

QUEENSTOWN
LAKES DISTRICT
COUNCIL

Contact Details

Civic Centre, 10 Gorge Road, Queenstown
Private Bag 50072, Queenstown

Phone: 03 441 0499 Fax: 03 450 2223

Email: services@qldc.govt.nz

13 FEB 2009

YOUR DETAILS

Date: 11/2/09

Your Name: Mark Joseph Crowe

Your Postal Address: 321 Plantation Rd
Fairlie

Phone Number (Work): 027 252 9003. (Home): _____

Email: _____

SUBMISSION

I ☒ Support / ☐ Oppose the proposal (Delete as applicable)

State proposal name: PC 25 KLGSTON

I ☒ Do / ☐ Do Not wish to be heard in support of my submission. (If applicable)

My Submission is: that I support the proposed
plan change as I believe it will be in
the best interest of Kingston, its population
and the tourist industry as a whole.

The plan change will provide a manageable
approach to the future growth of Kingston,
benefitting the surrounding districts through
increased work opportunities without
adversely affecting the intrinsic
value of Kingston.

Regards

Mark Crowe.

Form 5

Submission on a Publicly Notified Plan Change/Variation

Clause 6 of First Schedule
Resource Management Act 1991

To: Policy Department
QLDC
Private Bag 50072
QUEENSTOWN



YOUR DETAILS

Your Name: GRAHAM DAVID DALZIEL

Your Address: 12 WGSNEY TCE
KINGSTON 9748

Address for Service: BOX 118
KINGSTON 9748

Phone Number: (Work) n/a 021 465 918 (Home) 03 973 5558

Fax Number: n/a E-mail: grahamdalziel@hotmail.com

This is a submission on the following proposed plan change or variation:

PLAN CHANGE NO 25 KINGSTON

The specific provisions of the proposal that my submission relates to are:

SECTION 11 OF THE TRANSPORTATION
ASSESSMENT FOR PLAN CHANGE NO 25

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended; and the reasons for your views)

I SUBMIT that Queenstown Lakes District Council must not allow the connection of any further roads (from the proposed development) feeding into Kent Street until this street is upgraded to the standard required for a collector residential road.

I seek that the following from the local authority (give precise details)

Kent St requires upgrade before further feeding roads
I DO / ~~DO NOT~~ wish to be heard in support of my submission. are connected

I WILL / WILL NOT consider presenting a joint case with others presenting similar submissions. ?

[Signature]
Signature - to be signed for or on behalf of submitter

11/2/09
Date

A signature is not required if you make your submission by electronic means.

Contact Details:

QLDC, Civic Centre, 10 Gorge Road
Private Bag 50072, Queenstown

Phone: 03 441 0499

Fax: 03 450 2223

E-mail: services@qldc.govt.nz

www.qldc.govt.nz

Form 5

Submission on a Publicly Notified Plan Change/Variation

Clause 6 of First Schedule
Resource Management Act 1991

To: Policy Department
QLDC
Private Bag 50072
QUEENSTOWN

Att: Kate McDowall

13 FEB 2009



YOUR DETAILS

Your Name: KATE KERR

Your Address: 91-1 HECTOR PLACE

KINGSTON 9748

Address for Service: 91- P.O. Box 75 KINGSTON 9748

Phone Number: (Work) 027 2299239

(Home)

Fax Number:

E-mail: Kerrtrans@xtra.co.nz

KINGSTON VILLAGE SPECIAL ZONE PLAN CHANGE 25

GOLF COURSE / ROADING

P.T.O. ON NEXT PAGE
OPPOSE SPECIFIC ASPECTS

(PART)

I ~~DO~~ / ~~DO NOT~~ wish to be heard in support of my submission.

I ~~WILL~~ / ~~WILL NOT~~ consider presenting a joint case with others presenting similar submissions.

PP. [Signature]

13/02/09

Signature - to be signed for or on behalf of submitter

Date

A signature is not required if you make your submission by electronic means.

Contact Details:

QLDC Policy Centre, 10 George Road

Private Bag 91072, Queenstown

Phone: 03 441 0900

Fax: 03 441 7344

Email: policy@qldc.govt.nz

My submission is: (include whether you support or oppose the specific provisions or wish to have them amended)

IN GENERAL I SUPPORT ~~THE~~ APPLICATION, HOWEVER
THERE IS TWO POINTS I OPPOSE.

1. PAPER ROAD DEVON ST ALONG FRONT OF GOLF
COURSE SHOULD BE FORMALLY CLOSED.

2. FAIRWAY 7 & 8 ON GOLF COURSE SHOULD BE
RETAINED AND HUNTINGDON ST BE ALIGNED TO
ALLOW THIS. THE RESERVE AREA IN THE
GOLF COURSE SHOULD BE RETAINED

The reasons for my submission are:

WE HAVE PROPERTY BOUNDING THE SPECIAL ZONE
AND PURCHASED IT BECAUSE THE GOLF COURSE
AND RESERVE ~~WERE~~ WERE LOCATED NEXT DOOR.
WE ASSUMED AT THE TIME THAT THE LAST
THING THAT WOULD HAPPEN TO THESE AREAS
IS RESIDENTIAL DEVELOPMENT. ~~ALL~~ THE GOLF COURSE
SHOULD BE LEFT AS IS AS THE LAYOUT IS
APPRECIATED BY THE CURRENT USERS. THE PAPER
ROAD DEVON ST IS NOT REQUIRED AND THEREFORE
SHOULD BE CLOSED SO THAT THERE IS NO
FUTURE THREAT TO THE AESTHETICS OF THE
GOLF COURSE AND NEIGHBOURING PROPERTIES WITH
REGARD TO THE ROAD BEING OPENED

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) (give precise details)

I SEEK THAT PARTS I HAVE STATED BE DISALLOWED
AND THE ROAD CLOSURE BE RETAINED.

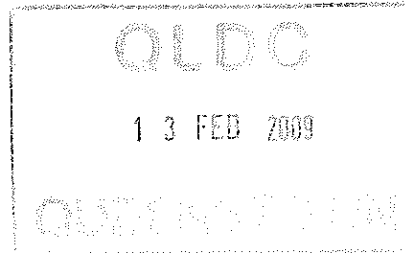
Environmental Consultants
PO Box 489, Dunedin 9054
New Zealand
Tel: +64 3 477 7884
Fax: +64 3 477 7691

12 February 2009

Our Ref: 6454

The Chief Executive
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN

Attention: Kate McDowell



Dear Kate

**RE: SUBMISSION ON PROPOSED PLAN CHANGE 25 – KINGSTON - TO THE
PARTLY OPERATIVE DISTRICT PLAN**

Please find enclosed a submission made by Kingston Village Limited in respect to proposed Plan Change 25 – Kingston.

I trust you will find this in order.

Yours sincerely,
MITCHELL PARTNERSHIPS

Joanne Dowd.

J DOWD

Email: joanne.dowd@mitchellpartnerships.co.nz

Enc

cc: Ian Pillans
Patrick Goodman

Kingston Village Limited
Goodman Holdings Limited

Also in Auckland
Level 1, 25 Anzac Street, PO Box 33 1642
Takapuna, Auckland, New Zealand
Tel: +64 9 486 5773
Fax: +64 9 486 6711

Form 5

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

To: The Chief Executive
Queenstown Lakes District Council
PO Box 50072
QUEENSTOWN

Attention: Kate McDowall

Name: Kingston Village Limited

Address: Kingston Village Limited
C/o PO Box 195
DUNEDIN
(Note different address for service at end of this document)

Kingston Village Limited (KVL) wishes to make a submission on Proposed Plan Change 25 Kingston to the Partially Operative District Plan.

1. This submission relates to the whole of Plan Change 25 – Kingston.

2. KVL's submission is that:

KVL is the owner of the site subject to this Plan Change. KVL *supports* the proposed Plan Change to create a special zone for the subject site as supported by the structure plan, detailed objectives, policies, rules, assessment matters and design and subdivision guidelines. There are a number of areas where KVL seeks some amendment to the proposed provisions. These are outlined and discussed below.

Consistent with Growth Management Goals set out within the Kingston Community Plan 2003 (Kingston 2020) and the Growth Management Strategy (May 2007)

The Kingston Community Plan identified that the reticulation of water and wastewater was a key community outcome for the Township. It also identified that the Town should extend to the south to accommodate future growth.

The Growth Management Strategy (May 2007) lists a number of growth management principles which the Plan Change for Kingston would achieve. The key outcomes in relation to both documents which the plan change will achieve are outlined below and are supported by KVL.

The Plan Change locates growth within an appropriate area and provides for the long term growth of Kingston. It provides opportunities for the establishment of a more

diverse economy within Kingston which in turn will provide a more stable community. The Plan Change therefore provides an opportunity for sustainable management of growth, providing for Kingston's long term growth in an efficient and effective manner.

The Plan Change provides for the future growth of Kingston within a clearly defined boundary, enabling the Township to reach a critical mass to facilitate the more affordable provision of services. Retaining development within the physical boundary of the railway tracks ensures that the landscape values of the surrounding rural environment are maintained. The Plan Change offers an opportunity to create open space networks. Retention of the golf course ensures an important community asset is protected into the future and linkage between this and other open space areas helps provide future recreational and open space facilities.

The Plan Change offers the opportunity to establish reticulated water and wastewater services, and promotes a design that ensures future development within the Plan Change site is stormwater neutral. Through comprehensive master planning and the establishment of detailed plan provisions for the site, the Plan Change can achieve high quality development that will ensure the environmental qualities of the Township are protected.

The Plan Change affords an opportunity to provide for business and industrial activities where they can be absorbed from an effects basis. The Plan Change site also provides for community and educational facilities which are to be located within easy walking distance of both the existing Township and the future development within the Plan Change site. In addition, the plan change site shall contribute effectively to the provision of affordable housing in this area.

Controls on setbacks, recession planes, level of outdoor living space and building coverage have been used to achieve a high quality development. The subdivision layout promoted by the Structure Plan respects the landscape. Locating development within the Plan Change site ensures that Kingston's future growth will be accommodated within a compact and well connected neighbourhood, avoiding the piece-meal spread of urban development into the surrounding rural environment.

KVL consider that the comprehensive design of the Plan Change site and adoption of plan provisions and guidelines will ensure that a high quality urban environment is achieved that meets the needs of Kingston's future growth. The plan change should therefore be supported.

Section 32

KVL submits that the need for the Plan Change has been thoroughly assessed and that an objective rationale supporting the plan change has been obtained through the s32 analysis.

KVL submits that the section 32 analysis is robust in its treatment of the relevant issues and alternatives, and justifiably concludes that the re-zoning to be brought about by confirmation of the plan change is the most appropriate use for the site.

The assessment of alternatives within the section 32 analysis provides justification for the plan change. It is clear from the section 32 analysis that the 'status quo' option

would result in an outcome for the site that was uncertain due to the lack of guidance for residential development within the Rural General Zone. It is likely that development would occur on an ad hoc basis and there would be no certainty that services infrastructure would be provided. The plan change to rezone the site as Kingston Village Special Zone would result in the natural expansion of Kingston, whilst ensuring that the urban expansion of the town is contained within the geographical confines of the site. KVL submit that the most appropriate option for providing for Kingston's future growth and achieving the key community outcomes of Kingston 2020, the Growth Management Strategy and the settled objectives and policies of the District Plan, is to undertake a plan change that rezones the Plan Change site comprehensively, in accordance with the design concept prepared for the site, with the exception of the changes requested below.

Kingston Special Zone, Structure Plan and Guidelines

KVL supports the Council's initiative to create a Kingston Village Special Zone. This special zone identifies issues, objectives, policies, methods, environmental results anticipated, rules and assessment matters that are specific to the site. These proposed plan provisions have been informed by the recommendations of the technical reports which enable a range of uses in locations determined to be acceptable through detailed site analysis. KVL supports the majority of the proposed rules that will apply, with the exception of those outlined below. The development of the site specific provisions ensure that the urban design outcomes anticipated within the Structure Plan can be achieved.

In particular, KVL supports the Structure Plan which sets out three residential sub zones (Activity Areas 1A – 1C) enabling a variation in lot sizes, including some higher density lots in carefully selected areas, whilst maintaining a high level of amenity.

KVL submits that the design controls embodied within the proposed Assessment Matters and the design guidelines for landuse and subdivision will ensure all development within this site is appropriate and will avoid, remedy or mitigate any adverse effects on the environment. These provisions will result in the development of the site in a comprehensive manner that will:

- Provide reticulated water and wastewater services that provide for both the Plan Change site and the existing Township;
- Complement the character of the existing Kingston Township;
- Provide an interconnected network of streets that facilitates a safe, efficient and pleasant walking, cycling and driving environment;
- Provide for a variety of lot sizes and densities;
- Provide land for a school and other community facilities;
- Promote the efficient and sustainable use of land;
- Facilitate an integrated approach to the design of open space and urban water management;
- Create cost-effective and resource-efficient development.

Consultation

KVL commends the level of consultation the Council has undertaken to develop the proposed plan change. This has involved a number of public workshops and

meetings with the Kingston Residents Association, the distribution of a Discussion Document to the residents of Kingston, and an Open Day. Opportunities for the community and key stakeholders to discuss the proposed plan change with Council planners were provided which enabled the community to provide feedback. The feedback received from the community throughout the consultation phases has been heard, reflected and incorporated into the plan change where appropriate.

The Structure Plan has been developed as a result of urban design inputs specific to this site to ensure that the built form outcome will be complementary to the existing Kingston Township. The comments received from the community and key stakeholders such as Te Ao Marama, the Otago Regional Council and the New Zealand Transport Agency via the consultation processes have been instrumental in refining the proposed Structure Plan. KVL submits that the approach undertaken, whereby the Structure Plan for the site has been publicly notified to allow for public submissions, allows the community to have an opportunity to comment on the Structure Plan at an early stage in the process. KVL commends this process.

Part II Resource Management Act

It is KVL's submission that the proposed Plan Change is necessary to achieve the purpose of the Act. The subject land is entirely suitable for rezoning as a special zone to accommodate the future growth of the Kingston Township and to enable a critical mass to be developed which allows infrastructural servicing of the Township. There are efficiencies that can be obtained from developing the land in accordance with the Plan Change in terms of urban form and consolidation. The development, as it is planned, has provided for the preservation of significant natural features and as such any potential adverse effects on landscape and amenity values have been avoided.

It is KVL's submission that if the Council fails to integrate new areas into the township in a planned and comprehensive manner there could be continuing pressure to develop land within the Rural General Zone on an ad hoc basis via resource consent applications and private plan changes. To maintain the 'status quo' would go against the Purpose and Principles of the Resource Management Act 1991, and lead to unsustainable development which degrades the very thing that makes Kingston so unique: the outstanding natural landscape.

It is KVL's submission that the proposed Plan Change upholds the Purpose and Principles of the Resource Management Act 1991, particularly section 5, section 6 (a-g) and section 7 (a-d) & (f-i)).

Specific Submissions to Plan Change 25 Kingston of the Partially Operative District Plan

A

Oppose

Reasons

- A1. As outlined above, KVL support the inclusion of a mix of densities within the new special zone but consider that the proposed provisions relating to building coverage for Activity Area 1C are overly onerous and restrictive. Activity Area 1C includes sections of 700m² and above which are predominantly located around the periphery of the plan change site. Proposed rule 12.28.5.1(Site

Standard) and rule 12.28.5.2 (Zone Standard) seek to restrict the building coverage for Activity Area 1C to 30%. KVL consider that this building coverage coupled with the proposed building height of 7m and the associated recession plane significantly reduces the options for future lot owners in terms of built form outcome.

- A2. Restricting building coverage in Activity Area 1C has the potential to force future owners to consider building a two storey dwelling which is less cost effective and less affordable.

- A3. The section 32 report states that:

"Reducing building coverage within Area 1(c) (than what would usually be found in section sizes between 700m² and above) will result in a balanced level of density and built form across the Zone and is important as a means of creating a point of difference between this Zone and other residential areas. Part of Kingston's character is derived from the small size of dwellings, and reducing building coverage within Area 1(c) is an effective way of avoiding large dwellings that would be out of place in the Kingston environment".

- A4. KVL consider that a building coverage of 35% for Activity Area 1C will be more in keeping with the existing Township than the inclusion of an arbitrary and restrictive figure of 30%. Activity Area 1C zones are predominantly located adjacent to the existing built area of the township and the boundary of the zone with adjoining rural zone land to the east. It is considered that these areas have the capacity to absorb larger properties and this should be encouraged to ensure that the existing eclectic mix of dwellings representative in the existing Township is reinforced through the plan change site. It is also noted that the existing Township provisions include Zone Standard 9.2.5.2i (a) which allows building coverage in the existing Kingston Township up to a maximum of 40% which thereby provides the opportunity for larger properties to be built in this area. This provides greater choice and flexibility to landowners.

- A5. KVL therefore holds the view that increasing the building coverage for Activity Area 1C from 30% to 35% would not be inconsistent with the character of Kingston. Inclusion of this increase is more likely to attain parity with the existing township on the fringes of the Plan Change site.

- A6. KVL appreciate that Activity Area 1C cannot be seen in isolation from Activity Areas 1A and 1B. However, the comprehensive design of the plan change area has incorporated extensive areas of open space, swale corridors and wide road reserves all of which seek to assist in integrating the mix of densities proposed and to provide a feeling of openness akin to that provided for within the existing township. Activity Area 1C is predominantly located around the periphery of the site adjacent to the railway line. Further set backs from the railway line and inclusion of roads increase the areas of open space associated with this area and the restrictions on building coverage are considered unreasonable and unnecessary.

- A7. Appropriate house designs have been included within the Design Guidelines and it is considered that adherence to these design guidelines will ensure that

the resultant house design will be well suited to the local setting and make efficient use of the site.

A8. KVL therefore considers that a percentage increase of 5% for build coverage in Activity Area 1C would not have an adverse effect on amenity. Such an increase will provide greater flexibility, choice and affordability for future lot owners and is in keeping with the adjoining provisions for the existing Township zoned land.

A9. KVL submit that the building coverage for Activity Area 1C should be increased from 30% to 35%.

Relief Sought

A10. That **Rule 12.28.5.1** should be deleted in its entirety.

~~12.28.5.1 Site Standards~~

- ~~x. Building coverage within Activity Area 1(c)
The maximum building coverage for all activities on any site within Activity Area 1(c) shall be 30%.~~

A11. That **Rule 12.28.5.2** should be amended as follows:

12.28.5.2 Zone Standards

ii Building Coverage

- (a) The maximum building coverage for all activities on any site shall be:
- (i) Activity Area 1a: 40%
Activity Area 1b: 35%
Activity Area 1c: ~~30%~~ 35%
 - (ii) Activity Areas 2 and 3: 75%
 - (iii) Activity Area 4a: 80%
 - (iv) The calculation of building coverage within the Kingston Village Zone shall exclude eaves up to 750mm.

A12. In addition **Policy 2.4** should be amended as follows:

- 2.4 To avoid a dominance of built form, achieve a range of dwelling types and complement the character of Kingston through imposing varying building coverage requirements between Activity Areas 1a, 1b and 1c, with a reduced percentage of building coverage within larger sites.*

B

Oppose

Reasons

B1. KVL consider that Rule 12.28.3.2 relating to controlled activity status for garages at right angles to the street should be deleted. It is considered that this provision is overly onerous on future lot owners and stifles diversity. It is

considered that the advice provided within the proposed Design Guidelines is sufficient to secure a good outcome in relation to garages and the addition of this rule is unnecessary.

Relief Sought

B2 That Rule 12.28.3.2 be deleted.

~~12.28.3.2 Controlled Activity~~

~~vi Garages located between the road setback and the front facade of the dwelling and that are at right angles to the street in respect of~~
~~Landscaping;~~
~~External appearance and treatment of the facade facing the road.~~

3. KVL seeks the following decision from the Council:

Accept Plan Change 25 – Kingston with the exception of those issues addressed as part of this submission where amendments should be made.

4. KVL wishes to be heard in support of its submission.

5. If others make a similar submission, KVL would be prepared to consider presenting a joint case with them at any hearing.

.....*Joanne Dowd*.....

Joanne Dowd of Mitchell Partnerships
on behalf of Kingston Village Limited

Dated at Dunedin this 13th day of February 2009.

Address for service of person making submission:

Kingston Village Limited
C/- Mitchell Partnerships
PO Box 489
DUNEDIN

Attention: Joanne Dowd

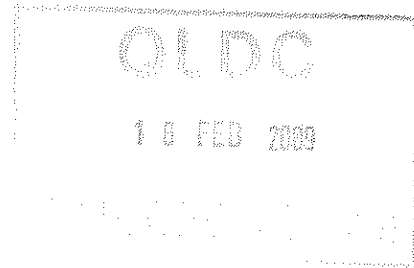
Contact Details:

Telephone No: 03 477 7884
Fax No: 03 477 7691
E-mail: joanne.dowd@mitchellpartnerships.co.nz

P O Box 50
Kingston 9748

11 February 2009

Kate McDowall
QLDC
PO Box 50072
Queenstown



Dear Ms McDowall

Re: Plan Change 25 – Kingston Village Special Zone

I live at 41 Hampshire Street, Kingston and would like to make the following submission on the above proposed plan change. I can be contacted at the above postal address or by telephone on 03 248 8910.

Community Need for this Plan Change

Where is the pressure coming from to carry out this rezoning? I have had property in Kingston for the last 28 years and we have never experienced a strong building boom during that time. The past couple of years have seen as many new buildings started as at any other time and that has only been 3 or 4 new buildings per year. (Your building consents people should be able to provide you with the exact numbers.) QLDC's "Concept Design Report" for the proposed water and sewerage reticulation of the Kingston states in Section 3 that there are "513 equivalent lots in the existing township." Only about 200 of these are built on so Kingston could increase by 150% before there was pressure for more building land to be made available. At the current rate of growth that would take 80 years.

I can only conclude that it is not Council driving this rezoning but the developer whose only objective is to maximise his return on his investment. Council is not obliged to make developers richer. There is no need to rezone land for development within Kingston at the present time or even in to the foreseeable future. In 20 years time, when the community again considers its vision for the next 20 years, will be early enough to consider if there is sufficient pressure on the land resource to justify any rezoning. This is particularly true when, on a daily basis, experts are predicting a drop in net immigration numbers and a slow down in residential building permits and a general slowing of the economy.

As there is no demonstrated community need for this development I oppose the proposed plan change and would like Council to reject this application.

Recreational Land Swap

QLDC continue to promise Kingston sports fields and parks. However, your first action is to take a piece off the existing recreation reserve and give it to the developers to build houses on. I know that you have promised to exchange this piece of reserve for another unspecified piece of the developer's land, but that is neither necessary nor prudent. The developer does not have to be given all the good land – especially as it is currently designated recreation reserve. Leave the reserve alone and leave some of the good flat land for the community – not just the swampy dark pieces. The existing recreation reserve is currently used as part of the golf course. If Council is serious in its statement about providing sports fields and parks for Kingston then start with leaving the existing facilities alone.

I oppose any swap of reserve land and would like Council to reject this application.

Affordable Housing

This Plan Change promises the residents of Kingston the dubious benefit of “affordable housing.” When did the residents of Kingston ever ask for affordable housing? The type of housing being proposed for this development is small houses on lots which are smaller than allowed for in the District Plan. They are therefore sub-standard houses which will make them cheaper than the other houses in Kingston. Queenstown keeps stating that it requires affordable housing but trying to solve Queenstown's problems by providing cheap accommodation in Kingston will not work. I have seen many families living in Kingston and working in Queenstown. However, after the first winter of driving the 50 km up the lake they decide to relocate to Queenstown unless they have another good reason to stay in Kingston. The spiralling cost of petrol will make the provision of cheap housing in Kingston even less attractive for the poorly paid in Queenstown. The affordable housing issue in Queenstown is a business issue and Council would be well advised to let the business community solve its own problems. House prices will always be dictated by the old supply and demand equation. The good business people will use the many strategies available to them to solve any perceived problems with staff retention. The bad ones will try to get someone else to solve their problems for them and will eventually go out of business. If QLDC is serious about supplying affordable housing within its district, rather than using Kingston's recreational reserve, why does it not allow a developer access to the recreational reserve adjacent to the Library and build houses there on 200m² lots.

The report from Kingston 2020 of November 2003 includes as one of its key strategies the following comment (Page 8). *“Any further residential development of the Township Zone should be undertaken in such a way that the existing nature and character of Kingston is preserved. This can be achieved through the retention of section sizes of 800 m².”* Your concept plan ignores that key requirement articulated by the Kingston Community. Instead you propose a concept plan where the majority of the dwellings will have an average site density of 425 m². A large number of sections will therefore be smaller than 425m². This is smaller than the few existing “tent sections” which have been developed already in Kingston. These tiny sections will: _

- Provide increased returns for the developer.
- Absolve Council from providing affordable housing in Queenstown.
- The small, low cost houses that are eventually built on these sections will develop into tomorrow's slums.
- Completely destroy the character of Kingston.
- Be against the expressed wishes of the majority of the community.

We do not want small sections. The majority of the existing sections are the old quarter acre – around 1,000 m². The District Plan requires a minimum section size of 800m². Nowhere in this concept plan is there provision of an area with an average section size of 800m². How can that be when Council has legislated for a minimum section size of 800m² and the residents have reinforced that decision?

I oppose the reduction of building site size from the current 800m² section size and would request that Council reject this application

Golf Club

In its letter to me of 12 May 2008, titled "Plan Change 25 – Kingston Village Plan Change Feedback Received and Response", QLDC erroneously states that "the golf course is owned by Glen Nevis Station Ltd." I am mystified why Council would make such a statement when it is well aware that the golf course is partly built on recreation reserve – which the Council is, unfortunately, trying to give to the developers – a self fulfilling prophesy? The true fact is that Kingston Golf Club (an incorporated society) leases part of the land from Glen Nevis Station Ltd. on which it has built a golf course. Kingston Golf Club Inc. owns all the improvements which have turned a bare paddock into a golf course including – but not limited to – the water supply, fencing, beautification, drainage etc. Kingston Golf Club Inc. has a lease in perpetuity from Glen Nevis Station Ltd to operate a golf course on the land as long as it adheres to the terms of the lease.

At a meeting with Council Officers on Sunday 8 February 2009 I was informed that Council has a legal opinion that Glen Nevis Station Ltd. can re-develop the golf course even although it is leased as a golf course. That is not the opinion of Kingston Golf Club Inc. They are of the opinion that they have a legally binding lease on the property. Their landlords – Glen Nevis Station Ltd – have not indicated that the lease is breakable and Glen Nevis Station Ltd continues to receive the Golf Club's annual lease payments and allow the Golf Club to enjoy the property as usual under the terms of the lease. It would surely be at least dishonourable, if not positively dishonest, of Glen Nevis Station Ltd to be in possession of a legal opinion that they could alter the golf course at will without at least sitting down and discussing that with Kingston Golf Club Inc. – their tenants.

The Kingston Community Meeting – Community Values Group Sessions recorded the following regarding the Golf Course – 1.8 – *Golf course not like Milbrook*; 2.3 *Golf Course extension*; 4.3 *Maintain Golf Course and extend with sports field*; 6.2 *School are linked to golf course as a central focus area*; 7.3 *Golf course to remain – only change slightly if views remain and 9 holes remain*. Given the community's strongly expressed

views on retaining the golf course, why is it the only part of Kingston that is being affected by this plan change? Although QLDC has repeatedly said that it would “consult with landowners and affected parties” as part of this plan change process, Kingston Golf Club Inc has never been formally approached by QLDC or the developers yet they are the only “affected party”. The present plan shows that a quarter of the golf course would be removed for roading and housing purposes – including part of the recreation reserve. That is not what the community want and, I suspect, it is not what the Golf Club want – if you ever get round to asking them.

I object to a quarter of the golf club being designated as residential and would like Council to reject this application.

Roading

The proposed plan change shows the unformed (paper) road Devon Street running along the northern boundary of the Golf Course. It would appear that this road and the extension of Shropshire Street into the Golf Course are not required for this proposed development and are not required if the development does not proceed. If these roads were ever formed it would greatly restrict the ability to have a golf course on the existing site. Given the community’s strong desire to retain the golf course, will Council please arrange to uplift the paper road designation and replace it with a recreation reserve designation for both these roads. That will not affect the sections bordering the roads as all the sections bordering Devon Street either have alternative access or are the bowling green or council reserve (where the green waste is stored).

It would appear that Huntingdon Street is to be the main thorough fare from Kent Street into this new development. That will greatly disadvantage the residents who have purchased property on Huntingdon Street in the belief that it was never to be a through road and that Oxford Street was always shown as the through road. There is no need for Huntingdon Street to go through to the proposed development and it will tie in well with the above proposal to save the golf course.

I oppose Huntingdon Street being extended and the “paper” road – Devon Street – being shown on the plans. I would like Council to remove the designation of road from Devon Street where it runs along the northern boundary of the golf course and not to allow the extension of Huntingdon Street across the golf course.

Thank you for considering this submission. I would like the opportunity to speak to any council meeting considering this proposal.

Yours faithfully



David J Kubrycht

①

Form 5

Submission on a Publicly Notified Plan Change/Variation

Clause 6 of First Schedule
Resource Management Act 1991

To: Policy Department
QLDC
Private Bag 50072
QUEENSTOWN

ATT: Kate McDowall

13 FEB 2009



OUR DETAILS

Your Name: Ben Arthur & Mescha Soper-Arthur

Your Address: 5 Hector Close
Kingston

Address for Service: P O Box 1113
Queenstown, 9348

Phone Number: (Work) (Home) (03) 248 8817

Fax Number: E-mail: benarthur@xtra.co.nz

THIS IS A SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE OR VARIATION

Plan Change 25 - Kingston Village Special Zone

Golf Course / Roading

Oppose Specific Aspects

Part

I DO / DO NOT wish to be heard in support of my submission.

I WILL / WILL NOT consider presenting a joint case with others presenting similar submissions.

Ben Arthur

Mescha Soper-Arthur

12 Feb 09

Signature - to be signed for or on behalf of submitter

Date

A signature is not required if you make your submission by electronic means.

QLDC Office: 100 George Street, Queenstown
Private Bag 50072, Queenstown
Phone: 03 248 8817
Fax: 03 248 8817
Email: info@qldc.govt.nz

OUR SUBMISSION IS:

- We are opposed to the Devon Street Paper Road, ever being formed as a road and propose that the road be formally closed.
- We are opposed to the removal of the current 7th & 8th Fairways from the Kingston Golf Course.

THE REASONS FOR OUR SUBMISSION ARE:

As a property owner in Hector Close we are in support of the plan changes for Kingston Village Special Zone and believe future development of Kingston is a benefit to the community as a whole. However we are opposed to the above aspects of the development, the possibility of the opening up of the paper road, Devon Street, and the removal of the current 7th & 8th Fairways from the Kingston Golf Course.

We are opposed to the possibility of the Paper Road, Devon Street, ever being opened because it would turn a beautiful part of the current golf course into a road. We do not believe this road would be of any benefit to the flow of traffic around the township and access to the sections in the current township. As our property is bordering the proposed paper road this would create traffic noise and spoil our beautiful rural views overlooking the Golf Course. It would also spoil the layout of the Golf Course. We therefore believe this road should be formally closed in this plan change.

We are also opposed to the removal of the current 7th & 8th Fairways from the Kingston Golf Course. These fairways are some of the most challenging holes on the course. They are also some of the most beautiful aspects of the golf course and we feel it would be a terrible shame to lose these holes. Part of these fairways are also on reserve land and was one of the major factors we took into consideration when we decided to purchase our land in Hector Close. The golf course as it stands now is a great asset to the Kingston community especially with the green space it provides and the beautiful mature trees which have taken years of growth to get the course looking as idyllic as it does now.

WE SEEK THAT THE PARTS OF THE SUBMISSION BE DISSALLOWED:

We seek that the parts we have stated above be disallowed and that the road closure be actioned.



Level 3, Pricewaterhouse Coopers Centre
PO Box 13960, Christchurch 8141, New Zealand
T: +64 3 366 3521 // F: +64 3 366 3188
E: info@beca.com // www.beca.com

Queenstown Lakes District Council
PO Box 50077
QUEENSTOWN

23 January 2009

Attention: Kate McDowall

Dear Kate

Submission on Plan Change 25 to the Queenstown Lakes District Council District Plan

Please find attached a submission lodged on behalf of the New Zealand Fire Service regarding the above proposed Plan Change. I note that the closing date for submissions is 13 February 2000.

We look forward to receiving confirmation of your receipt of this submission. Should you have any questions regarding the submission enclosed please give me a call on 03 366 3521.

Yours faithfully

Brody Lee
Planner

A handwritten signature in black ink, appearing to read 'B Lee'.

on behalf of

Beca Carter Hollings and Ferner Ltd

Direct Dial: +64-3-3663521
Email: brody.lee@beca.com

FORM 5

SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN UNDER CLAUSE 6 OF FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991

To: Queenstown Lakes District Council
Submission on: Queenstown Lakes District Plan, District Plan Change 25,
Kingston Village Special Zone
Name of submitter: New Zealand Fire Service (NZFS)
Address: c/o Beca Carter Hollings & Ferner Ltd
PO Box 13 960
CHRISTCHURCH

This is a submission on a proposed Plan Change to the Queenstown Lakes District Plan. Proposed Plan Change 25 involves rezoning a piece of Rural General zoned land adjacent to the existing Kingston Township to the Southwest. The aim of Plan Change 25 is to plan for the future growth of Kingston Township and enable the following activities within the new zone: educational, residential, community and employment activities.

The specific provisions of the proposal that the NZFS's submission relates to are:

The provision of a reticulated water supply to the rezoned land; in particular, the Fire Service wishes to ensure that there is an adequate reticulated water supply for fire-fighting purposes that meets the provisions of SNZ PAS 4509:2008.

The Commission's submission is:

It is essential that the NZFS is able to meet its responsibility of ensuring the efficient, effective and economic management of the functions and activities of the NZFS through the provision of an effective emergency service to all New Zealanders so as to reduce the occurrence and impact of fire and other emergencies (Fire Service Act 1975).

The NZFS is concerned to ensure that the provisions of the Plan Change achieve the purpose and principles set out in Part II of the Resource Management Act 1991, particularly in respect of health and safety.

The Plan Change makes reference to the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2003. This version of the Code of Practice has since been updated, therefore the NZFS requests that the Plan Change, if approved, references the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (herein referred to as the Code of Practice). The Plan Change states that the reticulated supply will meet a W4 classification (equivalent to the FW3 classification under the updated Code of Practice). This is preferable to the NZFS due to the fact that with commercial developments it is likely an FW2 supply (which is the standard requirement for residential areas) may not be a sufficient supply for all developments proposed. However, the NZFS is concerned to ensure that all developments proposed are able to comply with the Code of Practice, in terms of the water supply they have available to fight a fire event that may occur on the premises. In some cases commercial buildings which exhibit large fire cell sizes and/or large fire loadings can require a supply in excess of FW3 to ensure compliance with the Code of Practice. The NZFS requests that Council ensure there are provisions with the Plan Change requiring compliance with the Code of Practice for any new developments proposed in the Plan Change area. This would mean that, presuming the FW3 supply that has been proposed goes ahead, any development proposed will need to be designed so that it fits within the requirements for an FW3 supply. In most cases providing sprinklers will reduce the supply classification requirement for a development, other methods include reduction in fire cell size and reduction in fire loading.

While the water supply proposed in the Plan Change will provide enough water storage, and flow and pressure from that water storage, to meet the FW3 requirements of the New Zealand Fire Fighting Code of Practice, there is an important issue that must be considered. Even if the supply meets the Code of Practice in terms of these factors this does not automatically mean that the fire risk is negated. There is an unacceptable response time involved for a sufficient fire fighting force, capable of fighting a fire in such a large development, to reach the proposed location. The closest fire fighting forces with adequate equipment to effectively fight a significant structure fire are located at Frankton and Lumsden

(each at least a 30min journey from Kingston). If a development of significant size were to gain consent, and even with high levels of water storage, an adequate fire fighting force would not be able to reach the fire in time to effectively deal with it.

A way to negate this problem is for developers to install approved sprinkler systems throughout their developments. Sprinklers would almost certainly extinguish a fire before it had a chance to spread to rooms other than the one it started in. In short there are large benefits to be gained from sprinkler system installation in any type of development: residential, commercial or industrial. While the NZFS is fully aware that the Council cannot require the installation of sprinklers within the Plan Change, the NZFS requests that Council make reference to the benefits of sprinklers in the Plan Change, or in any other way that is effective in drawing attention to the issue to potential property owners.

In conclusion the proposed Plan Change should take into account the operational requirements of the NZFS to adequately enable fire-fighting activities. This means ensuring that appropriate fire fighting water supplies are made available. If water supply and the placement of hydrants is inadequate and/or does not comply with SNZ PAS 4509:2008 the ability of the NZFS to fulfil its statutory obligation will be compromised, which may in turn put lives and property at risk.

The NZFS seeks the following decision from the consent authority:

That the Queenstown Lakes District Council ensures that there is an adequate water supply provided to the rezoned land that meets the provisions of SNZ PAS 4509:2008. The NZFS would prefer this supply to be able to meet the FW3 classification under the Code of Practice.

That the Council ensure there are provisions with the Plan Change requiring compliance with the Code of Practice for any new developments proposed in the Plan Change area.

That the Council make some reference within the Plan Change to the importance and value of sprinklers in the Plan Change area, for both residential and commercial developments.

The NZFS does wish to be heard in support of their submission.

If others make a similar submission the NZFS does not wish to present a joint case with them at a hearing.

Blee
.....

Brody Lee

(Authorised to sign on behalf of
New Zealand Fire Service)

23/01/09
.....

Date

*Title and address for service of person
making submission:*

*New Zealand Fire Service Commission
c/o Beca Carter Hollings & Ferner Ltd*

Attention: Brody Lee

*Address: Beca Carter Hollings & Ferner Ltd
PO Box 13 960
Christchurch*

New Zealand Historic Places Trust
Pouhere Taonga



Our Ref: 33003-016
Your Ref: Plan Change 25

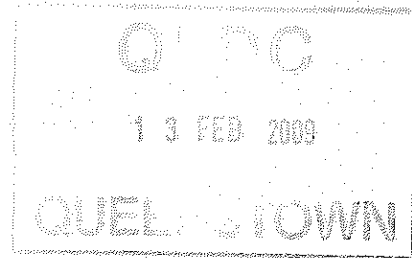
Patron:
His Excellency The Hon
Anand Satyanand, PCNZM
Governor General of New Zealand

12 February 2009

Chief Executive
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Attn: Kate McDowall
District Plan Administrator

Dear Ms McDowall



RE: PLAN CHANGE 25 – KINGSTON VILLAGE SPECIAL ZONE

Thank you for your letter of 12 December 2008 concerning the above.

The NZHPT has considered the Plan Change proposal. It supports Councils objective that providing for expansion to the immediate south of the existing Township is the preferred means of catering for future expansion, and is consistent with protecting Kingston's historic heritage values.

The NZHPT acknowledges the thorough manner in which Council has gone about this Plan Change. Consultants working for both Council and Glen Nevis Station Ltd have met with NZHPT staff on two occasions. Council has also commissioned reports on the subject area's historic heritage from Peter Petchey (Southern Pacific Archaeological Research) and Dr Jill Hamel, both reputable archaeologists.

It is apparent that recommendations of both the archaeological consultants and NZHPT staff have been carried through into the Plan Change. In particular, the NZHPT is pleased to note that the existing Township's grid pattern and building style will be followed to the greatest practical extent, while the historically significant Kingston Flyer and its railway line will be respected.

It is also noted that development will be subject to an archaeological authority pursuant to the Historic Places Act 1993, while provisions to recognise and protect archaeological sites are included in Rules applying to the proposed Zone. In order to strengthen the Rules, the NZHPT would simply request that those sites as mentioned on page 39 and mapped on page 40 of the Petchey Report be included in Appendix 3: Inventory of Protected Features of the Partially Operative Queenstown Lakes District Plan. Any sites discovered and recorded as a result of subsequent research should similarly be included.

Please let me know if you have any queries.



Our Ref: 33003-016
Your Ref: Plan Change 25

Patron:
His Excellency The Hon
Anand Satyanand, PCNZM
Governor General of New Zealand

12 February 2009

Chief Executive
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348



Attn: Kate McDowall
District Plan Administrator

Dear Ms McDowall

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Please let me know if you have any queries.

Yours sincerely



Malcolm Duff
General Manager (Southern Region)

Address for Service

Doug Bray
Heritage Adviser (Planning)
New Zealand Historic Places Trust
PO Box 5467
DUNEDIN 9058
Ph (03) 477-9871
Email: dbray@historic.org.nz

Service on Applicant

Not required – Council initiated Plan Change.

Copies

Otago Conservator
Department of Conservation
PO Box 5244
Moray Place
DUNEDIN 9058
ATTENTION: Bruce Hill
Community Relations Officer
Resource/Statutory Planning

Tim Vial
Resource Management Planner
KTKO Ltd Consultancy
PO Box 446
DUNEDIN 9054



NZ TRANSPORT AGENCY
WAKA KOTAHI

Trevian House
62 Tennyson Street
PO Box 5241
Moray Place
Dunedin 9058
New Zealand
T 64 3 477 8527
F 64 3 477 9237
www.nzta.govt.nz

13 February 2009

Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Attention: Kate McDowall



Dear Kate

Proposed Plan Change 25 – Kingston Village Special Zone

Further to our e-mail of today (13 February 2009), please find attached hard copy of our submission on the above-mentioned proposed Plan Change.

Please do not hesitate to contact me if you require further information on this matter.

Yours sincerely

Ian McCabe
Regional Planning Manager (Acting)

cc AECE
Opus International Consultants, PO Box 273, Alexandra

RESOURCE MANAGEMENT ACT 1991

**Submission on Proposed Plan Change 25 - Kingston Village Special Zone
Queenstown Lake Partially Operative District Plan**

To: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

Submitter: NZ Transport Agency
PO Box 5241
DUNEDIN 9058

This is a submission on the following proposed plan change:

Plan Change 25 - Kingston Village Special Zone to the Queenstown Lakes Partially Operative District Plan (the proposal).

The specific provisions of the proposal that this submission relates to are:

The Plan Change in its entirety.

The NZ Transport Agency's submission is:

The proposal appears to be predicated on a very generous assumption about the likelihood of Kingston ultimately becoming more self sufficient. However, the intent of the proposal is to primarily provide for expanding the residential capacity of the township.

The NZ Transport Agency is not opposed to the notion that communities provide for development and/or expansion within the context of a master plan or structure plan. However, the NZ Transport Agency is concerned about the nature and scale of this proposal in terms of the residential expansion, and the validity of any expectation of significant growth in term of business and employment opportunities. It appears unlikely that Kingston could develop into anything other than a satellite township of Queenstown, which will provide the greatest range of employment, retail, educational and social opportunities despite the best intentions of the Council, its private partners, and the local community.

The NZ Transport Agency considers that:

- (1) The proposal does not represent the most appropriate way of achieving the overall purpose of the Resource Management Act or the most efficient or effective way of achieving the objectives and policies of the District Plan in providing for residential and associated activities.
- (2) The proposal will likely have an significant adverse effect on the overall safety, functionality, and sustainability of State Highway 6 between Kingston and Queenstown as demand to travel and commute along the State highway increases.

- (3) The proposal, and more importantly, the supporting analysis, has failed to consider how the State highway as a physical resource under the Resource Management Act will be sustainably managed. The State highway is the only road connection between Kingston and Queenstown, but the supporting analysis to the proposal has not considered the overall effects of the proposal on the State highway in terms of its sustainability.
- (4) The NZ Transport Agency submits that the State highway between Kingston and Queenstown is the most important component of the land transport system affected by this proposal, and is a component of the premier tourist route in the South Island. It will struggle to accommodate increasing demand, particularly as there are limited opportunities to provide more road capacity and there are alignment limitations. There is a need in this case to consider more sustainable travel behaviours, and to plan for using natural and physical resources in a smarter way so as to avoid the prospect of an inefficient land transport system. This issue has not been canvassed in the supporting materials for this proposal.

The reasons for this submission are:

The NZ Transport Agency's statutory objective is to carry out its functions in a way that contributes to an affordable, integrated, safe, responsive and sustainable land transport system. Some of these functions relevant in this case are:

- to promote an affordable, integrated safe, responsive, and sustainable land transport system
- to manage the State highway system in accordance with the relevant legislation; and
- to assist, advise, and co-operate with approved organisations (such as regional councils and territorial authorities).

In submitting on this Plan Change proposal, the NZ Transport Agency is pursuing these objectives and functions in relation to the land transport system, and in particularly the State highway system, and contributing to the objectives of the New Zealand Transport Strategy.

NZ Transport Agency seeks the following decisions from the Council:

The proposed Plan Change be withdrawn and/or rejected in its entirety.

The NZ Transport Agency does wish to be heard in support of this submission.

If others make a similar submission, the NZ Transport Agency will consider presenting a joint case with them at a hearing.

Dated at Dunedin this 15th day of February 2009.



Ian McCabe
Regional Planning Manager (Acting)
Pursuant to a delegation from
the Chairman and the Board
of the NZ Transport Agency

Address for Service:

NZ Transport Agency
PO Box 5241
DUNEDIN 9058

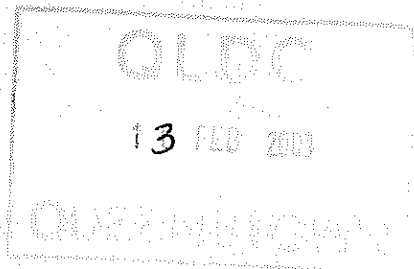
Attention: Ian McCabe

Phone: (03) 477 8527

Facsimile: (03) 477 9237

RMA Form 5
Submission on a publicly notified plan change / variation
Clause 6 of First Schedule Resource Management Act 1991

To: Queenstown Lakes District Council
PO Box 50072
Queenstown 9348



Name of submitter: Otago Regional Council

This is a submission on the following plan change or variation:

- Plan Change 25: Kingston Village Special Zone

The specific parts of the proposal that this submission relates to are:

1. General Support
2. Natural Hazards
3. Effluent Disposal and Water Supply
4. Transport
5. Otago Regional Council Consent Requirements

This submission is:

The Otago Regional Council (Council) supports this plan change.

Please find attached to this submission, a memo from Council's Natural Hazards Analyst. This memo should be read in conjunction with this submission as it expands on issues detailed below.

1. General Support

The Otago Regional Council supports the intent of the proposed plan change. Council supports the stormwater management principles and concepts, and the plan change overall.

Council's support is conditional on recommendations made in various reports being implemented through appropriate plan and consent processes (e.g. implementation of the natural hazard and stormwater management recommendations).

2. Natural Hazards

The Otago Regional Council wishes to reiterate concerns raised in its letter dated 22 February 2008 regarding the location of Activity Area 1B (Medium Density Residential) and Visitor Accommodation Precinct adjacent to the northern end of the proposed deflector bund.

These sub-zones are located in the area with the shortest run out zone for rock fall hazards originating from the adjacent western slopes. Field observations from February 2008 indicated that rock fall run out zones were significantly shorter for the northern extent of the proposed deflector bund than the southern end.

Plan change documents note that the proposed Activity Area 2 (Employment) sub-zone will have an allocated setback from the deflector bunk. However, a similar setback has not been proposed for Activity Area 1B (Medium Density Residential) or the Visitor Accommodation Precinct.

In this situation it is important to recognise the low probability of occurrence, but high consequence of rock fall, and therefore a setback similar to the Activity Area 2 (Employment) sub-zone should be added to the Activity Area 1B (Medium Density Residential) and Visitor Accommodation Precinct.

3. Effluent Disposal and Water Supply

The plan change documents include a Preliminary Infrastructure Report by Connell Wagner Limited dated 22 October 2008. As part of the plan change a reticulate potable water supply system and a secondary treatment wastewater system is proposed. The locations of these proposed works were depicted in Appendix E and F to the report.

Council wishes to note that the proposed location for both of these activities is an active alluvial fan as identified in Stage 1 of the Otago Alluvial Fans Study (May 2007). This alluvial fan is very active and is considered to have significant potential for channel avulsion, lateral migration and significant aggradation during flood and/or debris flow events.

As such, Council notes that a full site specific investigation needs to be undertaken by a suitably qualified professional. However it is important to note that this matter is not detrimental to the plan change as notified, but will provide information required at time of application to the Otago Regional Council for water take and waste water disposal consents.

4. Transport

Council supports the opportunities created by the provision of open space which provides for cycling and walking separated from motor vehicles.

However, the street layout needs to ensure it does not exclude passenger transport and creates opportunities for non-vehicular transport.

5. Otago Regional Council Consent Requirements

The Preliminary Infrastructure Report by Connell Wagner Limited dated 22 October 2008 notes a number of consents required from the Otago Regional Council. This list, although not exclusive, does not identify that defence against water and ancillary consents will be required for the proposed deflector bund. As such, the developer needs to be aware of these consent requirements.

The Otago Regional Council seeks the following from Queenstown Lakes District Council:

- a. That the Activity Area 1B (Medium Density Residential) and the Visitor Accommodation Precinct adjacent to the northern end of the deflector bund be replaced with Activity Area 2 (Employment); or
- b. Should it be decided that these sub-zones are appropriate at this location, that Queenstown Lakes District Council be satisfied with the design standards and specifications of the proposed mitigation measures; and
- c. A setback from the deflector bund, similar to that for Activity Area 2 (Employment), is imposed to Activity Area 1B (Medium Density Residential) and the Visitor Accommodation Precinct adjacent to the northern end of the deflector bund.

The Otago Regional Council wishes to be heard in support of this submission.

If others make a similar submission, the Otago Regional Council will not consider presenting a joint case with them at a hearing.

.....
Fraser McRae
Director Policy and Resource Planning

13 February 2009

.....
Date

Address for service of submitter:	Otago Regional Council Private Bag 1954 DUNEDIN
Telephone:	(03) 474 0827
Fax:	(03) 479 0015
Email:	Sarah.Valk@orc.govt.nz
Contact person:	Sarah Valk, Resource Planner - Liaison

File RD900

MEMORANDUM

To: Sarah Valk, Resource Planner - Liaison
From: Richard Woods, Natural Hazards Analyst
Date: 12 February 2009
Re: Plan Change 25, Kingston Village Special Zone

These comments are made with respect to further information received regarding the proposed Kingston Village Special Zone development. Council has noted that Queenstown Lakes District Council (QLDC) need to be satisfied with the design standards and specifications of any structures intended to mitigate debris, flood and rock fall hazards originating from the Eyre Mountains to the west.

Council reiterates comments from 15 April 2008, with respect to the proposed Activity Area 1B & Visitor Accommodation Precinct located to the north of the designated employment area.

Proposed residential lots R1 and R1a (Activity Area 1B & Visitor Accommodation Precinct)

Proposed residential lots R1 and R1a are located in the area with the shortest run out zone for rock fall hazards originating from the adjacent western slopes. Field observations, February 2008, indicated that rock fall run out zones were significantly shorter for the northern extent of the proposed deflector embankment than the southern end.

Discussions have noted that the proposed zone of industrial lots will have an allocated setback from the deflector/diversion structure. A setback condition has not been included into the proposed development for residential lots R1 and R1a.

The natural hazards unit considers that due to the nature of rock fall and subsequent run out hazard at this location, the residential zoning of R1 and R1a should be revised. However, should it be decided that this residential zoning be retained, QLDC should be satisfied that the design standards and specifications of proposed mitigation structures. Additionally, a setback from the deflector structure, similar to the proposed industrial zone should be considered.

These comments make reference to the Preliminary Infrastructure Report Plan Change 25, Kingston Village Special Zone report dated 22 October 2008, prepared by Connell Wagner Limited.

As part of the plan change it is proposed that a reticulated potable water supply system and a secondary treatment wastewater system be provided for the Kingston settlement. The locations of the proposed works have been depicted in Appendix E and Appendix F of the preliminary infrastructure report respectively.

Council notes that the proposed location for both of these activities is an active alluvial fan, identified in Stage 1 of the Otago Alluvial Fans Study (May, 2007). Additionally, this particular alluvial fan is included within the subset of fans to be assessed in Stage 3 of this project.

Field mapping and inspection was undertaken on this landform during January 2009 by a team from GNS Science, Opus International Consultants and Otago Regional Council (myself). Figure 1 shows the preliminary landform coverage, extracted from the Stage 3 dataset. This information has been included to provide an indication of alluvial fan hazard and is not final therefore, should not be reproduced or replicated in any part or whole.

Figure 1 shows that the proposed water and wastewater schemes are located in an area designated as recently active fan. Recently active fan can be defined as an area of former (>10 years to <300 years) stream activity, these sites have immature vegetation and/or raw, recent or immature soils. The hazard issues associated with recently active fan areas include the possibility of being reoccupied as location(s) of flooding/sedimentation activity and require site-specific hazard assessment should development be considered.

Additionally, figures two and three show the alluvial fan in January 2009. Site observations noted that a large boulder field exists near the apex of the fan and extends some distance from this location. Inspections of the channel noted that both the topographic and hydrographic apices were in approximately the same location with little freeboard, indicating that avulsion and lateral migration of the channel could occur easily during a flood event.

Catchment characteristics, as shown in Figure 1, show that the active stream has a significant supply of material originating from two large active landslides. The toe areas of both of these landslides are being actively eroded by the channel.

Conversation with the landowner noted that during the November 1999 storm event the channel of this fan aggraded significantly and overtopped the channel with significant sedimentation on the true right bank. The deposits from this event were clearly observed in the field with obvious sedimentation surrounding fence posts. This area has been defined as fan active bed on Figure 1.

A number of recently active channels were identified over the surface of the fan, including through the proposed water and wastewater sites. These are former (>10 years to <300 years) stream channels with immature vegetation or soils.

Conclusion

This alluvial fan is very active and is considered to have significant potential to experience channel avulsion, lateral migration and significant aggradation during flood and/or debris flow events. The catchment and morphological characteristics of the proposed site indicate that should any development of this

location be considered, that a full site specific investigation is required to assess the potential alluvial fan hazard and recommend mitigation measures, should they be deemed appropriate.

RT Woods.

Richard Woods
Natural Hazards Analyst

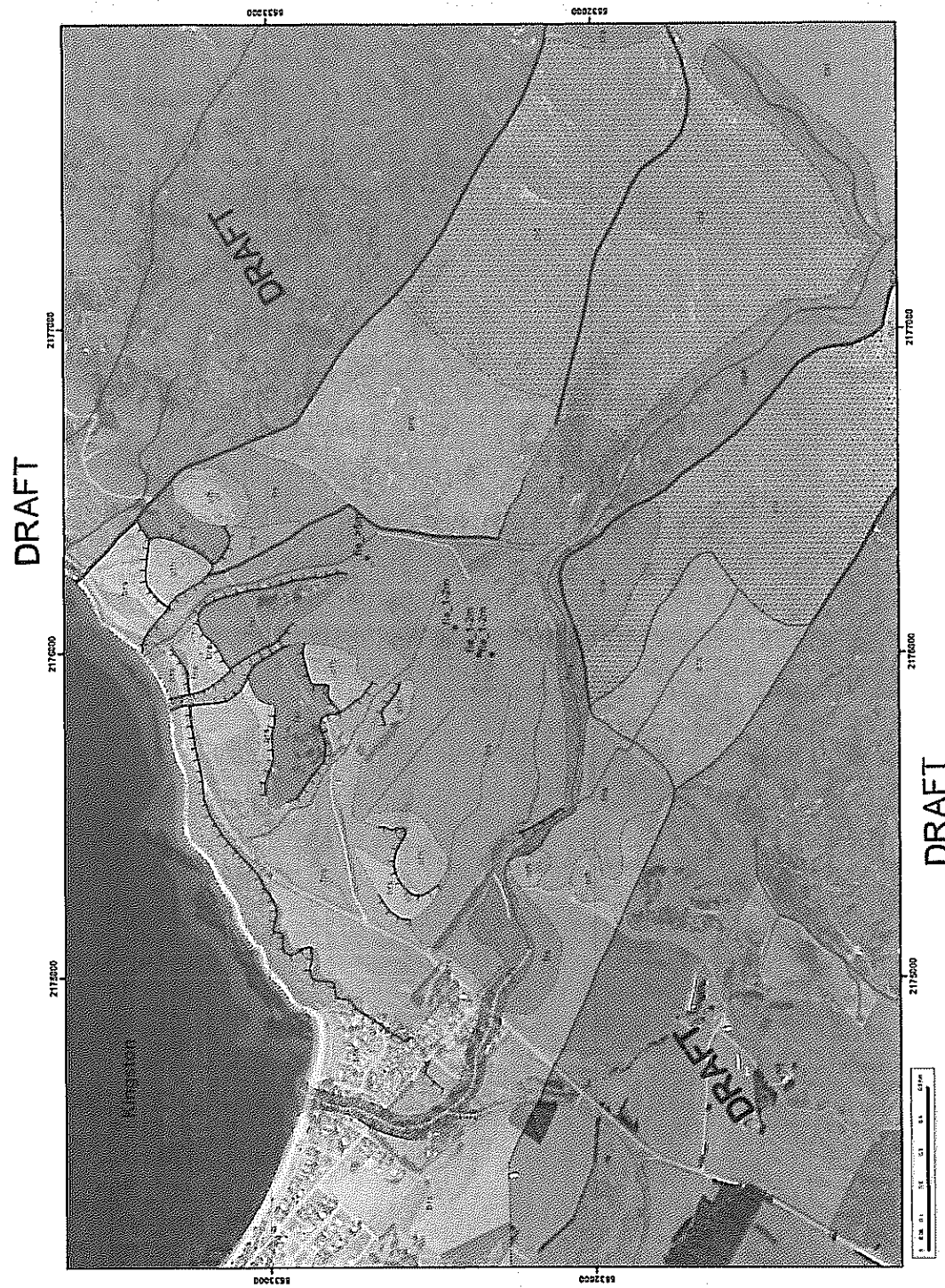


Figure 1: DRAFT map of the proposed water and wastewater sites extracted from the Otago Alluvial Fans Stage 3 provisional dataset.

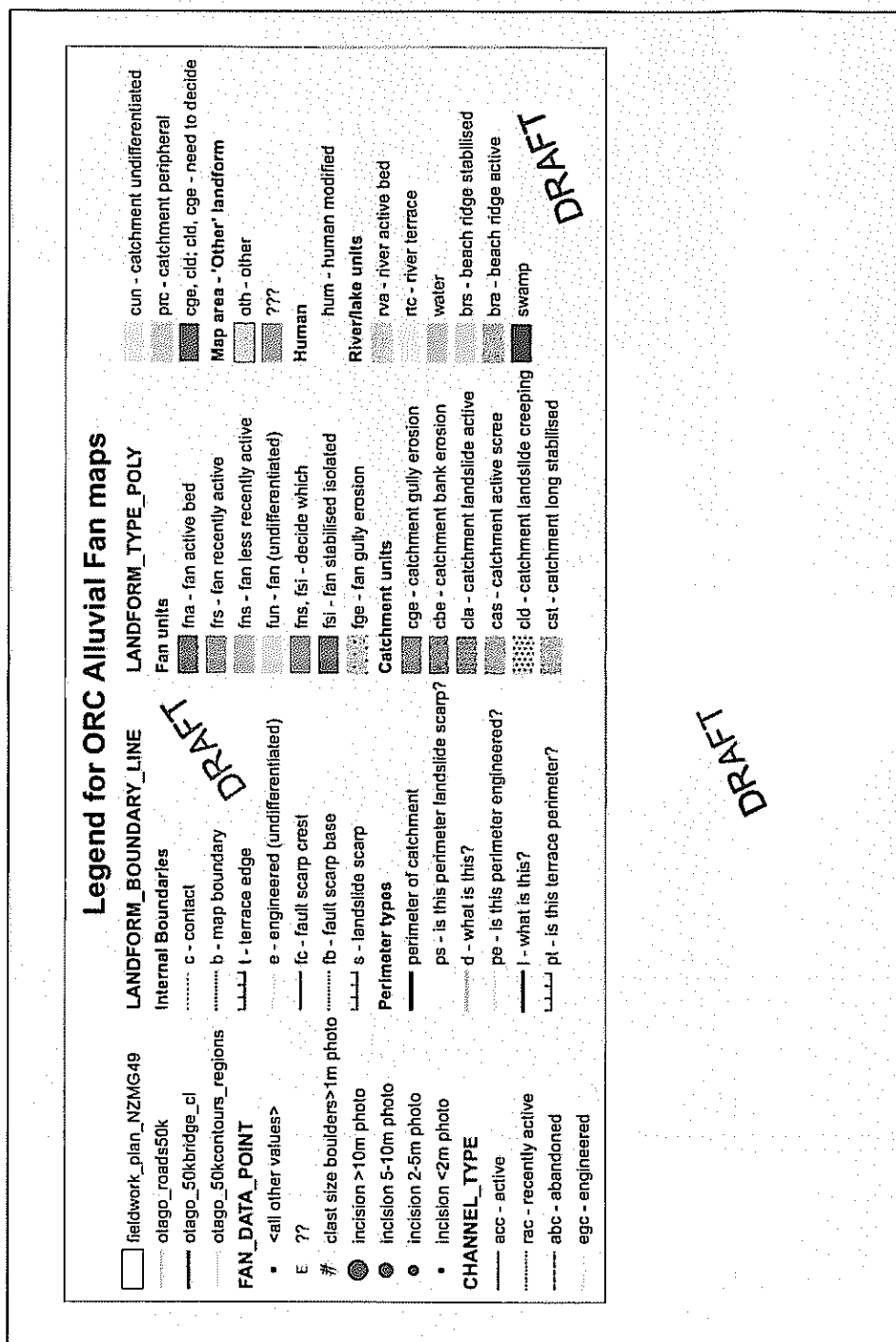


Figure 1 Key



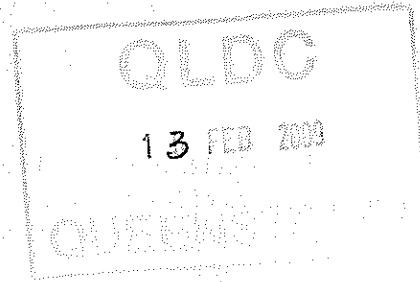
Figure 2: Looking South-east towards fan apex, large boulder field visible in the fore-ground, deposited between the last 10-300 years.



Figure 3: View of fan looking east. Image shows very steep catchment and channel actively eroding into the large flanking landslides. It can easily be seen that the channel is not significantly incised at the fan apex.

13 February 2009

Kate McDowall
Queenstown Lakes District Council
PO Box 50072
QUEENSTOWN



Dear Kate

Please find attached a submission from Public Health South on the "Plan Change 25 – Kingston Village Special Zone".

Public Health South (PHS) is one of 12 public health units in New Zealand and is a service entity of the Otago District Health Board. We provide a regional public health service to 288,000 people who live in Otago and Southland. Public health services are offered to populations rather than individuals and are considered a 'public good'. The services fall into two broad categories – health protection and health promotion - with the aim of creating or advocating for healthy social, physical and cultural environments. Public health practitioners utilise population data to identify health issues and develop appropriate services aimed at improving health outcomes and protecting health gains. Public health services are increasingly important in supporting DHBs to reduce the impact of chronic disease in an aging population and reducing health inequalities.

This submission has been developed by staff working in Health Promotion and Health Protection.

We are happy talk to the Council on any aspect of this submission.

Yours sincerely

Derek Bell
Public Health Physician
Public Health South

PUBLIC HEALTH SOUTH SUBMISSION ON PLAN CHANGE 25 – KINGSTON.

Public Health South's submission on the proposed change plan to Kingston Village Site is comprised of two sections:

- Section one details health promotion comments which focus on the planned water and sewage systems.
- Section two details health protection comments which focus on potential health and social outcomes of the change plan.

HEALTH PROMOTION COMMENTS

The built environment has a major impact on the health of the population living within that environment (Evans, 2003; de Chastel, 2003; Northridge et al, 2003). Urban design highlights how the built environment can be designed as safe and healthy places for communities to live, in fact, key outcomes of urban design include better public health and greater social equity. According to Ministry for the Environment publications (2005 & 2005a) a number of quality urban design outcomes are directly linked to health outcomes for communities, including:

- Good leisure and recreational opportunities
- Transport systems that encourage walking & cycling
- Healthy and safe places to live
- Environmentally responsible towns and cities that seek to minimise adverse impacts on human health
- Buildings, spaces, places and transport networks that are safe with less crime and fear of crime.

The following section of this submission:

- highlights key areas where the proposed Kingston plan is likely to impact positively on health outcomes
- identifies changes that could be made to improve health outcomes.

Activity / Lifestyle

The open activity areas, and cycling and walking trails detailed in the Kingston Urban design plan will create a built environment that should encourage physical activity and healthy lifestyles for residents. Both urban design and public health literature identify that a built environment which encourages more physical activity through, parks, cycling and walking trails can reduce obesity (VicHealth, 2003; Public Health Advisory Committee, 2008; Knox 2002 & 2003a; de Chastel, 2007).

Obesity¹ is a major health problem in New Zealand and is a risk factor for diabetes, heart disease, stroke and several cancers (Ministry of Health). There are no obesity rates specific to the Queenstown Lakes and Central Otago districts, however, rates for Otago (23% of the population) and Southland (31% of the population) indicate obesity is likely to be a significant health issue in the Kingston area.

We suggest seats, drinking fountains and toilets are included in plans and located near open spaces and along walking and cycling trails. These facilities will encourage use of outside spaces, and should support older people's use of outdoor areas in particular (Knox, 2003).

¹ Obesity is defined as an excessively high amount of body fat in relation to lean body mass (Ministry of Health).

Road Traffic Injuries & Death

Motor vehicle, pedestrian and cyclist injuries and deaths are associated with various aspects of the built environment, including traffic volume, pedestrian safety measures and vehicle speed (Public Health Advisory Committee, 2008). In 2006 seven people were seriously injured and 55 people received minor injuries from car crashes in the urban areas of Queenstown, Wanaka, and other small townships in the district (Land Transport New Zealand).

We recommend the following measures to limit the number of road injuries and deaths:

- narrow streets (which results in greater driver care)
- speed humps around schools and open spaces
- pavements for pedestrians (Public Health Advisory Committee, 2008).

Respiratory & Cardiovascular Health

Driving is a major source of air pollution that can negatively impact on respiratory and cardiovascular health. The Kingston urban design study includes mixed land use, and well connected streets which should encourage walking and cycling, rather than driving (Public Health Advisory Committee, 2008).

We recommend public transport options are investigated.

Safety/Danger

Although the Kingston urban design study offers walking and cycling trails as well as open activity areas to enable physical activity, these spaces must be perceived as 'safe' by the residents in order for them to be used. In particular bad lighting and inappropriate vegetation can increase opportunities for assault and other crimes (de Chastel, 2007; VicHealth, 2003; Knox, 2003 & 2003a).

We recommend the following measures to increase safety and reduce the danger of crime in Kingston's planned outdoor areas:

- Lighting should be provided in areas well used at night, including major walking and cycling routes and car parks
- The placement of lighting should communicate to the public which areas are safe to use at night
- Lighting should be well maintained and designed to be vandal proof
- Lighting should provide good visual guidance and orientation, and support visibility for pedestrians and cyclists as well as motorists (Billante; Ministry of Justice, 2005).

Sun Protection

New Zealand and Australia have the highest melanoma incidence rates in the world, with nearly 2000 cases presented in New Zealand each year. Melanoma is a serious skin cancer that can spread rapidly and lead to death if left untreated. It is caused by exposure to UV radiation in sunlight (Melanoma Foundation of New Zealand). Sun protection provided through shade in open activity areas, and walking and cycling trails can directly impact on physical health by reducing risks of melanoma (Knox, 2003; VicHealth, 2003)

We recommend developing areas of shade throughout the planned parks, schools and walking and cycling trails as this will reduce the risks of melanoma. Shade can be developed through planting trees or constructing shaded areas.

Mental Health & Wellbeing

The Kingston urban design study includes green spaces and opportunities for social interaction through the Kingston Greenway, Kingston Community Facilities and Golf Course, and other open activity areas. Green spaces in urban areas have been found to benefit mental health through:

- Facilitating social interaction
- Fostering community spirit
- Helping with stress release
- Encouraging child development (Public Health Advisory Committee, 2008; Knox 2003 & 2003a)

We recommend that any barriers to access to the Kingston Greenway, Kingston Community Facilities and Golf Course and other open activity areas are removed. For example, all of these areas should be wheelchair accessible.

Health Impact Assessment

Health Impact Assessment (HIA) is a combination of procedures, methods and tools that systematically judges the potential impacts a plan, project or policy has on the health and wellbeing of a population. The outcome of an HIA is a set of evidence-based recommendations to enhance the positive impacts of a proposal and to minimise any negative impacts (PHAC, 2005).

We recommend the Council consider undertaking an HIA on aspects of the Kingston Plan Change that are most likely to impact the wellbeing and health of the population.

More information about HIA is available at:

<http://www.moh.govt.nz/moh.nsf/indexmh/hiasupportunit-what>

HEALTH PROTECTION COMMENTS

Water

Under the Health (Drinking Water) Amendment Act (DWAA) 2007 it is required that water supplies are registered. "Every drinking water supplier must take all practicable steps to ensure that the drinking water supplied by that supplier complies with the drinking water standards." (69V(1) DWAA, 2007)

There is a requirement for the water supply to be registered under the Drinking Water Amendment Act. We recommend that the water supply is a reasonable distance and uphill from the wastewater disposal area to ensure that no run off can get into the water supply.

Wastewater

There are many issues that can arise from Wastewater systems and disposal to land. A major issue is the possibility of wastewater getting into the ground water. In Kingston this is an issue of concern due to flooding and a high water table. Fluctuating population size can lead to problems with wastewater treatment systems. If the population gets too large or too small it can decrease the effectiveness of the wastewater system. This could be a problem if the planned Kingston development grew faster than expected or if it did not grow enough. Producing less effluent is a greater problem than too much as most treatment plants cannot run efficiently without a certain level of effluent (NCPP, 2004) and can become unreliable (Niklas, 2005). The quality of the soil in the disposal field is important in working out if it is appropriate. The soil should be a category 3 or better to ensure appropriate absorption of effluent (Standards NZ, 2000). The Cultural Values Report on the Proposed Plan Change Kingston Village section 3.5.2 Wastewater Disposal has issues that need to be addressed such

as to the significance of the proposed site and the impact of the sewage on the land and the local iwi.

We recommend that:

- *Systems are put in place to ensure the wastewater disposal system is not affected by a fluctuating population. One way of doing this is through a system that monitors industrial processes and triggers an alarm when the treatment system is not running at full capacity (NCPPP, 2004)*
- *The water intake is upstream and uphill from the wastewater treatment plant and that there is no possibility of the effluent entering any streams that are below the plant.*
- *The 26ha of land used for disposal has sufficient soil quality and depth to ensure that the effluent does not enter the ground water even when the water table is higher than normal.*
- *The soil quality is of category 1, 2, or 3 to ensure proper absorption of effluent.*
- *The site is checked to ensure that there is no cultural significance of the site and that the soils will not be over contaminated or saturated in accordance with the Cultural Values Report (Te Ao Marama, 2007).*
- *The sewage disposal site will not be an area of high use because of ground compacting by people walking on it.*
- *That wastewater treatment system used is the most beneficial to health that complies with all the necessary standards and is not determined by current economic situation.*

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Clarification of Public Health South's Submission on the Kingston Plan Change.

As a whole Public Health South (PHS) supports this change and think that this is a very well thought out plan with health generally well covered throughout the Plan. There are a few areas that PHS think are particularly good and ones that we think need a little bit of amending.

Objective 1: Activity area 4: Public Health South supports this for recreational purposes and we believe that this needs to include and to ensure that this area is designed to provide safety, enjoyment and accessibility for all people (i.e. Ensure that people feel safe through adequate lighting and it is easy for less mobile people to get into these areas).

Objective 4.1: Cycle/Walkways: The plan for footpaths for pedestrians/cyclists on every road (in the transport plan) is fully supported by Public Health South. With the idea to have informal walkways in the recreational areas, we would highly recommend that a few of the major pathways have winter conditions and accessibility for all taken into consideration (i.e. paved or a material that will withstand the conditions). Public Health South suggests a mixed approach with some of the pathways being paved and the others being the more informal pathways already in the plan.

PHS does have a concern about the walkways and their safety. We believe there is the need for lighting to be included in the walkways provision of the plan.

Sun Protection: In your Plan Change you state: "Ensure open spaces are designed to have good solar access and protection from the wind" Public Health South partially supports this but feel there needs to be a clear statement in here about solar protection as well as access. We suggest a mixture of shade and availability for sunlight.

Health Impact Assessment (HIA): Public Health South recommends that the council undertake a HIA to find the impact of this plan on health and wellbeing of the current and future population.

Objective 3: Water: Public Health South supports the reticulated water supply in the plan and want to add the requirement for the supply to be registered under the Drinking Water Amendment Act 2007.

Objective 3: Wastewater: Public Health South strongly supports the reticulated wastewater system but feel a few things should be taken into consideration.

- In policy 3.5 there are allowances for staged provision of infrastructure and running at full capacity for those. We recommend having a statement that allows for the system running under capacity (thus not efficiently) and what would be done (possibly an alarm system).
- We would like to see provision for the water intake being upstream and uphill of the wastewater treatment plant to avoid contamination.

- We recommend that the site for the wastewater disposal be checked to make sure it has no cultural significance and to move the site if it does.
- The site of disposal should be of low use by general public (because of ground compacting by people walking on it).
- We recommend that the visibility of the plant from the town is low.

Hope this clarifies our submission. Feel free to give me a call or flick me an email if you would like further clarification.