

From: Chris Morton [<mailto:chris@mortonproperty.co.nz>]
Sent: Monday, 18 February 2013 10:09 a.m.
To: Blair Devlin
Subject: Document Library 102

Jeff,

See my previous email.

Any comments before I go back to Blair.

Chris

From: Blair Devlin <Blair.Devlin@qldc.govt.nz>
Date: Monday, 11 February 2013 2:27 PM
To: Chris Morton <chris@mortonproperty.co.nz>
Cc: Jeff Brown <jeff@brownandcompany.co.nz>
Subject: RE: Mt Cardrona Station Special Zone

Hi Chris,

Thanks for your feedback below from last year. I've taken on board your / Jeff's comment but I do have a clear direction from the Strategy Committee to simplify and streamline our district plan where possible, and we are progressing with a slimmed down approach of just the zone purpose, objectives, policies, rules and assessment matters. Now that section 75 of the RMA has been amended we are only required to have objectives, policies and rules so we are keeping more than the minimum. I have also acknowledged in the actual section 32 report about the costs in terms of potential loss of clarity (which Jeff raised as an issue).

I've attached a 'track changed version' of the proposed provisions for the District Plan Review for your review and feedback. I am intending that this be presented to the Council's Strategy Committee at their meeting of 19 March. There is a cut-off of 4 March to get it on that agenda. Therefore I would need any further feedback from you / Jeff by 27 February 2013. You are also able to speak at public forum at that meeting if you like.

The only other changes to the text, other than removing the 'issues', 'implementation methods', 'explanation and principal reasons for adoption' and the 'anticipated environmental results' (as previously discussed) are:

- To update the reference to the non-notification rule, which currently refers to section 93 of the RMA which no longer exists.
- To update the list of trees with wilding potential under the prohibited activity rule (the new list has been prepared by the District Forester).
- We are also proposing to alter the name to the Mt Cardrona Station Mixed Use Zone, which would sit in a new section of the District Plan for mixed use zones (refer attachment). This is because we already have 12 special zones, and another 4 on the horizon, and chapter 12 of the District Plan is becoming very large and cumbersome.

At present the work stream relating to 'definitions' is not really progressing but I can keep you updated on when that is likely to head to Strategy (there are only 5 more meetings before the revised plan is notified).

Kind regards
Blair

From: Blair Devlin
Sent: Thursday, 20 December 2012 10:59 a.m.
To: 'Chris Morton'
Cc: 'Jeff Brown' (jeff@brownpemberton.com)
Subject: RE: Mt Cardrona Station Special Zone

Hi Chris,
Thanks for that feedback. Agree with Jeff the changes to 'definitions' will be of most interest, I am not leading that work stream but I know the definition of 'building' will be changing to remove reference to the 1991 Building Act which has now been repealed. Not sure when that will be progressing as Alyson is on maternity leave at the moment.

I'll consider this feedback in the new year when I start to focus on the MCSSZ. I guess it's only a few pages in the Mt Cardrona Station Special Zone but that adds up to literally over a hundred + pages when all the zones are reviewed. We have been told to simplify and streamline so that section 75 comes into play in terms of what we must have.

Kind regards
Blair

From: Chris Morton (<mailto:chris@mortonproperty.co.nz>)
Sent: Thursday, 20 December 2012 10:44 a.m.
To: Blair Devlin
Subject: FW: Mt Cardrona Station Special Zone

Hi Blair,

I attach Jeff's comments which I fully agree with.

He has said that for the sake of clarity a few extra pages won't make much difference to the overall plan size, particularly where our work has been done so recently.

We would appreciate being kept in the loop where possible.

Regards Chris

From: Jeff Brown <jeff@brownandcompany.co.nz>
Date: Thursday, 20 December 2012 10:11 AM
To: Chris Morton <chris@mortonproperty.co.nz>
Subject: RE: Mt Cardrona Station Special Zone

Chris – sorry about the delay in responding. Pre-Xmas rush has proved extreme this year.

Please see my comment in **red bold** below.

Happy to discuss before you go back to Blair.

Jeff

Jeff Brown
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From: Chris Morton [<mailto:chris@mortonproperty.co.nz>]
Sent: Monday, 10 December 2012 10:27 a.m.
To: Jeff Brown
Subject: FW: Mt Cardrona Station Special Zone

Jeff,

I am not aware of any errors.

Chris

From: Blair Devlin <Blair.Devlin@qldc.govt.nz>
Date: Tuesday, 4 December 2012 10:28 AM
To: Chris Morton <chris@mortonproperty.co.nz>
Subject: Mt Cardrona Station Special Zone

Good morning Chris,

You might recall me from when I used to work at Brown & Pemberton Planning Group. I'm now with the QLDC and working on our review of the District Plan. Ralph Henderson here at QLDC passed on your email address to me in relation to the Mt Cardrona Station Special Zone (MCSSZ). I am looking at all of the special zones (about 18 as part of the Review).

We are currently working on a review of the District Plan because most of our operative District Plan was made fully operative in 2003, and under the RMA it is due for its ten year review in October next year. The objectives for the District Plan Review are:

- Simplification
- Streamline Resource Consents
- Streamlined monitoring
- Fix known problems
- Reflecting community feedback
- Implementing Community Strategies
- Aligning with the National Policy Statements, National Environmental Standards, Regional Policy Statements etc
- Community visioning

- Council priorities.

As the MCSSZ has only recently been made fully operative, we do not propose to do any monitoring of the provisions, or to propose any major changes. However we do seek to alter the format, and some defined terms that appear throughout the District Plan such as 'building', and this might have implications for the MCSSZ. Therefore we intend to include the MCSSZ in the District Plan Review, but not change anything meaningful other than those defined terms that apply across the district.

We will need to see these to ensure they don't impact on any of the MCSSZ provisions, which were fairly carefully crafted.

Through the Review we are also aiming to simplify and streamline the District Plan, and are proposing to remove a lot of the descriptive text from the District Plan and put it into the section 32 report (which will be much more widely available than currently). We are proposing to limit the revised District Plan to a statement of zone purpose, objectives, policies, rules and assessment matters. Under s75(1) which came in with the 2005 amendment (see below), we *must* have objectives, policies and rules, but the rest is all optional. So we are still retaining the zone purpose and assessment matters even though not necessarily required to. **Call me a purist. My view is that the Council should, where possible (which is certainly the case for the MCSSZ) retain all or part of the optional sections as they aid the reader in understanding the zone, provide context, and can potentially help (if necessary) with interpretation of the objectives and policies.**

I would be interested in your feedback on the following matters, and would be happy to meet up if you are in Queenstown anytime in the next few months.

1. Any concerns about deleting descriptive material from the MCSSZ chapter, leaving just the zone purpose, objectives, policies, rules and assessment matters. This would include removing the following:
 - a. 12.21.2 Issues **See my comment above. If it must go, then I'm OK with this section being deleted.**
 - b. All text under headings 'implementation methods' for Objectives, 1, 2, 3, 4, 5, 6, 7 and 8. **See comment above. If it must go, then I'm OK with this section being deleted.**
 - c. All text under headings 'explanation and principal reasons for adoption', and **See comment above. For the MCSSZ and most if not all zones, this is a key section. I don't favour needing to go back to the s32 evaluation for answers on why there are certain objectives and policies or why they are worded the way they are. Potentially this section could be condensed.**
 - d. 12.21.4 The anticipated environmental results. **Prefer that this be retained also.**

This descriptive material would of course still be available in the section 32 report.
2. Whether there are any minor errors or alterations that you have identified with the MCSSZ that we could tidy up as part of the Review. **As per my earlier email the MCSSZ provisions were heavily reviewed by ourselves and AL, and I don't know of any minor errors.**

Kind regards
Blair Devlin

75 Contents of district plans

- (1) A district plan must state—
 - (a) the objectives for the district; and
 - (b) the policies to implement the objectives; and
 - (c) the rules (if any) to implement the policies.
- (2) A district plan may state—
 - (a) the significant resource management issues for the district; and
 - (b) the methods, other than rules, for implementing the policies for the district; and
 - (c) the principal reasons for adopting the policies and methods; and
 - (d) the environmental results expected from the policies and methods; and
 - (e) the procedures for monitoring the efficiency and effectiveness of the policies and methods; and
 - (f) the processes for dealing with issues that cross territorial authority boundaries; and
 - (g) the information to be included with an application for a resource consent; and
 - (h) any other information required for the purpose of the territorial authority's functions, powers, and duties under this Act.
- (3) A district plan must give effect to—
 - (a) any national policy statement; and
 - (b) any New Zealand coastal policy statement; and
 - (c) any regional policy statement.
- (4) A district plan must not be inconsistent with—
 - (a) a water conservation order; or
 - (b) a regional plan for any matter specified in [section 30\(1\)](#).
- (5) A district plan may incorporate material by reference under [Part 3](#) of Schedule 1.

Blair Devlin | Planning | Senior Policy Analyst

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District Plan Review

District Plan Review: Notification October 2013

Register your interest to receive email notification of consultation
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