

27 November 2017

Craig Barr
Senior Planner: Planning Policy
Planning and Development
Queenstown Lakes District Council
Shotover Street
Queenstown

Dear Craig

Northlake Investments Limited

Private Plan Change Request to Queenstown Lakes District Council – Further Information

The letter provides a response to the matters raised by your e-mail dated 22 November 2017.

I have responded to the matters you have raised in the same order

1. *It would be helpful if a structure plan was provided with the application to illustrate the requested final location of the activity areas (if not the entire structure plan, at least the area affected by the plan change). The application only shows excerpts in the body of the text as each area is discussed.*

The proposed Structure Plan is now included as Attachment F to the Request (refer 2 below).

2. *Part 7.7 of the landscape/urban design report makes some recommendations that appear to require to involve new rules. In the applicants view, are these intended to become new rules? or are the issues already managed within the rules/provisions. Are any new provisions required to be identified as part of the application?*

Correct, the recommendations in the Baxter Design Group report are most appropriately addressed as consequential rule amendments. An amended Request is attached, that incorporates these recommendations together with additional assessment in terms of Section 32 of the Act (refer part 7 of the Request from page 48).

3. *Although unrelated to the application, Rule 12.34.2.5 x specifies that the removal and/or felling of trees in a 'tree protection area' requires a resource consent. Would it also be helpful to add works within the root protection zone and significant trimming? If the intent of the rule is to protect vegetation? (PDP Chapter 32 contains definitions of these activities that might be useful).*

It is considered that the existing Tree Protection Area rule is appropriate, and does not need to be changed or altered.

The Tree Protection Area is located on land that is outside of the Plan Change area, and not within the ownership of Northlake Investments Limited. The Tree Protection Area notation occurs on land owned by: Allenby Farms Limited, Exclusive Developments Limited, and Callum Urquhart.

Northlake Investments Limited does not wish to propose changes to rules that affect other people's land.

4. *The Northlake Chapter does not appear to include any rules to manage hazardous substances. Do you consider this to be an opportunity to include rules, or do you consider this issue to be managed by other legislation?*

The operative Northlake Zone does not include any rules that manage the effects of hazardous substances. The current Operative District Plan is structured to manage hazardous substances through district-wide chapter 16 (Hazardous Substances)

It is considered that the existing framework is the most appropriate and consistent method of managing this issue.

5. *Rule 12.34.2.6 states that Fish and meat processing is prohibited. This could have implications for a supermarket if it includes a butchers, or any other boutique butchery that is probably a reasonable expectation to occur in AA-D1. On the basis that effects such as odour and noise can be managed by other rules, does this rule need to be modified to enable these activities within Area D1, at least? Perhaps an advice note or exception could also be helpful setting out these prohibited activities do not apply to permitted residential activities?*

Having reviewed other chapters in the operative District Plan it is considered appropriate to provide an exemption to the Prohibited Activity status of 'fish and meat processing' where such processing is related to food retail premises (refer part 7 of the Request at page 48).

This amendment to the Northlake Special zone rule is consistent with and uses the same wording as the Remarkables Park Special zone.

Please contact me if you require further information or clarification of any point.

Yours sincerely



John Edmonds
John Edmonds & Associates Limited

Encl. Private Plan Change Request – Northlake Special Zone
November 2017
(including Attachment F – Northlake Structure Plan – Amended)