

Queenstown Lakes District Council

Operative District Plan - Submission Form

Clause 6 of First Schedule, Resource Management Act 1991
FORM 5

Correspondence to:
Attn: Submission Team
Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

For office use only

Submission No:

Receipt Date:

1. Submitter details:

Full Name of Submitter: MOUNT CARDRONA STATION LIMITED ("MCS")

Address for Service: C/- Brown & Company Planning Group, PO Box 1467, QUEENSTOWN

Email: office@brownandcompany.co.nz

Contact Person: J Brown / A Hutton

2. Scope of submission

2.1 This is a submission to the Queenstown Lakes District Proposed Private Plan Change 52 - Mt Cardrona Station - notified 23 February 2017

2.2 Matters raised in the submission:

The submission seeks to modify the PPC to achieve:

- (a) Rule 12.22.2.4 . Non Complying Activities
The ability to construct tennis courts with surrounding fencing over 2 metres in height in Activity Area 6 as a permitted activity.
- (b) Lighting
- (c) Species for Planting . Addition to Rule 12.22.2.2 (v)

2.3 The specific provisions that my submission relates to are:

- (a) Rule 12.22.2.4 . Non Complying Activities

Insert new bullet point

- *Fences surrounding tennis courts within Activity Area 6 that are over 2m in height are not considered "buildings" for the purpose of this rule.*

Reasons:

Tennis Courts are usually located within or adjacent to sports fields. If a tennis court was contemplated, the height of the fence (over 2m) would require consent as it would be considered a Building+ under the operative District Plan definition of Building.

Accordingly it is submitted that an exemption is included within Rule 12.22.2.4 for tennis court fencing.

(b) Lighting

MCS seek to ensure that any effects on the night sky from lighting in the zone are mitigated.

We seek Policy 2.3 is amended as follows:

~~All street lighting shall be designed to ensure vehicle and pedestrian safety while being at a low level and design to minimise light pollution~~

To maintain views of the night sky through appropriate control of the design and type of street lighting'

MCS seek a new Assessment Matter to be added to the zone to provide further clarification:

"All street lighting shall be in accordance with the Council's 'Southern Lights Strategy' and shall be designed and be of the type to minimise light spill and the direct visibility of light sources beyond the roads intended to be lit."

(c) Earthworks and Planting

Add to Rule 12.22.2.2 (v) Earthworks and Planting required by Structure Plan D . another matter to which control is reserved:

"The use of plant species that are proven to grow locally"

Remove *Macrocarpa* from the list of species promoted in Area 3 sports field (within the Mt Cardrona Guidelines) and replace with Mountain Beech or a similar tree species.

3. MCS seeks the following decision from the Queenstown Lakes District Council:

- 3.1 MCS seeks the relief set out in Part 2 of this submission.
- 3.2 MCS seeks in the alternative additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission, as set out in Part 2 of this submission, is enabled.

MCS **DOES** wish to be heard in support of this submission.

If others make a similar submission, MCS will consider presenting a joint case with them at a hearing.

Signature of Submitter



J A Brown
Authorised to sign on behalf of Mount Cardrona Station Ltd.

Date: 22 March 2017

Telephone: 03 409 2258 / 021 529 745

Notes to person making submission:

If you make your submission by electronic means, the email address from which you send the submission will be treated as an address for service.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

The submitter could NOT gain an advantage in trade competition through this submission