerhassett	2	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).	Reject	Strategic S42A Part D.

Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
773	773.9		John & Jill Blennerhassett	2	support ONL line, Oppose alignment of Zone boundary between West Meadows and Studholme Road  - The submitter supports re-alignment of the ONL line to the proposed position along Ruby Island Road, as recommended in Marion Read's report to QLDC (excerpt; p13 of the report - attached to the original submission). When the ONL line was placed on the Landscape Categorisation (Wanaka) map, it did not correspond with the ruling handed down by Judge Jackson on the issue and was, clearly, not coherent with the position of the classification on the opposite side of Wanaka-Mount Aspiring Road. - The submitter also seeks the re-alignment of the zone boundary between West Meadows Drive and 102 Studholme Road (as shown on the original submission plan of Nic Blennerhassett. The current zone boundary follows neither cadastral boundary nor obvious landscape feature; it has proved problematical for the West Meadows / Ruby Ridge subdivision as well as the subdivision of 100 and 102 Studholme Road. This is an opportunity to align the zone boundary more sensibly in terms of landscape and property boundaries.	Reject	Group 1 and Group 2 Reports
773			John & Jill Blennerhassett	2	The 2007 Landscape Protection designation was not requested by the public, and the land over which it was placed has no unifying landscape character. It seems to have been the result of ingenuous and/or ingenious bureaucratic invention similar to the uber decision-making that apparently saw the Blennerhassett (and part of the Mills) land as 'undeveloped and available' ! Would such a manoeuvre have been tried with land owned by one of the 'locally prominent' developers ? ... we doubt it !	Reject	Strategic S42A Part D.
160	160.2		Calvin Grant & Jolene Marie Scurr	2	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Lifestyle.	Accept	Group 2 Report
1135	160.2	FS1135.2	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report
1156	160.2	FS1156.2	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report
161	161.1		Glenys & Barry Morgan	2	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Residential.	Accept	Group 2 Report
1135	161.1	FS1135.3	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report
1156	161.1	FS1156.3	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report
227	227.2		Don & Nicola Sarginson	2	That the area to the south of Studholme Road, as shown on the attached plan be rezoned from Rural to Rural Lifestyle.	Accept	Group 2 Report
1135	227.2	FS1135.6	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report
1156	227.2	FS1156.6	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report
254	254.1		Nicola Todd	2	Planning Map 23 be amended to include a Rural Lifestyle zone south of Studholme Road to Cardrona Valley Road as shown on plan attached to submission.	Accept	Group 2 Report
1135	254.1	FS1135.7	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report
1156	254.1	FS1156.7	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report
725	725.4		Ian Percy & Fiona Aitken Family Trust	2	Rezone 246 Riverbank Road a special character zone, similar to the form of the Gibbston Character Zone. See submission for further detail.	Reject	Group 2 Report
1013	725.4	FS1013.7	Orchard Road Holdings Limited	2	That the submission is disallowed.	Accept	Group 2 Report
725	725.6		Ian Percy & Fiona Aitken Family Trust	2	Amend the Urban Growth Boundary line for Wanaka to reflect the line shown on the attached Plan Change 46 which included some of 246 Riverbank Road. See submission for further detail.	Reject	Group 2 Report
1013	725.6	FS1013.9	Orchard Road Holdings Limited	2	That the submission is disallowed.	Accept	Group 2 Report



Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
796	796.1		Joanne Young	2	Planning Map 23 be amended to include a Rural Lifestyle zoned area south of Studholme Road to Cadrona Valley Road, as shown on the attached plan.	Accept	Group 2 Report
1135	796.1	FS1135.11	Glenys and Barry Morgan	2	Allow the amendment of Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road.	Accept	Group 2 Report
1156	796.1	FS1156.9	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report
1156	815.1	FS1156.10	Paterson Pitts Partners (Wanaka) Ltd	2	That the submission to amend Planning Map 23 to include a Rural Lifestyle zone in the area south of Studholme Road to Cardrona Valley Road be allowed.	Accept	Group 2 Report
432	432.2		Christine Pawson	2	Amend planning map 24 to change the zoning from rural lifestyle to rural residential zone on the land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town.	Reject	Group 2 Report
440	440.2		Trevor and Mary-Anne Sievers	2	Amend planning map 24 to change the zoning from rural lifestyle to rural residential zone on the land located to the south east of Jack Young Place and to the west of Templeton Street, Albert Town.	Reject	Group 2 Report
773	773.8		John & Jill Blennerhassett	2	The submitter seeks that the Wanaka 2020 Outer Growth Boundary should be shown on this map (see landscape assessment and map reference on the original submission).	Reject	Strategic S42A Part D.
384	384.22		Glen Dene Ltd	3	It is sought that an approximately 13 hectare area around the Glen Dene Homestead be rezoned from Rural to Rural Lifestyle, We would like to see an area around the Glen Dene Homestead zone Rural Residential We <b>oppose</b> being zone ONL our around our farming curtilage.	Reject	Group 3 Report
384	384.1		Glen Dene Ltd	3	To extend Designation 175 to cover campground operations and facilities which extend over both Pt Sec 2 Block II Lower Hawea Survey District parcels.	N/A	Matter addressed in the Designations Hearing Stream 7.
384	384.2		Glen Dene Ltd	3	We submit that the Hawea Campground, including underlying the campground designation 175, be rezoned to Rural Visitor Zone.	Reject	Group 3 Report
384	384.3		Glen Dene Ltd	3	The Lake Hawea Holiday Park and the land around it have been identified by the Proposed District Plan as being within an area of Outstanding Natural Landscape (ONL). This area should be considered as being within the Rural Landscape Classification	Reject	Group 3 Report
585	585.3		Heather Pennycook	3	The Rural Lifestyle Zone, continued from the operative District Plan, at Makarora be rezoned Rural and made an outstanding natural landscape.	Accept in Part	Group 3 Report
585	585.4		Heather Pennycook	3	The Rural Lifestyle Zone, continued from the operative District Plan, at Makarora be rezoned Rural and made an outstanding natural landscape.	Accept in Part	Group 3 Report
482	482.2		Lake McKay Station Ltd	3	Modify ONL Lines at various locations	Accept in Part	Group 3 Report
483	483		Lake McKay Station Ltd	3	Rural Residential Zone Request	Accept in part	Group 3 Report
1091	483.3	FS1091.12	Jeremy Bell Investments Limited	3	Disallow until further information demonstrates that: - re-zoning is appropriate. - key infrastructure will be available to all proposed sites. - the effects that the various access options will have on the environments and/or unachievable options are removed from the proposal	Accept in part	Group 3 Report
1104	483.3	FS1104.3	Jeffrey Adrian Feint	3	Oppose the part of the submission which relates to road access option 2 utilising the paper road, as it would adversely affect the submitter's property and cause a traffic hazard at the intersection with SH6.	Accept in part	Group 3 Report
1091	483.2	FS1091.11	Jeremy Bell Investments Limited	3	Disallow until further information demonstrates that: - re-zoning is appropriate. - key infrastructure will be available to all proposed sites. - the effects that the various access options will have on the environments and/or unachievable options are removed from the proposal	Accept in part	Group 3 Report
1104	483.2	FS1104.2	Jeffrey Adrian Feint	3	Oppose the part of the submission which relates to road access option 2 utilising the paper road, as it would adversely affect the submitter's property and cause a traffic hazard at the intersection with SH6.	Accept in part	Group 3 Report
484			Lake McKay Station Ltd	3	Rezone the submitters property from Rural to Rural Lifestyle Zone. (See full submission and background reports / S32)	Reject	Group 3 Report
	484.1	FS1091.13	Jeremy Bell Investments Limited	3	Disallow until further information demonstrates that: - re-zoning is appropriate. - key infrastructure will be available to all proposed sites. - the effects that the various access options will have on the environments and/or unachievable options are removed from the proposal	Accept in part	Group 3 Report

**Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)**

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
	484.1	FS1340.114	Queenstown Airport Corporation	3	Area 1 of the Plan Change is partially located within an area where the ground surface penetrates the Conical and Inner Horizontal Surface at Wanaka Airport. In accordance with Designation 64, Airport Approach and Protection Measures, no object, including any building, structure, mast, pole, or tree shall penetrate the horizontal and conical surfaces except with prior approval of the requiring authority, or where the object is determined to be shielded by an existing immovable object in accordance with recognised aeronautical practice. It is therefore necessary to determine whether the site is "shielded by an existing immovable object in accordance with recognised aeronautical practice" in order to determine if it is appropriate to rezone this site for any intended purpose other than rural activities.	Accept	Group 3 Report
400	400.1		James Cooper	3	Remove the Outstanding Natural Landscape line notation on the Submitter's Land, legally described as: <ul style="list-style-type: none"> <li>•Lot 1 Deposited Plan 312812</li> <li>•Section 6 Survey Office Plan 439904</li> <li>•Section 1, 3-4 Block XI Lower Wanaka Survey District and Section 3-13, 15, 1556R Block VI Lower Hawea Survey District and Section 3-5 Survey Office Plan 439904</li> <li>•Section 42 Block V Lower Hawea Survey District and Part Section 41 Block V Lower Hawea Survey District and Section 1 Survey Office Plan 301397</li> <li>•Lot 2 Deposited Plan 478965 and Lot 4 Deposited Plan 20242</li> <li>•Part Lot 3 Deposited Plan 20242</li> </ul>	Reject	Group 3 Report
581	581.2		Lesley and Jerry Burdon	3	Rezoning Lot 1 DP 396356, being 38 hectares of land generally located on the eastern side of Lake Hawea from Rural to Rural Lifestyle, with the inclusion of a building restriction area.	Reject	Group 3 Report
1032	581.2	FS1032.2	Marjorie Goodger	3	The Area has already been compromised. The lake has been artificially raised and is now over used by Contact Energy which affects the environment. The life style block has the ability to absorb the change without affecting the environment. It is a natural area for supporting the growth of Lake Hawea	Reject	Group 3 Report
1033	581.2	FS1033.2	Sheila & Brian McCaughan	3	Our area suffers from exploitation of our lake which is artificially lowered by Contact Energy to alarming levels. We also have the main highway to contend with. The landscape therefore is already modified and this subdivision will protect and enhance the area	Reject	Group 3 Report
1037	581.2	FS1037.2	Dan Pinckney	3	I would recommend that QLDC should approve this submission	Reject	Group 3 Report
1177	581.2	FS1177.2	D M Cochrane	3	I Support the application as being further progress for lifestyle subdivision, which will enhance the approach into Hawea Township	Reject	Group 3 Report
1183	581.2	FS1183.2	Richard and Sarah Burdon	3	I Support the application to subdivide as proposed in the submission 581	Reject	Group 3 Report
706	706.58		Forest and Bird NZ	3	Delete the Rural Lifestyle zone at Rekos Point and rezone as Rural, being the land located between Kane Road and the Clutha River, identified on Planning Map 18 and 18a	Accept	Group 3 Report
1162	706.58	FS1162.112	James Wilson Cooper	3	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject	Group 3 Report
583	583.7		Glendhu Bay Trustees Limited	3	Amend Planning Map 7 to identify the Glendhu Station Special Zone as shown on the plan attached to this submission.	Reject	Group 3 Report

Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
1094	583.7	FS1094.7	John Johannes May	3	The Environment Court granted consent to the Parkins Bay Preserve Limited development following an interim decision which ultimately concluded that the proposal would not achieve the purpose of the Act. The Applicant was invited to propose further conditions of consent to further mitigate and compensate for the effects of the proposed development. To the extent that submission 583 is consistent with the decision of the Environment Court the submitter does not oppose it. Where the relief sought by submission 583 is inconsistent with the decision of the Environment Court it is strongly opposed. The submitter opposes the relief to rezone the relevant land to 'Glendhu Station Special Zone'. The submitter further seeks that the relief sought to classify Fern Burn Valley 'Rural Landscape' be disallowed. The submitter relies on an Environment Court decision C73/2002 in seeking this relief. However, the Court's provisional finding from that decision was overridden by its finding in the subsequent decisions relating to Parkins Bay Preserve ( Upper Clutha Tracks Trust and Ors v. Queenstown Lakes District Council [201 OJ NZEnvC 483] where at paragraphs [79]-[81] the Court concludes that the relevant landscape is an Outstanding Natural Landscape. There is nothing in the submission that suggests this conclusion is no longer accurate. Relief requested in relation to the subdivision chapter (Chapter 27) as a consequence to the rezoning of the relevant land is opposed for the reasons set out in this further submission.	Accept	Group 3 Report
1034	583.7	FS1034.239	Upper Clutha Environmental Society (Inc.)	3	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept	Group 3 Report
1053	583.7		Tui Advisors	3	Oppose	Accept	Group 3 Report
1125	583.7		MNZ Fire Service	3	Oppose	Accept	Group 3 Report
1149	583.7		Noel Williams	3	Oppose	Accept	Group 3 Report
531	531.30		Crosshill Farms Limited	3	Amend Map 18 as follows; Relocate the boundary of the ONL/ RLC to be located along the top of the steep escarpment formed by the Clutha river. The map attached to this submission shows this proposed relocation marked in red.	Accept in part	Group 3 Report
531	531.31		Crosshill Farms Limited	3	Amend Map 18 as follows: Delete SNA (E39A, SNA A Short tussock grassland and cushion field).	Reject	Group 3 Report
531	531.33		Crosshill Farms Limited	3	Amend Map 18 as follows: Rezone the areas identified within the proposed RLC covering the Crosshill Farm as Rural Lifestyle as identified as hatched on the map attached to this submission.	Reject	Group 3 Report
782	782.2		Jeremy Bell Investments Ltd	3	To rezone the 14.54 hectare area of land located on the southern side of Wanaka Airport and SH6 from Rural to a new zone called Wanaka Airport Mixed Use Zone (WAMUZ)	Reject	Group 3 Report
1340	782.2	FS1340.165	Queenstown Airport Corporation	3	Rezoning the land may potentially result in significant adverse effects on Wanaka Airport that have not been appropriately assessed in terms of section 32 of the Act. QAC submits the that the rezoning request be disallowed.	Accept	Group 3 Report
820	820.4		Jeremy Bell Investments	3	Amend proposed Planning Maps 18 and 11 to change the zoning of the specific area identified within 'Appendix1: Proposed Rural Lifestyle Zone Location map' to that of Rural Lifestyle and corresponding 'No Build Area'.	Reject	Group 3 Report
820	820.10		Jeremy Bell Investments	3	Submission relates to the land owned by Jeremy Bell Investments Ltd and located at Lots 1-3 DP 300397 and Section 32 BLK VI TARRAS SD (generally located off Smith Road/Mount Barker Road, shown on proposed planning map 18. Opposes the proposed zoning of these properties as entirely Rural zone. Seeks that the land identified within the outlined area of the attached map be re-zoned in part as Rural Lifestyle zone (71.2ha) with a dedicated no build area (22ha) where these areas are more sensitive to landscape matters. Amend proposed Planning Maps 18 and 11 to change the zoning of the specific area identified within 'Appendix 1: Proposed Rural Lifestyle Zone Location Map' to that of Rural Lifestyle and corresponding 'No Build Area'.	Reject	Group 3 Report

**Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)**

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
820	820.3		Jeremy Bell Investments	3	Amend proposed Planning Maps 18 and 11 to change the zoning of the specific area identified within 'Appendix1: Proposed Rural Lifestyle Zone Location map" to that of Rural Lifestyle and corresponding 'No Build Area'.	Reject	Group 3 Report
820	820.6		Jeremy Bell Investments	3	That the land identified as 'no build' within Appendix 1 - Proposed Rural Lifestyle Plan, Criffel Station Wanaka, be adopted within Planning map 18 and 11 where relevant for the purposes of landscape protection.	Reject	Group 3 Report
1034	820.10	FS1034.154	Upper Clutha Environmental Society (Inc.)	3	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept	Group 3 Report
1034	820.3	FS1034.147	Upper Clutha Environmental Society (Inc.)	3	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept	Group 3 Report
1034	820.6	FS1034.150	Upper Clutha Environmental Society (Inc.)	3	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Accept	Group 3 Report
242	242.1		Andrew & Zuzana Millson	3	As the current online documents available on QLDC's website (along with Map 8) are not detailed enough, it is not possible to comprehend a true boundary between ONF line and Visual Amenity Landscape. We would like QLDC take into consideration new outlined boundary as per attached scanned document, where the line is following the exact contours of the mountain. It does seem that every time an ONF assessment is made, more and more ground is included into ONF area and we don't believe that alluvial fans are part of the ONF area and should be inside the line.	Reject	Group 3 Report
388	388.1		Dave Sherwin	3	I seek to have the western portion of land parcel Lot 2 DP 436345, north of Hawea Cemetery Reserve, and west of 'Gladstone Gap', correctly mapped as Rural Landscape. This is consistent with the assessment of Anne Steven & Marion Reed, the Environment Court in RMA 0898/03 and the nature, use and visual amenity of the land. I'm not proposing the entire area of land (Lot 2 DP 436345) be classified as Rural Landscape but I do believe based on the past evaluation decisions that the land directly east of Muir Road (and Lake Hawea township QLDC services) be correctly classified as Rural Landscape (given that Visual Amenity Landscape is being removed from Rural Chapter). The logical start of the ONL classification would be the area known as 'Gladstone Gap' where it would join the ONL landscape line as proposed along the moraine. This is also a logical transition from Township residential zoning to Rural Landscapes. The ONL line submitted by Anne Steven and peer reviewed agreed with by Marion Reed is very close to what has been assessed by Resource Consents and the Environment Court. I have attached a copy of this map along with supporting documentation.	Reject	Group 3 Report
1085	388.1	FS1085.12	Contact Energy Limited	3	Lot 1 DP25208 is part of Contact's hydro assets and should remain zoned as hydro generation zone.	Not 'on' Stage 1	Strategic
390	390.3		Run 505 Limited	3	Delete Significant Natural Areas F26C1 and F26C3 from Planning Map 10.	N/A	Matter considered in Rural Hearing. Refer to Rural S42a and Glenn Davis evidence.
829	829.5		Anderson Branch Creek Ltd	3	Remove the significant natural areas as shown on the map (F2A, F2B_1, F2B_2, F2C and F2D)	N/A	Matter considered in Rural Hearing. Refer to Rural S42a and Glenn Davis evidence.
249	249.22		Willowridge Developments Limited	3	Rezoned land to the east of Luggate Township as Low Density Residential and Rural Residential as per Attachment 4 of the submission.	Reject	Group 3 Report
252	252.13		HW Richardson Group	3	Oppose in part. HWRG understands that the zoning of the Upper Clutha Transport Depot located at 114, 126 and 132 Main Road, Luggate will be notified in Stage 2 of the Proposed Plan process. HWRG seeks that the zoning for its site at Luggate is appropriately zoned via Stage 2 as a zone that will provide for the activities taking place at this site as a permitted activity.	Not 'on' Stage 1	Operative Township Zone is not a stage 1 PDP Zone and the submission is out of scope.
314	314.2		Wakatipu Holdings	3	The Submitter seeks that Lot 1 DP 300025 as identified in the attached map is re-zoned from Rural General to Rural Lifestyle.	Reject	Group 3 Report
1309	314.2	FS1309.2	The Alpine Group	3	the submission of Wakatipu Holdings Limited is rejected.	Accept	Group 3 Report
314	314.3		Wakatipu Holdings	3	The Submitter seeks the removal of the Hydro Generation zoning over Lot 1 DP 300025 and it is rezoned Rural Lifestyle.	Not 'on' Stage 1	Part 5 Strategic Planning S42A.
1309	314.3	FS1309.3	The Alpine Group	3	the submission of Wakatipu Holdings Limited is rejected.	Accept	Part 5 Strategic Planning S42A.
314	314.7		Wakatipu Holdings	3	Submitter seeks Designation 429 - Luggate Closed Landfill be removed or amended to accurately depict the extent of the landfill.	Reject	Matter addressed in the Designations Hearing Stream 7.

Appendix 2 to the Section 42A Report - Upper Clutha Mapping (Strategic)

Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
1309	314.7	FS1309.7	The Alpine Group	3	the submission of Wakatipu Holdings Limited is rejected.	Reject	Matter addressed in the Designations Hearing Stream 7.
245	245.1		Graeme Ballantyne	3	That the proposed line demarcating ONF/ONL land east of Muir Road and dissecting the Hawea Cemetery be moved north to the blue line indicating Hydro Generation Zone (operative) and extended as far as the ancient lake outflow (Gladstone Gap).	Reject	Group 3 Report
282	282.3		Sarah Burdon	3	Currently the zoning of the camp and surrounding land – approximately 23 hectares is zoned Rural General. We support that this area, including underlying the campground designation 175, be rezoned to Rural Visitor Zone and that the area be planned for future development which can be done in stages. That the classification ONL be removed from the Lake Hawea Holiday Park (shown on Proposed Planning Map 17) and surrounding area ~23 ha. This area should be considered as being within the Rural Landscape Classification. Would like to see Designation 175 extended to cover campground operations and facilities which extend over both Pt Sec 2 Block II Lower Hawea Survey District parcel so that the whole campground (15.7 hectares) is designated for Motor Park not just Part.	Reject	Group 3 Report
388	388.3		Dave Sherwin	3	I seek to have the western portion of land parcel Lot 2 DP 436345, north of Hawea Cemetery Reserve, and west of 'Gladstone Gap', correctly mapped as Rural Landscape. This is consistent with the assessment of Anne Steven & Marion Reed, the Environment Court in RMA 0898/03 and the nature, use and visual amenity of the land. I'm not proposing the entire area of land (Lot 2 DP 436345) be classified as Rural Landscape but I do believe based on the past evaluation decisions that the land directly east of Muir Road (and Lake Hawea township QLDC services) be correctly classified as Rural Landscape (given that Visual Amenity Landscape is being removed from Rural Chapter). The logical start of the ONL classification would be the area known as 'Gladstone Gap' where it would join the ONL landscape line as proposed along the moraine. This is also a logical transition from Township residential zoning to Rural Landscapes. The ONL line submitted by Anne Steven and peer reviewed agreed with by Marion Reed is very close to what has been assessed by Resource Consents and the Environment Court. I have attached a copy of this map along with supporting documentation.	Reject	Group 3 Report
1085	388.3	FS1085.14	Contact Energy Limited	3	Lot 1 DP25208 is part of Contact's hydro assets and should remain zoned as hydro generation zone.	Not 'on' Stage 1	not within scope of stage 1 PDP
163	163.4		Vaughn Woodfield	3	Reject the scheduling of SNA E38A-1 on Lot 6 Stevensons Road.	N/A	Matter addressed in the Rural Hearing
1020	163.4	FS1020.4	Vaughn Woodfield	3	This submission does not appear on the submissions map. There is a lot of land in the public domain that has protection with the same foliage growing on this private property. Rezoning this private property does not protect any other species not already protected, but restricts the use of the land for what it has been used for previously and is planned to continue to be used for, namely pastoral use.	N/A	Matter addressed in the Rural Hearing
198	198.2		Kate Woodfield	3	Reject SNA area E38A_1 as shown on planning map 18	N/A	Matter addressed in the Rural Hearing
339	339.66		Evan Alty	3	Delete the Rural Lifestyle zone at Rekos Point and rezone as Rural, being the land located between Kane Road and the Clutha River, identified on Planning Map 18 and 18a	Accept	Group 3 Report
400	400.9		James Cooper	3	Remove designation E18B from the Submitter's Land, as legally described in submission point 400.2	Reject	Group 3 Report
791	791.21		Tim Burdon	3	Landscape Classification Maps: Like to see the landscapes checked for consistency and accuracy. See submission for further detail.	Accept in part	Group 3 Report
791	791.22		Tim Burdon	3	Would like to see the areas including Maungawera Valley and Mt Brown above Dublin Bay reviewed. See submission for further detail.	Accept in part	Group 3 Report
794	794.21		Lakes Land Care	3	Landscape Classification Maps: Like to see the landscapes checked for consistency and accuracy. See submission for further detail.	Accept in part	Group 3 Report
794	794.22		Lakes Land Care	3	Would like to see the areas including Maungawera Valley and Mt Brown above Dublin Bay reviewed. See submission for further detail.	Accept in part	Group 3 Report

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Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
800	800.2		F M A Taylor	3	The designation of Outstanding Natural Feature for the Clutha River be limited to the river and, in the case of specific areas adjacent to the river that are significant enough to need such a designation (such as Halliday Bluff), the river plus its crown reserve. The crown reserve offers protection of between 80 and 100 metres either side of the Clutha river from the Cardrona-Clutha confluence to Luggate. The designation ONF is inappropriate as a way of describing a wider tract of land adjoining the river and/or visible from the river. The term should be limited as far as possible to the feature itself, that is the river, and the designation ONF should be sufficient to protect those areas immediately adjacent to and visible from the ONF without the need to incorporate more land within the classification ONF.	Reject	Group 3 Report
100	100.1		Stephen Leary	3	Confirm the Rural Lifestyle Zone on the property at 218a Wanaka Mt Aspiring Road.	Accept	No comment necessary. Seeks PDP zoning confirmed.
110	110.13		Alan Cutler	3	Correct map 24. The ONF line on the true right bank either side of the SH bridge must extend beyond the edge of the river. With regard to ONL mapping Clutha River ONF at Albert Town (Map 24b)	Accept in part	Group 3 Report
1038	110.13	FS1038.2	Seven Albert Town Property Owners . See Table in Attachments	3	The submission be disallowed in its entirety.	Reject	Group 3 Report
1038	110.13	FS1038.2	Seven Albert Town Property Owners . See Table in Attachments	3	The submission be disallowed in its entirety.	Reject	Group 3 Report
2	2.1		Jeff Rogers	3	Rezone Lot 1 DP 303093 at Cardrona from Rural as shown on Planning Map 24a to Rural Visitor Zone.	Reject	Group 3 Report
800	800.3		F M A Taylor	3	The designation of Outstanding Natural Feature for the Clutha River be limited to the river and, in the case of specific areas adjacent to the river that are significant enough to need such a designation (such as Halliday Bluff), the river plus its crown reserve. The crown reserve offers protection of between 80 and 100 metres either side of the Clutha river from the Cardrona-Clutha confluence to Luggate. The designation ONF is inappropriate as a way of describing a wider tract of land adjoining the river and/or visible from the river. The term should be limited as far as possible to the feature itself, that is the river, and the designation ONF should be sufficient to protect those areas immediately adjacent to and visible from the ONF without the need to incorporate more land within the classification ONF.	Reject	Group 3 Report
800	800.3		F M A Taylor	3	The designation of Outstanding Natural Feature for the Clutha River be limited to the river and, in the case of specific areas adjacent to the river that are significant enough to need such a designation (such as Halliday Bluff), the river plus its crown reserve. The crown reserve offers protection of between 80 and 100 metres either side of the Clutha river from the Cardrona-Clutha confluence to Luggate. The designation ONF is inappropriate as a way of describing a wider tract of land adjoining the river and/or visible from the river. The term should be limited as far as possible to the feature itself, that is the river, and the designation ONF should be sufficient to protect those areas immediately adjacent to and visible from the ONF without the need to incorporate more land within the classification ONF.	Reject	Group 3 Report
335	335.5		Nic Blennerhassett	3	Map 22 I support the re-alignment of the ONL line to its proposed position along Ruby Island Road	Reject	Group 3 Report
325	325.7		Solobio Ltd - owner of Matukituki Station	3	Oppose the identification of the flats and downs within Matukituki Station as ONL and request that they be classified as Rural Landscape.	Reject	Group 3 Report
1282	325.7	FS1282.1	Longview Environmental Trust	3	That the submission of Solobio Limited as it relates to the landscape classification of the flats and downs on Matukituki Station is rejected.	Accept	Group 3 Report
706	706.55		Forest and Bird NZ	3	Delete the Makarora Rural Lifestyle zone and rezone Rural. Amend maps to rezone the Makarora Valley as Rural except for the town ship.	Accept in Part	Group 3 Report

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Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
704	704.4		Ross & Judith Young Family Trust	3	Amend Map 18a to provide for the following activities to occur as permitted or controlled activities on the land on the western corner of Mt Barker Rd and State Highway 6, legally described as Lots 1 and 10 DP3505038 and Part Section 9 Block VIII Lower Hawea Survey District, held in Computer Freehold Register 112402: 1 airport related infrastructure; 2 visitor accommodation.	Reject	The decision of the Environment Court and High Court relating to commercial activities on this land should be upheld and visitor accommodation and airport zoning is not considered appropriate. The submission is not supported by any information. On the basis of the recent Environment Court and High Court decisions and lack of supporting information a more detailed analysis has not been undertaken. The Rural Zone is the most appropriate zone.
704	704.4	FS1340	Queenstown Airport Corporation	3	Oppose in Part/Support in Part	Reject	Refer to above assessment.
635	635.86		Aurora Energy Limited	General	Insert Critical Electricity Line's onto the District Plan Planning Maps Provide Appropriate recognition and protection of the electricity distribution network in the District by identifying Aurora's sub-transmission network and Critical Electricity Lines and substations on the Proposed District Plan maps. Such notations will have the effect of advising all interested parties in the District of development constraints in close proximity to CEL's and zone substations. <b>(See Annexure Two of submission for plans showing the location of the Critical Electricity Lines)</b>	Accept in Part	Addressed in Hearing Stream District Wide: Utilities
1301	635.86	FS1301.20	Transpower New Zealand Limited (Transpower)	General	Neutral, but oppose terminology - Allow, but delete the term in the legend „subtransmission lines? and instead refer to the lines as „electricity distribution line corridor'	Accept in Part	Addressed in Hearing Stream District Wide: Utilities
145	145.16		Upper Clutha Environmental Society (Inc)	General	The Landscape Lines determined in the Proposed District Plan process are excluded from the Plan altogether because they are not credible. Failing this the Society seeks that the Landscape Lines are included on District Plan maps as dotted lines and that the Landscape Lines are described as guidelines that are purely indicative. If this course of action is taken the Society seeks that the text on maps in the Operative District Plan are amended and included in the Proposed District Plan as follows: <i>“Boundary between two different landscape categories...these dotted lines have been determined under a broad-brush analysis as part of the District Plan process but have not yet been through the Environment Court process to determine their exact location and are not definitive. The dotted lines are purely indicative until their exact location has been determined through the Environment Court process.”</i> Such an approach would give more certainty to landowners and applicants and would be consistent with the Act while at the same time accepting that only a fine-grained analysis under Court conditions can accurately define Landscape Lines where they are contentious.	Reject	Strategic S42A Part D.
	145.16	FS1097.35	Queenstown Park Limited	General	Support for the reasons outlined in QPL's primary submission.	Reject	Strategic S42A Part D.
	145.16	FS1162.16	James Wilson Cooper	General	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Reject	Strategic S42A Part D.
177	177.11		Universal Developments Limited	General	Amend the planning maps so that the ONL lines are only shown on land that is zoned rural.	Accept in Part	Strategic S42A Part D.
			The Alpine Group Limited	General	Rejects the arbitrary use of ONL. Specifically, rejects that ONL should only be applied in areas that would be more suited to a comprehensive and systematic application of RLC. Seek to redefine the boundaries of RLC and ONL.	Reject	Strategic S42A Part D.
315	315.5		Susan Cleaver	General	That the ONL lines are re-evaluated and are removed from areas that include pastoral farmland, residential areas and medium density zones.	Reject	Strategic S42A Part D.
221	221.8			General			

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Submitter Number	Original Point Number	Further Submission No	Submitter	Hearing Order Group: 1 (Urban). 2 (Fringe). 3 (Rural)	Submission Summary	Planner Recommendation	Issue Reference
607.24			Te Anau Developments Limited	General	Consider rezoning all Rural Visitor Zones just Visitor Zones (i.e. remove them from the rural chapter provisions).	Not 'on' Stage 1	The Rural Visitor Zones are not part of Stage 1 of the PDP and the Rural Visitor Zones are not part of the Rural Zones and are located in the Operative District Plan in Part 12 - Special Zones.



**APPENDIX 2**  
**SECTION 32AA EVALUATION**

## Appendix 2(a)

### Section 32AA Evaluations in relation to Upper Clutha Mapping Rezoning.

This evaluation assesses the costs, benefits, efficiency, and effectiveness of changes to zones, and any new provisions as a consequence, that are being recommended in the s42A report.

#### GROUP 1 WANAKA URBAN AND LAKE HAWEA TOWNSHIP

Anzac Trust (142) Change the shape of the LLRZ and BRA at the northern end of Beacon Point Road



Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>None. The envisaged location of a second dwelling will not change, nor would the overall areas that are not anticipated to be built upon.</li> </ul>	<ul style="list-style-type: none"> <li>Avoidance of future consenting complexities.</li> </ul>	<ul style="list-style-type: none"> <li>The zone change request would better represent the development potential contemplated in the PDP.</li> <li>Future subdivision of the site would be more coherent, lending itself to be more efficiently and effectively administered and processed.</li> </ul>

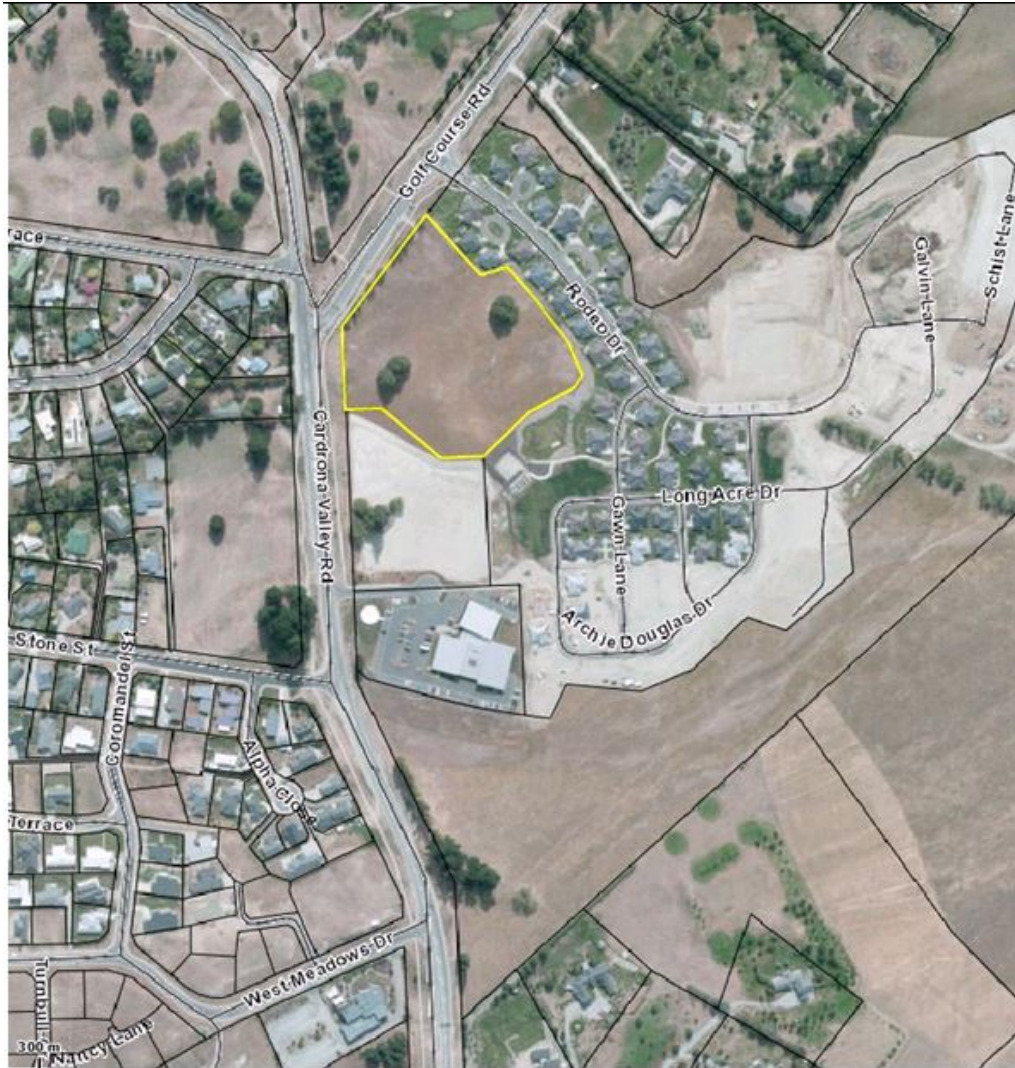
**Ian Weir (139) and QLDC (790) South of Kellys Flat Recreation Reserve from LDRZ to MDRZ**



Aerial photograph of the subject site and surrounding area. The subject site is outlined in yellow. The Kellys Flat recreation reserve is located to the north. The notified PDP MDRZ of 'Scurr Heights' is located to the east. Wanaka Primary School and Mt Aspiring College are located to the south. Holy Family Catholic School is located to the north on the northern side of Aubrey Road.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>A reduction in open space associated with higher living density.</li> </ul>	<ul style="list-style-type: none"> <li>Consistent with Council's strategic direction to increase supply of housing stock within the UGB.</li> <li>Consistent with Council's strategic direction to create a compact urban form</li> <li>Located within the UGB</li> <li>Located close to amenities, being local schools, and to Kellys Flat Recreation Reserve.</li> <li>Located reasonable distance to the Anderson Heights BMUZ.</li> </ul>	<ul style="list-style-type: none"> <li>The zone change request would provide for additional housing opportunities than anticipated in the notified PDP, which is consistent with Council's strategic approach to housing supply in response to demand.</li> <li>The zone change would provide efficiencies to the Council's infrastructure network.</li> <li>The rezoning further intensifies a node of MDRZ, LDRZ and community activities and this could encourage the provision of future public transport and less reliance on vehicle dependence.</li> </ul>

**Gordon Family Trust (395) Corner of Golf Course Road and Cardrona Valley Road – LDRZ to MDRZ (1.93Ha)**



Aerial photograph of the site and surrounding area. The Aspiring Retirement Village is located directly to the north and east, and is substantially developed than the photo indicates. A geriatric hospital is located to the immediate south, and the established Wanaka Medical Centre is visible on the southern side of the geriatric hospital site.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>• Reduction of open space associated with higher living density.</li> <li>• Potential issue with access onto Cardrona Valley Road. However this matter can be avoided or mitigated through the required setbacks from intersections or crossings at the time of subdivision.</li> </ul>	<ul style="list-style-type: none"> <li>• Consistent with Council's strategic direction to increase supply of housing stock in response to demand</li> <li>• Consistent with Council's strategic direction to create a compact urban form</li> <li>• Located within the UGB</li> <li>• Located close to amenities, the Wanaka Health Centre, LSCZ and recreation reserves.</li> <li>• Located reasonable distance to Wanaka Town Centre.</li> </ul>	<ul style="list-style-type: none"> <li>• The zone change request would provide for an increase in housing stock, upholding the intention of the strategic provisions of the PDP.</li> </ul>

**Varina Property (591) Mc Dougall, Brownston and Upton Streets LDRZ to MDRZ (6000m<sup>2</sup>)**



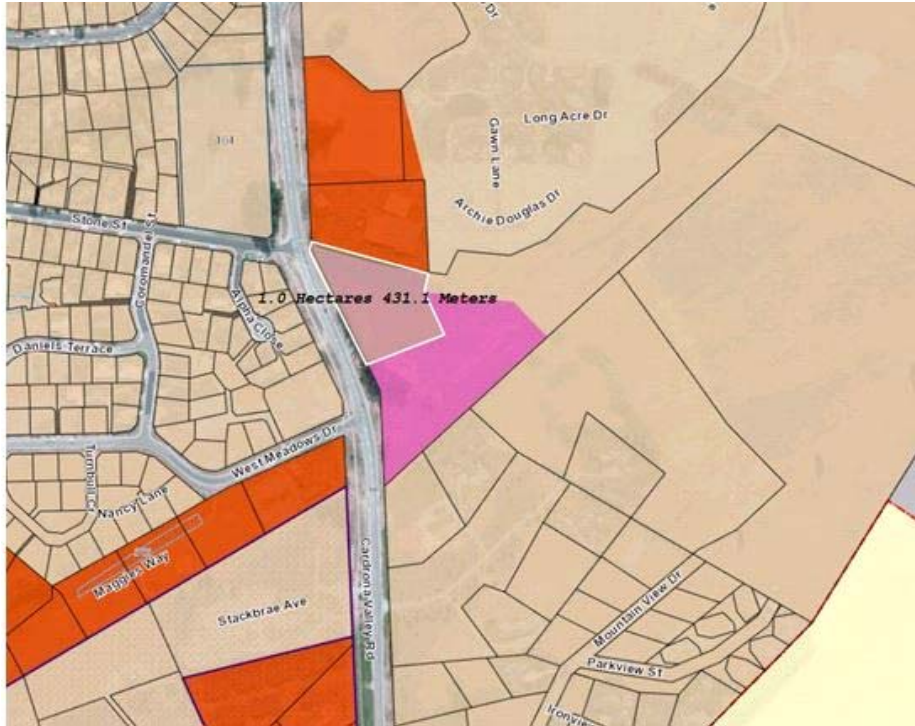
Aerial photograph of the site. The properties requested to be rezoned MDRZ and VA subzone are shaded red. Pembroke Park is located to the immediate north east. Wanaka Town Centre is located to the east.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>• Reduction of open space associated with higher living density.</li> <li>• Loss of amenity associated with more intensive living.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in quantity of housing contributing to the variety of housing stock within the UGB.</li> <li>• Consistent with Council's strategic direction to increase supply of housing stock in response to demand</li> <li>• Consistent with Council's strategic direction to create a compact urban form</li> <li>• Located within the UGB</li> <li>• Located close to amenities, the Wanaka Health Centre, LSCZ and recreation reserves.</li> <li>• Located close walking and cycling distance to Wanaka Town Centre</li> </ul>	<ul style="list-style-type: none"> <li>• The zone change request would provide for efficient use of housing, providing for additional housing within the UGB and within walking distance to the Wanaka Town Centre and to Lake Wanaka</li> <li>• The zone change request would provide for an increase in housing stock, upholding the intention of the strategic provisions of the PDP.</li> </ul>



**GROUP 1B: COMMERCIAL**

**Willowridge Development Limited (249) and JA Ledgerwood (507)** – Reduce the area of the notified LSCZ on Cardrona Valley Road from 2.7ha to 1ha and limit the gross floor area of retail and office activities permitted within the Cardrona Valley Road pocket of the zone. Rezone the balance area LDRZ.



**New Policy 15.2.1.6:**

Limit the total gross floor area of retail and office activities within the Local Shopping Centre Zone located on Cardrona Valley Road to ensure that the commercial function of Wanaka Town Centre and Three Parks is not adversely affected.

**New Rule 15.5.11:**

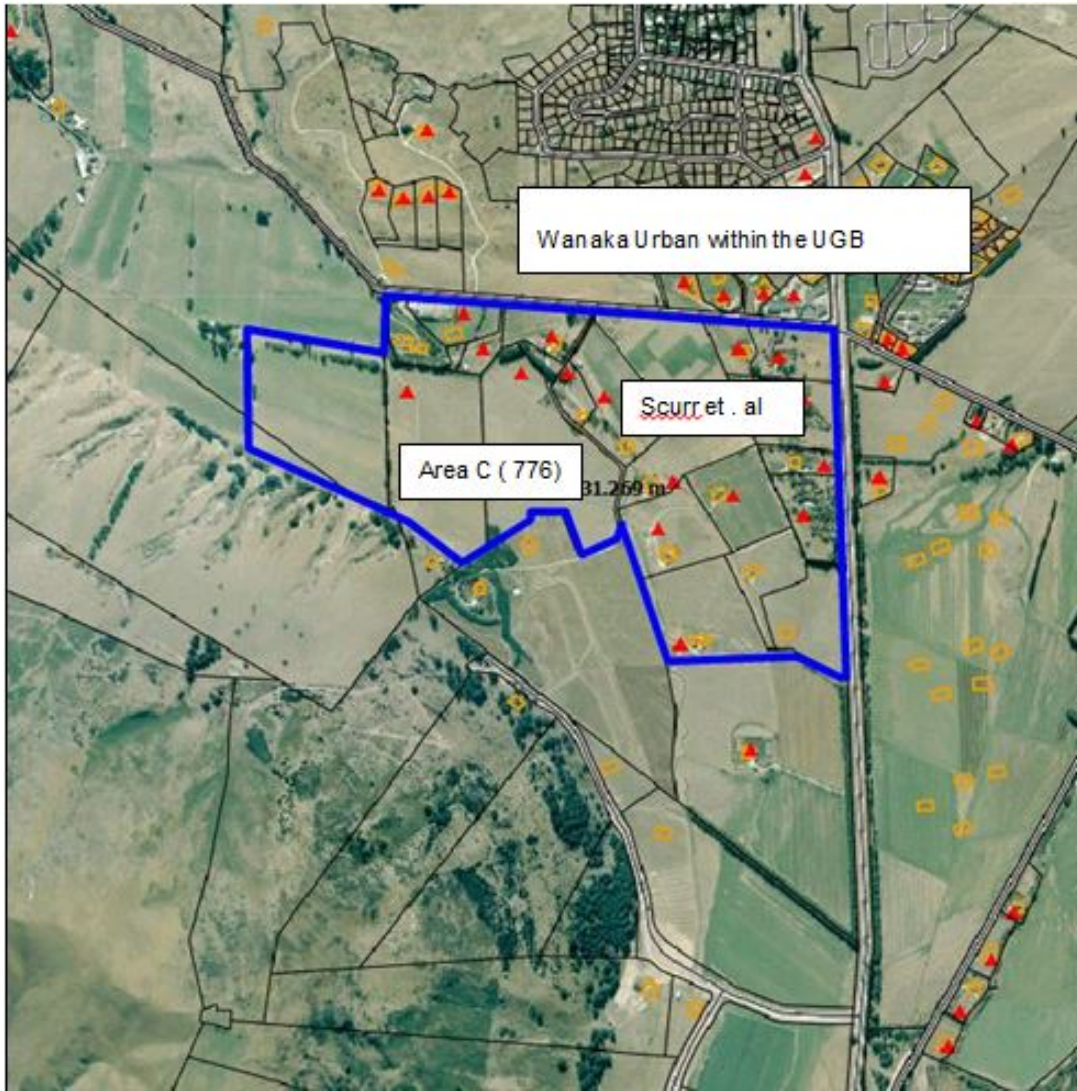
<p><b><u>15.5.11</u></b></p>	<p><b><u>Retail and office activities in the Local Shopping Centre Zone located at Cardrona Valley Road, Wanaka</u></b></p> <p><u>The total combined area of retail and office activities shall occupy no more than 3,000m<sup>2</sup> gross floor area.</u></p> <p><u>Note:</u></p> <p><u>For the purposes of this rule the gross floor area calculation applies to the total combined area of retail and office activities within the entire Local Shopping Centre Zone at Cardrona Valley Road, and shall not be interpreted as applying to individual sites within the zone.</u></p>	<p><b><u>D</u></b></p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>• Cost to the landowner associated with reducing the extent of the LSCZ, including not incorporating provision for large format retail as sought by the landowner (FS1193). These costs are confined only to the landowner and are outweighed by the benefits of ensuring that the LSCZ at Cardrona Valley Road does not result in an oversupply of land zoned for commercial activities that competes with the role and function of Wanaka Town Centre and the Three Parks Special Zone.</li> </ul>	<ul style="list-style-type: none"> <li>• More efficient use of the land in so far as it provides more LDRZ zoning and the LSCZ is not so large as to compete with the Wanaka Town Centre and Three Parks Special Zone.</li> <li>• Limiting the total amount of retail and office activities permitted within the zone will ensure that the commercial role and function of the Wanaka Town Centre and Three Parks Special Zones will not be undermined due to an oversupply of commercial capacity that would have resulted from the scale of commercial activities enabled by notified extent of the Cardrona Valley Road LSCZ.</li> <li>• Increase in housing stock at LDRZ density.</li> <li>• The change results in consistency with the LSCZ provisions of the PDP, rather than the changes sought by Mr Polkinghorne for Trustees of the Gordon Family Trust (FS1193), which would result in a significant departure from the LSCZ purpose.</li> <li>• LDRZ would have a lesser impact in terms of the number of vehicle trips than</li> </ul>	<ul style="list-style-type: none"> <li>• More appropriately aligned with the zone purpose to provide small scale commercial and business activities.</li> <li>• Plan administration would operate more effectively and efficiently as the size of the zone in this location would appropriately align with the provisions and intention of the zone.</li> <li>• Provides the opportunity for physical links with the existing Health Centre site adjoining the LSCZ to the north, thereby aligning with Councils strategic approach to providing more compact urban form that encourages opportunities for decreased vehicle use.</li> </ul>

	that of LSCZ, which would result in less impact on the safety and function of the roading network.	
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**GROUP 2: WANAKA URBAN FRINGE**

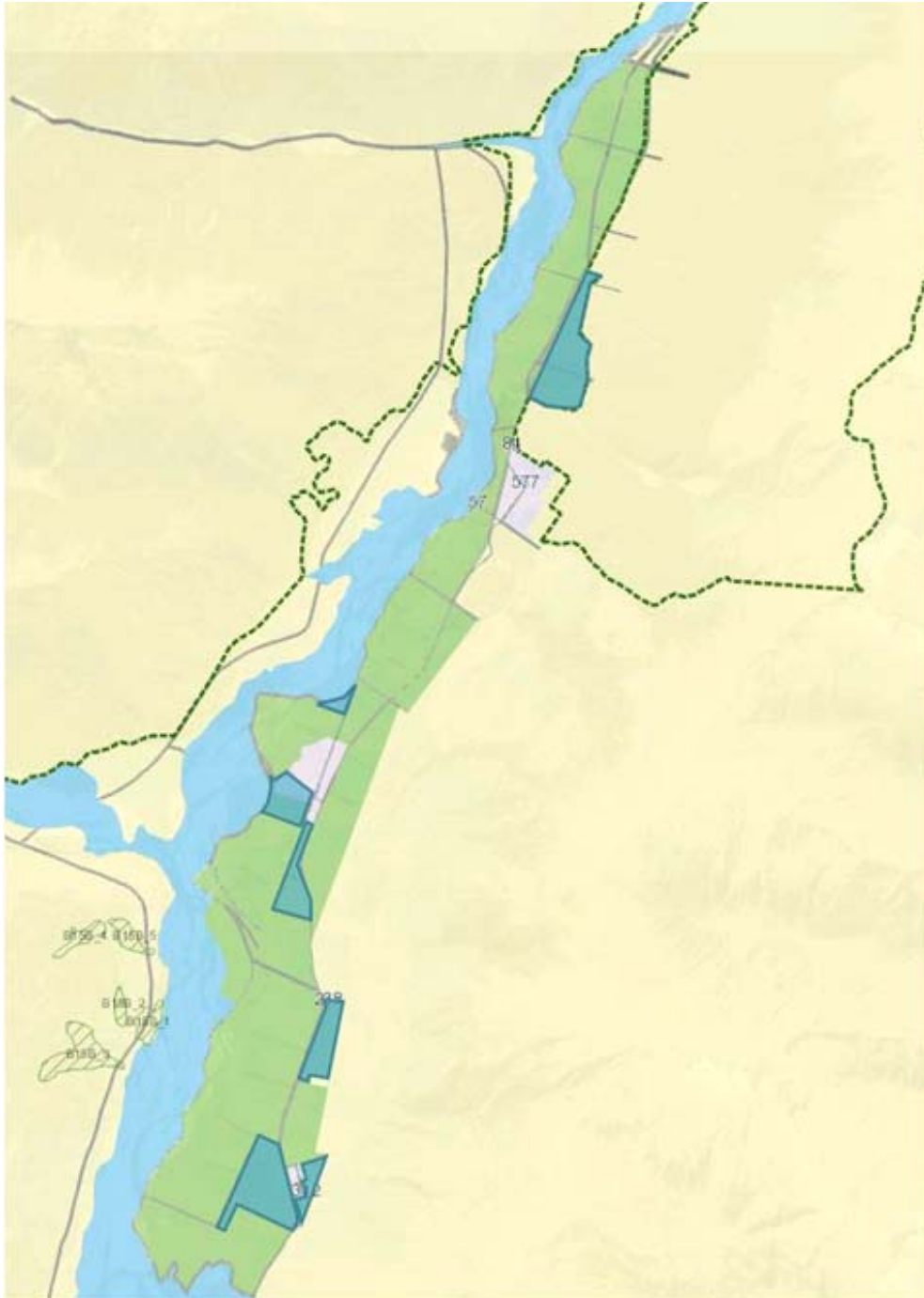
Hawthenden Limited (776) rezone from Rural to Rural Lifestyle Zone at Hawthenden Farm, and amending the ONL where it crosses the Hawthenden property, and Scurr and Others (160) – Rezone from Rural to Rural Lifestyle at Studholme Road/Cardrona Valley Road.



Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>• The Rural Lifestyle zoning provisions are more flexible and enabling than the Rural Zone, the outcomes of development are not likely to high as the Rural Zone.</li> <li>• Rural Lifestyle Zoning could enable more amenity planting and shelterbelts that would affect views to Mt Aspiring along Cardrona Valley Road, this will be avoided to an extent by the imposition of the BRA.</li> <li>• Removes the impetus for a design led approach as required by the assessment matters in Part 21.7 of the Rural Zone and Section 7 (c) policies in the Landscape Chapter.</li> </ul>	<ul style="list-style-type: none"> <li>• The additional development enabled by the Rural Lifestyle Zone can be absorbed without significant adverse effects on rural character of the peri-urban area or on the visual amenity values of the surrounding urban and rural landscape.</li> <li>• Will appear as transitional rural living buffer between urban and rural areas. The non-complying status for lots/subdivision that cannot meet the 1ha and 2ha average will help avoid urban development on the edge of the UGB.</li> <li>• Gives landowners more development rights</li> <li>• BRA would ensure setback of dwellings and related landscaping/shelterbelts.</li> <li>• BRA would encourage maintenance of the pattern of development that is already established.</li> </ul>	<ul style="list-style-type: none"> <li>• The zone change request would provide for additional rural living opportunities, in an area considered appropriate, because the existing and consented environment and the ability of the sites to absorb development as anticipated in the Rural Lifestyle Zone.</li> <li>• Comprehensive approach to land use and management of landscape issues in this area</li> </ul>

**GROUP 3: RURAL**

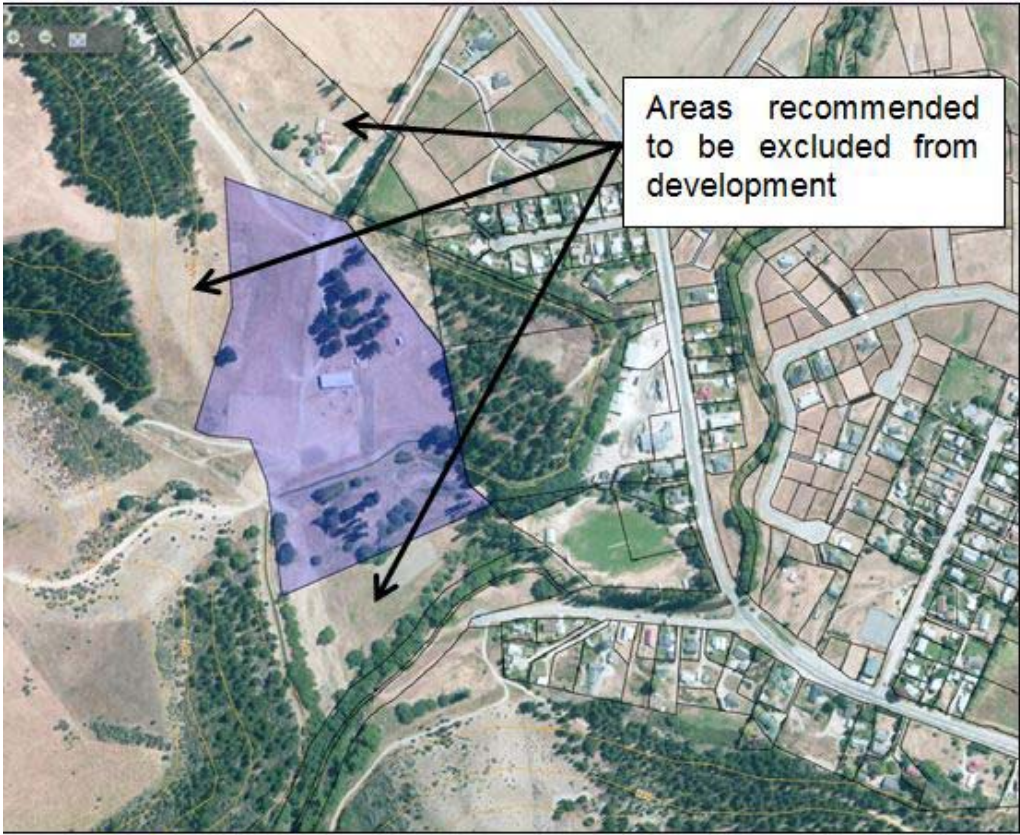
**Heather Pennycook (585) and Royal Forest and Bird Protection Society (Forest and Bird) (706)  
Makarora Valley 1292Ha**



Areas recommended to be retained as Rural Lifestyle (blue) with remaining Rural Lifestyle zoning (green) to be rezoned Rural.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>• The rezoning request would remove opportunities for additional rural living in Makarora.</li> <li>• Economic cost to landowners and their ability to subdivide. However, this is reduced somewhat by the extent of natural hazards over the rural Lifestyle Zone.</li> </ul>	<ul style="list-style-type: none"> <li>• The Rural Zone is a better regime under which to protect the outstanding landscape from inappropriate subdivision and development as per matters in section 6(b).</li> <li>• The uptake of rural living opportunities is slow, with few applications for residential subdivision and/or building platforms. As such, accepting the rezoning request would ensure that the landscape in locations to be rezoned Rural would be better managed through the discretionary regime and applying the respective objectives and provisions that apply to section 6 (b) of the RMA landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>• Better effectiveness in terms of managing section 6 (b) landscapes.</li> <li>• Greater effectiveness in terms of the most appropriate zoning in that the Rural Zone is suited to areas with hazards because there are not any development rights.</li> </ul>

Lake McKay Station (483) Rural Residential Zone Atkins Road, Luggate 4.5Ha





Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>Potential for urban creep into the rural area, however this is reduced to an extent by limiting the zone to southern side of Atkins Road.</li> </ul>	<ul style="list-style-type: none"> <li>Provides rural living opportunities where the landscape can absorb development.</li> </ul>	<ul style="list-style-type: none"> <li>The zone change request would provide for rural living opportunities, in an area considered appropriate, because the development would not be highly visible from public views, and in an area that has capacity absorb change.</li> <li>Not allowing the Rural Residential Zone on the northern side of Aitkens Road provides a clear and defensible northern edge of Luggate.</li> </ul>

**Royal Forest and Bird Protection Society (Forest and Bird) (706) and Evan Alty (339) - Rekos Point**



Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>• The as-of-right rural living opportunities would be eliminated. However these are arguably illusory as proven by the resource consent history that precluded subdivision on this site.</li> <li>• This is an economic and social cost to the landowner.</li> </ul>	<ul style="list-style-type: none"> <li>• The rural zoning would ensure that the natural character, intactness, scenic quality and recreational values of the Clutha River corridor ONL would be maintained .</li> <li>• The landscape would be managed and protected from the adverse effects of development.</li> </ul>	<ul style="list-style-type: none"> <li>• The zone change request would improve the ability of the quality of the landscape be protected.</li> <li>• The zone change request would protect public views</li> <li>• The rural zone would ensure the protection of the rural landscape and preservation of the adjacent ONL, thereby upholding the relevant matters of section 6 (b) of the RMA.</li> </ul>

## Appendix2(b)

### Section 32AA Evaluations in relation to Upper Clutha Mapping ONF and ONL boundary amendments.

This evaluation assesses the costs, benefits, efficiency, and effectiveness of changes to the ONF and ONL boundaries that are being recommended in the s42A report.

**Table 1. Recommended amendments where the ONF/L boundary change reduces the area of ONF/ONL**

<b>Recommended amendments to the ONF or ONL boundaries (Area 2 Wanaka Fringe)</b>
Planning Maps 8, 18: Modify the mapping of Clutha River ONF boundary at Hikuwai Conservation Reserve (Submitter Allenby Farms (502))
Planning Maps 8, 18, 22, 23: Amendment to the ONL boundary where it crosses through the Hawthenden property (Submitter Hawthenden Limited (776))
<b>Recommended amendments to the ONF or ONL boundaries (Area 3 Rural)</b>
Planning Maps 16, 16a, 16b: Extend the ONL line over requested Rural zone (Submitters Heather Pennycook (585) and Royal Forest and Bird Protection Society (706));
Planning Maps 8, 18: At Maungawera Valley – relocation of the ONL boundary on northern side of valley (Submitters Tim Burdon (791) and Lakes Landcare (794))
Planning Maps 8, 11, 18: At Pisa/Criffel range and Clutha River near Luggate (Submitter Lake McKay Station Ltd (482));
Planning Maps 8, 18, 18a: At the confluence of Clutha and Hawea Rivers and associated river terrace systems (Submitter James Cooper (400));
Planning Maps 8, 18: At the Wanaka Outlet and Dublin Bay Road area reducing the extent of the ONL (Submitter Crosshill Farms (531)).

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> <li>• The land taken out of the ONF/ONL may have less protection in terms of provisions available to plan administrators, should development be requested to occur on this area.</li> <li>• The removal of the ONL/ONF line in this location has the potential to weaken the standard of development that could be approved here because the objectives and provisions in the Chapters 3, 4, 5, 6 and 21 of the PDP and in particular the assessment matters in Part 21.7 are less onerous for section 7 (c) (RLC) landscapes than the section in terms of environmental protection afforded to section 6 (b) ONF/L landscapes.</li> <li>• Potential weakening of the ability for the QLDC to manage landscapes and decline inappropriate development in the ONL/ONF and unsuitable development in the RL landscape. However, this cost is lessened to a degree by the policies and</li> </ul>	<ul style="list-style-type: none"> <li>• The revised boundaries are more refined, and have been more heavily scrutinised which in turn makes them more robust.</li> <li>• Removes land that may otherwise diminish the intent of the meaning of "outstanding" in terms of section 6 ( b) of the RMA.</li> </ul>	<ul style="list-style-type: none"> <li>• The ONF/ONL line follows clearer and more defensible boundaries, making administration and application of the provisions more effective.</li> <li>• More refined and defensible line, making it more efficient with clarifications, and will assist with plan administrators (resource consents planners).</li> <li>• While I consider there will be potential weakening of the ability for QLDC to manage the land outside the ONL/ONF, amending the line will be more effective in terms of the alignment of the boundary along clear defensible lines.</li> <li>• There is less potential for a case to be made in administration that the ONL/F boundary was appropriately located. .</li> </ul>

assessment matters that have regard to the effects of the development in the RCL, where it is near to or could impact on the values of the ONL.		
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**Table 2. Recommended amendments where the ONF/L boundary change increases the area of ONF/ONL**

<b>Recommended amendments to the ONF or ONL boundaries (Area 1 Wanaka Urban)</b>
Planning Maps 8, 20: Amendment of ONL line at Eely Point and Bremner Bay (Submitter Roger Gardiner (260))

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness &amp; Efficiency</b>
<ul style="list-style-type: none"> <li>The land that is to be included in the ONL could be perceived by landowners as more restrictive in terms of development rights, noting that the land is a reserve.</li> </ul>	<ul style="list-style-type: none"> <li>Identifies land that deserves recognition as an "outstanding area"</li> <li>Identifies land that offers consistency with adjoining land, resulting in the new ONL line being more logical and defensible</li> <li>The land that is to be included in the ONL has an increased level of protection in terms of additional provisions that front foot any future or potential development which encourages design control</li> <li>Provides more environmental protection</li> </ul>	<ul style="list-style-type: none"> <li>The ONF/ONL line follows more logical and defensible boundaries and provides more certainty in terms of plan administrators and for plan users.</li> </ul>

	<ul style="list-style-type: none"><li>• The amended ONL/ONF line creates a more stringent assessment regime in terms of land use of the site that appropriately reflects its 'outstandingness'.</li></ul>	
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