

Queenstown Lakes District Proposed District Plan – Stage 1

Section 42A Hearing Report For Hearing commencing: 13 March 2017

Report dated: 15 February 2017

Report on submissions and further submissions

Chapter 2 – Definitions

File Reference: Chp. 2 - S42A

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1. EXECUTIVE SUMMARY

- 1.1. The majority of submissions received in relation to definitions have already been addressed through preceding hearings on the Proposed District Plan (**PDP**) where they pertain to a topic or chapter within a particular hearing stream. This report collates those recommendations and also addresses the remainder of the definition related submissions (see **Appendix 2**), making recommendations in this regard.
- 1.2. For any substantive amendments, I have recommended within this report, I have assessed all of the proposed changes in terms of section 32AA of the RMA (see **Appendix 4**).
- 1.3. The amendments previously recommended to the notified definitions by Officers in the previous hearing streams, as well as the recommended new and deleted definitions by these Officers, are included in **Appendix 1** to this report. These previously recommended amendments are differentiated from those amendments that are being recommended as a result of this report in **Appendix 1** by colour. No further s32AA analysis has been undertaken for the amendments recommended via previous hearing reports as they have already been assessed in the preceding chapter s32AA reports.
- 1.4. I have also highlighted in this report a number of potential issues that I do not have scope to address that could be prudent to consider as part of the Stage 2 PDP review.
- 1.5. I consider that the revised chapter in **Appendix 1** is more effective and efficient than both the notified Chapter 2 and the changes sought by submitters that I have rejected. I consider that the revised chapter will better meet the purpose of the Resource Management Act 1991(**RMA**) through providing greater clarity and consistency in the interpretation of the plan.

2. INTRODUCTION

- 2.1. My name is Amanda Jane Leith. I am a consultant contracted by the Queenstown Lakes District Council (**Council** or **QLDC**) to prepare the Section 42A (**s42A**) report on Chapter 2 of the PDP. I am a full member of the New Zealand Planning Institute. I hold the qualifications of Bachelor of Arts and a Masters of Regional and Resource Planning from the University of Otago.
- 2.2. I previously held the positions of Senior Consents Planner and Senior Policy Planner at Council and prepared the s42A reports on Chapters 7 – Low Density Residential, 8 – Medium Density Residential and 11 – Large Lot Residential.
- 2.3. I am not the principal author of the notified PDP Chapter 2 – Definitions.

- 2.4. In this Evidence, where I refer to a provision number, I am referring to the 'reply' provision number that is Council's final position as put forward in an earlier Stage 1 hearing.

3. CODE OF CONDUCT

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

- 3.2. I am authorised to give this evidence on the QLDC's behalf.

4. SCOPE OF THIS EVIDENCE

- 4.1. Throughout the evidence submitted to the Panel in the nine PDP hearing streams completed to date, the submissions and further submissions on various definitions relating to those streams have already been addressed. Consequently, my evidence is limited to those submissions and further submissions on definitions that have not already been addressed previously. This includes definitions with a district wide consequence, and where the submissions and further submissions have been deferred for consideration within this hearing. These submissions are identified in **Appendix 2** and in **Appendix 3** for reference purposes.

- 4.2. In considering the definitions against the submissions and further submissions that have been received, I have considered the application of the definition in all of the places it appears in the notified PDP, including objectives, policies, rules and standards.

- 4.3. In reviewing the definitions, I have also identified some anomalies and potential issues in the interpretation of a number of definitions that I have also addressed within this report. Where I consider that these equate to clarification, or involve non-substantial amendments, I have stated this and updated **Appendix 1**. However, for those that are substantial and are without scope I have not amended **Appendix 1**.

- 4.4. Although this evidence is intended to be a stand-alone document, to meet the requirements of s42A of the RMA, a more in-depth understanding can be obtained from reading the s32 Evaluation Report: Definitions (**Appendix 5**).

5. STATUTORY BACKGROUND AND RELEVANT BACKGROUND DOCUMENTS

- 5.1. The s32 report attached as **Appendix 5** provides a detailed overview of the legislation and higher order statutory and planning documents that were considered when preparing Chapter

2 (pages 2 – 3). In addition to that, the following, more detailed summary of relevant legislation and documents is also provided.

The Resource Management Act (RMA)

- 5.2. The RMA does not require that District Plans contain a list of defined terms. However definitions are an integral part of enabling the correct interpretation of plans and ensuring consistency with the application and assessment of the provisions.
- 5.3. In section 2 of the RMA it lists the definitions that are to be used in the interpretation of that Act.

Operative Otago Regional Policy Statement (1998) (Operative RPS)

- 5.4. Section 75(3) of the RMA requires that a district plan prepared by a territorial authority must "*give effect to*" any regional policy statement.

Proposed Otago Regional Policy Statement 2015 (PRPS)

- 5.5. Section 74(2) of the RMA requires that a district plan prepared by a territorial authority shall "*have regard to*" any proposed Regional Policy Statement. The PRPS was notified for public submissions on 23 May 2015, and decisions on submissions were released on 1 October 2016. The appeal period closed on 9 December 2016 with 26 appeals being received.
- 5.6. Of the appeals lodged against the decisions of the PRPS, a number were in relation to definitions in the PRPS. The following appealed PRPS definitions have relevance to the definitions contained (or recommended to be contained) within Chapter 2:

Definition	Appellant	Relief sought
Biodiversity offsets	Forest and Bird	Seeking that this new definition be included in the PRPS
No net loss	Forest and Bird	Seeking that this new definition be included in the PRPS
Wetland	Otago Water Resource Users Group	Seeking amendments to the definition

- 5.7. The definitions of 'biodiversity offsets' and 'no net loss' were recommended to be included in Chapter 2 by Mr Craig Barr in his s42A report for Chapter 33 – Indigenous Vegetation and Biodiversity. The decisions version of the PRPS does not include these definitions. However as outlined above, Forest and Bird have lodged an appeal for these definitions to be included in the PRPS. Although this is of relevance, the Council is not bound by the decisions (or outcome of these appeals) on the PRPS in terms of adopting the relevant definitions or not (or their content), only that the PDP must give effect to the PRPS.

5.8. The definition of 'wetland' in both Chapter 2 and the PRPS decisions version relies upon the definition provided by the RMA. The PRPS appeal lodged by Otago Water Resource Users Group seeks amendment to this definition. No submissions were received on the Chapter 2 definition.

6. ANALYSIS OF SUBMISSIONS

6.1. The PDP was notified on 26 August 2015. The submission period closed on 23 October 2015 and summaries of submissions were notified on 3 December and 28 January 2016. A total of 640 submission points were received on the Definitions Chapter.

6.2. Submissions are generally considered by definition. The summary of the submissions received on the notified chapter and recommendations of whether the submission should be rejected, accepted, or accepted in part are attached at **Appendices 2 and 3**.

6.3. **Appendix 2** sets out the submissions which are addressed within this report, being those that have not already been addressed in preceding hearing streams. I have read and considered all of the submissions in **Appendix 2**.

6.4. **Appendix 3** lists the submissions on definitions that have already been addressed in the earlier hearing streams and the recommendation of the officers outlined within their respective s42A report or right of reply. Where a recommendation relating to a definition was amended between the s42A report and right of reply, **Appendix 1** shows the right of reply recommended changes.

6.5. **Appendix 6** collates the s32AA assessments for the amendments recommended in the s42A reports and right of replies on chapters that have already been before the Hearings Panel.

6.6. The RMA, as amended in December 2013, no longer requires a report prepared under s42A or the Council decision to address each submission point but instead requires a summary of the issues raised in the submissions.

6.7. Some submission points canvas more than one issue, and will be addressed where they are most relevant within this evidence. At times, where a submission encapsulates a number of definitions, it will be discussed under a number of headings/ issues/topics.

6.8. I have discussed the relief sought in submissions under the following issues/ topics in this evidence:

- a. Issue 1 – How definitions are to be administered
- b. Issue 2 – Building

- c. Issue 3 – Domestic livestock
- d. Issue 4 – Ecosystem services
- e. Issue 5 – Formed road
- f. Issue 6 – Ground level
- g. Issue 7 – Precedent
- h. Issue 8 – Radio communication facility and Navigational facility
- i. Issue 9 – Residential flat
- j. Issue 10 – Residential unit
- k. Issue 11 – Reverse sensitivity
- l. Issue 12 – Sensitive activities
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- n. Issue 14 – SH6 roundabout works
- o. Issue 15 – Tourism activity
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- q. Issue 17 – Visitor accommodation
- r. Issue 18 – Earthworks, Waste, Mining activities and Cleanfill facility
- s. Issue 19 – Signage definitions
- t. Issue 20 – Maori definitions
- u. Issue 21 – Defined terms not included within the Stage 1 chapters
- v. Issue 22 - Definitions which equate to rules
- w. Issue 23 – 'Adjacent' and 'Adjoining'
- x. Issue 24 – 'Including' and 'Excluding'
- y. Issue 25 – 'Ancillary' and 'Accessory'
- z. Issue 26 – 'Activity' and 'Facility'
- aa. Issue 27 – Advice notes in definitions
- bb. Issue 28 – Miscellaneous issues

6.9. An analysis of the key issues identified by submitters is provided under the above headings. Where a provision / definition has not been submitted on or where a submission is without any coherent basis, the submission point is unlikely to have been directly discussed within this report (although a recommendation for the latter is set out in **Appendix 2**).

7. ISSUE 1 – HOW DEFINITIONS ARE TO BE ADMINISTERED

- 7.1 No guidelines are provided within the PDP as to how definitions are to be used or administered. However I consider these necessary in order to address a number of issues that are discussed below.
- 7.2 The PDP has been drafted and applied with the intent that the defined terms within Chapter 2 are to apply throughout the PDP whenever the defined term is used. This provides certainty and reduces ambiguity as to when a defined term is to be used or not. A note to this effect is recommended to be inserted into the start of Chapter 2 as shown in **Appendix 1**. I consider that this is a matter of clarification and a non-substantive change.
- 7.3 The submission lodged by Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Limited (**Z Energy**) (768) requests clarification that where a term is not defined specifically within the PDP that reliance will be placed upon the RMA definition (where there is one). Otherwise, the ordinary dictionary meaning shall apply. I consider that this is a valid approach that should be stated at the start of Chapter 2 to aid consistent interpretation of the plan provisions. I note that some of the definitions within Chapter 2 already rely upon the RMA definition, however not all of the terms defined within the RMA are included within Chapter 2.
- 7.4 In addition to the above, I also recommend that where a term is expressly defined in the PDP and it differs from the RMA definition, that the PDP definition has primacy. This is on the basis that the PDP definitions have been drafted taking into account the intent of the plan's objectives and its particular framework of defined terms, rules and other methods. A clause to this effect is already included within Chapter 1 - Introduction (Reply clause 1.6.5) and I recommend its repetition within Chapter 2 as shown in **Appendix 1**.
- 7.5 Clarification is also recommended to address the many 'reliant definitions' in the chapter by stating that where a definition includes reference to another defined term, that this definition should be relied upon in the interpretation of the first definition. There are many instances of interrelated definitions in Chapter 2, such as the definitions of 'residential unit' and 'residential flat', which include the term 'residential activity'. This is also defined. Consequently, the definition of 'residential activity' should be taken into account in the interpretation of the definitions of 'residential unit' and 'residential flat'. A note to this effect is recommended in **Appendix 1**.
- 7.6 I have also recommended inclusion of a note in Chapter 2 (see **Appendix 1**) that states that where a word or phrase is defined, the definition applies also to any variations of the word or phrase (singular or plural).

7.7 In addition, for clarity, I have added a note in Chapter 2 (see **Appendix 1**) to advise that any notes are purely for information or guidance purposes only and do not form part of the definition. I discuss advice notes in more detail later on in this report.

7.8 I note that definitions are also provided within the notified Chapter 5: Tangata Whenua (glossary) and recommended within Ms Vicki Jones' right of reply in relation to Chapter 26: Historic Heritage (terms used in this chapter). The terms within the glossary in Chapter 5 are intended to apply not only to Chapter 5 but wherever a term is used within the Plan. Conversely, the terms recommended to be defined within Chapter 26 by Ms Jones are intended to only apply to that chapter, as is obvious in their drafting, with all of them beginning with:

"For the purpose of this chapter, X means....".

7.9 Two notes stipulating the above are recommended to be inserted at the start of Chapter 2 (see **Appendix 1**).

7.10 I note that an inconsistent approach has been taken by Officers in their Appendix 1 recommendations to the Panel regarding definitions. Where submissions have been received on Chapter 2 definitions that specifically relate to individual chapters, these have been addressed by Officers and any recommended amendments to the notified definitions, new definitions or deleted definitions have been included within the recommendations in Appendix 1 attached to the respective s42A reports and/or right of replies. However, it is not clear within some of those Appendices¹ what the recommendation is in regards to amending Chapter 2, or whether the recommendation was to incorporate the stated definitions within the specific chapter. For clarity, with the exception of Chapters 5 and 26, no specific definitions are proposed to be included within individual chapters and all of the recommendations are with regard to Chapter 2 only.

8. ISSUE 2 – BUILDING

8.1. Numerous submissions were received in relation to the notified definition of 'building'. Many² of these were in relation to irrigation infrastructure and ski passenger lift systems. Mr Barr addressed these submissions within the s42A report on Chapter 21 – Rural.³ I concur with his recommendations and do not intend to re-address these submissions for the purposes of this report.

1 Chapters 9 – High Density Residential, 16 – Business Mixed Use Zone, 17 – Airport Zone, 21 Rural Zone, 30 – Energy and Utilities.

2 Jeremy Bell Investments Ltd (784) (supported by FS1097), J Cooper (400) (supported by FS1097), Federated Farmers of New Zealand (600) (opposed by FS1034, supported by FS1209, FS1091 and FS1097), Soho Ski Area Limited and Blackmans Creek No. 1 LP (610) (supported by FS1097), Treble Cone Investments Ltd (613) (supported by FS1097), P Kane (701) (supported by FS1162), T Burdon (791) and Lakes Land Care (794).

3 Issue 7 – Ski Area Activities within the Ski Area Subzones and in Appendix 2.

- 8.2. The definition of 'building' was also considered by Mr Barr within his s42A report on Chapter 30 – Energy and Utilities in relation to a number of submissions⁴ from telecommunications companies. I also concur with his recommendations in this regard and will not consider these submissions further.
- 8.3. The only remaining submission which has not yet been addressed is from Queenstown Park Limited (**QPL**) (806). This submission seeks to amend the definition of 'building' so that it excludes gondolas and associated structures. Mr Barr within the s42A report for Chapter 21 – Rural Areas⁵ has recommended that a new definition be included within the PDP for 'passenger lift systems'. This definition covers gondolas and associated structures. In conjunction with this, Mr Barr also recommended a new policy⁶ and amendments to two rules⁷ in relation to 'passenger lift systems'.
- 8.4. Given that this is now expressly defined and that these systems are now differentiated from 'buildings' in the provisions, I consider that Mr Barr's recommendations have addressed the relief sought by the submitter, albeit in a different form.

9. ISSUE 3 – DOMESTIC LIVESTOCK

- 9.1. C Byrch (243) submitted on the definition of 'domestic livestock' stating that it should be consistent with the definition of 'commercial livestock' in referring to the livestock rather than their keeping.

- 9.2. 'Commercial livestock' is defined in the PDP as follows:

"Means livestock bred, reared and/or kept on a property for the purpose of commercial gain, but excludes domestic livestock."

- 9.3. 'Domestic livestock' is defined as:

"Means the keeping of livestock, excluding that which is for the purpose of commercial gain.

- In all Zones, other than the Rural General, Rural Lifestyle and Rural Residential Zones, it is limited to 5 adult poultry, and does not include adult roosters; and*
- In the Rural General, Rural Lifestyle and Rural Residential Zones it includes any number of livestock bred, reared and/or kept on a property in a Rural Zone for family*

4 Chorus New Zealand Ltd (781), Vodafone NZ (179) (supported by FS1097 and opposed by FS1255), Spark Trading NZ Ltd (191) (supported by FS1097 and opposed by FS1255) and Two Degrees Mobile Ltd (421) (opposed FS1117 and FS1097).

5 Paragraphs 14.15 – 14.21.

6 Reply policy 21.2.6.4.

7 Reply rules 21.4.19 and 21.5.28.

consumption, as pets, or for hobby purposes and from which no financial gain is derived, except that in the Rural Residential Zone it is limited to only one adult rooster per site.

Note: Domestic livestock not complying with this definition shall be deemed to be commercial livestock and a farming activity as defined by the Plan."

- 9.4. In comparing the two definitions, I agree with C Byrch (243) and consider that the first sentence of the two definitions should be the same apart for the differentiating matter of whether they are for commercial gain or not. I have made this recommendation in **Appendix 1**.
- 9.5. The remainder of the definition of 'domestic livestock' acts as a rule. This issue is discussed more broadly below in Issue 21 where I recommend that the first sentence of the definition be retained, with the remaining criteria within the definition being relocated into each PDP chapter where the relevant rule or standard appears. However, I have not included this change in **Appendix 1** as additional changes would be required to many of the chapters that have already been considered by the Panel. If the Panel is inclined to recommend this change, some consideration/advice would be needed as to revisiting earlier recommendations.
- 9.6. I have also recommended a number of other non-substantive amendments in **Appendix 1** to the definition of 'domestic livestock' to amend the reference to the '*Rural General*' zone to only '*Rural*' to reflect the PDP terminology. I also recommend deletion of the words '*in a Rural Zone*' in the second bullet point, as the first part of the sentence already stipulates what zone this provision applies to.
- 9.7. Arcadian Triangle (836) in relation to the 'domestic livestock' definition raises a number of concerns about the consistency of the wording within the definition. These include the absence of any qualifier as to whether the numbers are limited per 'site' or by other means in the first bullet point, the use of the term 'property' instead of 'site' in the second bullet point and the removal of the superfluous words 'as defined in the Plan' at the end of the note. I agree with this submission and have therefore made amendments in **Appendix 1** to this effect.
- 9.8. Arcadian Triangle (836) also requested that adult peacocks be limited or excluded in the definition where roosters are limited or excluded, given that they are noisier than roosters and are found on some properties in the District. Upon further research of this issue it would appear that this is a potential problem, and I therefore agree with the submitter in this regard. These changes are also included as recommendations in **Appendix 1**.

10. ISSUE 4 – ECOSYSTEM SERVICES

- 10.1. C Brych (243) and QLDC (383) (in its corporate capacity) have both submitted in relation to the definition of 'ecosystem services'. C Brych (243) considers that the definition should be rewritten as they are not just the services that people benefit from. QLDC's (383) corporate submission states that a definition provided by Landcare Research is more effective and tangible than the notified definition, which was originally adapted from the PRPS. The definition proposed by QLDC (383) is as follows:

"Ecosystem services are categorised as 'provisioning', such as food, timber and freshwater; 'regulating', such as air quality, climate and pest regulation; 'cultural' such as recreation and sense of belonging; and 'supporting', such as soil quality and natural habitat resistance to weeds."

- 10.2. Since the date of notification of the PDP (26 August 2015) decisions have been released on the PRPS (1 October 2016). The decision version of the PRPS provides a definition of 'ecosystem services' as follows, and no appeals were received on this definition.

"Are the resources and processes the environment provides that people benefit from e.g. purification of water and air, pollination of plants and decomposition of waste."

- 10.3. The notified PDP version is consistent with the PRPS definition (with the exception of punctuation). As the PDP is required to 'give effect' to the PRPS, I recommend that the definition remain the same as the PRPS. Consequently, only punctuation changes are recommended as identified in **Appendix 1**.

- 10.4. I note that this recommendation is consistent with that in Mr Barr's right of reply on Chapter 33 – Indigenous Vegetation and Biodiversity.⁸

11. ISSUE 5 – FORMED ROAD

- 11.1. Federated Farmers of New Zealand (**FFNZ**) (600)⁹ request that the notified definition of 'formed road' is amended to distinguish between publicly and privately owned roads in the District.

- 11.2. A definition of 'road' is provided within the PDP as follows:

"Means road as defined in section 315 of the Local Government Act 1974."

⁸ Paragraphs 8.1 – 8.5.

⁹ Opposed by FS1034 and FS1040 and supported by FS1209.

11.3. Section 315 of this Act states:

"road means the whole of any land which is within a district, and which—

- (a) immediately before the commencement of this Part was a road or street or public highway; or*
- (b) immediately before the inclusion of any area in the district was a public highway within that area; or*
- (c) is laid out by the council as a road or street after the commencement of this Part; or*
- (d) is vested in the council for the purpose of a road as shown on a deposited survey plan; or*
- (e) is vested in the council as a road or street pursuant to any other enactment;—*

and includes—

- (f) except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988:*
- (g) every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—*

but, except as provided in the [Public Works Act 1981](#) or in any regulations under that Act, does not include a motorway within the meaning of that Act or the [Government Rounding Powers Act 1989](#)"

11.4. Taking the above definition into account, I consider that the notified PDP definition of 'road' is clear in that it refers to only public roads. Consequently, I consider that the definition of 'formed road' does not require amendment and I therefore reject this submission point of FFNZ.

12. ISSUE 6 – GROUND LEVEL

12.1. The notified definition of 'ground level' states:

"Ground Level means:

The surface of the ground prior to any earthworks on the site, except that where the surface of the ground has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974 "ground level" means the finished surface of the ground following completion of works associated with the most recently completed subdivision.

- *"Earthworks" has the meaning given in the definition of that term in this Plan and includes earthworks carried out at any time in the past.*
- *"Completed subdivision" means a subdivision in respect of which a certificate pursuant to section 224(c) of the Resource Management Act 1991 or a completion certificate under the Local Government Act 1974 has been issued.*
- *"Earthworks carried out as part of a subdivision" does not include earthworks that are authorised under any land use consent for earthworks, separate from earthworks approved as part of a subdivision consent.*

Note

1. *See interpretive diagram in the definition of BUILDING HEIGHT*
2. *Ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history.*
3. *Changes to the surface of the ground as a result of earthworks associated with building activity do not affect the "ground level" of a site.*
4. *Subdivision that does not involve earthworks has no effect on "ground level".*
5. *Special height rules apply in the Queenstown Town Centre, where "metres above sealevel" is used. "Original ground level" is not affected by the definition of "ground level" above, which applies elsewhere.*

This definition does not affect or supersede the definition of "Ground Level" for the Remarkables Park Zone or the Industrial B Zone (Connell Terrace Precinct)."

- 12.2. Arcadian Triangle Ltd (836) has raised an issue with the third bullet point of the definition as follows:

"The third bullet point of the definition of 'Ground Level' potentially creates a problem. Up until a few years ago the Council did not require a subdivider to obtain separate land use consent for earthworks associated with a subdivision. However a few years ago the Council changed its interpretation of the provisions of the Operative District Plan and standard requiring subdividers to obtain separate land use consent for all earthworks associated with a subdivision. As a consequence, under the Operative District Plan, subdivisions have changed the defined "Ground Level" of subdivided sites through land use consents obtained for earthworks associated with the relevant subdivision. It appears that the third bullet point in this definition of "Ground Level" (together with the first bullet point) may operate retrospectively to

change the ground level applicable to sites created through subdivision consents issued under the Operative District Plan."

12.3. By way of relief, the submitter seeks that the third bullet point be deleted or other amendments are undertaken as necessary to ensure that this bullet point only applies to subdivision consents granted after the date that Plan Change 49 (**PC49**) became operative.

12.4. As I understand it, prior to PC49 becoming operative, whether land use consent for earthworks being undertaken as part of subdivision was a grey area. PC49 introduced the following rule (22.3.2.1(e)) into the Operative District Plan (**ODP**):

"Earthworks listed in (i)-(iii) below are also exempt from the rules in Section 22 of the District Plan:

- (i) That are associated with a subdivision consented under Rule 15.2.20; or*
- (ii) That are associated with a subdivision consented prior to 29 April 2016, or*
- (iii) That are associated with the construction of a house within an approved residential building platform."*

12.5. As a consequence, when PC49 became operative on 27 July 2016, the grey area that existed previously was addressed. However, there will be numerous land use consents for earthworks that were assessed with subdivision consents prior to PC49 becoming operative that have changed the ground level of sites via land use consent rather than subdivision consent. Consequently, I agree with the submitter that the third bullet point of the definition should be amended to reference the same date as prescribed in the ODP (29 April 2016) to ensure that the ground levels approved via land use consent prior to this time are not captured. This amendment is recommended in **Appendix 1**.

12.6. Arcadian Triangle Ltd (836) also notes that the definition of 'ground level' does not apply to the Remarkables Park Zone or the Industrial B Zone (Connell Terrace Precinct). Further, the submitter notes that while there is a separate notified definition of ground level pertaining to the Remarkables Park Zone (which is recommended to be deleted), there is no corresponding ground level definition for the Industrial B (Connell Terrace Precinct) in the PDP.

12.7. In reviewing Plan Change 36 (**PC36**), which established the Industrial B (Connell Terrace Precinct), I have found that a 'Contour and Zone Plan' was adopted which is intended to set out the ground level for the zone. The last sentence of the PDP definition (and ODP) of 'ground level' was added as part of PC36 and is intended to mean that the requirements within the definition do not apply to the Industrial B (Connell Terrace Precinct). As a consequence, my understanding is that ground levels within the Industrial B (Connell Terrace Precinct) are those depicted on the 'Contour & Zone Plan' and they consequently do not need

to be defined in Chapter 2. Notwithstanding this, the Industrial B zone is proposed to be included within Stage 2 of the District Plan review and any necessary amendments to definitions in relation to this zone will be considered at this time.

13. ISSUE 7 - PRECEDENT

- 13.1. A Cutler (110) requested that a definition of 'precedent' be included in the PDP for the following reason:

"Some misinterpretation of the word 'precedent' has occurred by elected members and in planning decisions therefore it is essential to clarify the meaning. Substantial weight can be placed on the word 'precedent' not just in terms of (sic) the first changes to the landscape/zone but in relation to cumulative effects and incremental development."

- 13.2. Precedent is not defined within the RMA. However consideration of potential precedent effects can be considered as a relevant matter in determining a resource consent application. Precedent effects and the extent to which these are applied are a frequent matter of resource management practice and of case law. Consequently, the RMA application of the term is still emerging and can change over time.
- 13.3. I also note that the term 'precedent' is not included within any of the Stage 1 chapters and therefore including a definition will not aid in the interpretation of any PDP provision. As such, I do not support the identification of a definition of 'precedent'.

14. ISSUE 8 – RADIO COMMUNICATION FACILITY AND NAVIGATION FACILITY

- 14.1. The Airways Corporation of New Zealand Ltd (**Airways**) (566)¹⁰ seek that two new definitions be included within Chapter 2, being 'radio communication facility' and 'navigation facility'. The submitter requests inclusion of these definitions as the terms are included within a number of PDP provisions in Chapter 30 – Energy and Utilities.
- 14.2. In his right of reply for Chapter 30¹¹ – Energy and Utilities, Mr Barr recommended amending the rules within the chapter for ease of interpretation. These recommended changes to the Chapter 30 rules resulted in the removal of references to 'radio communication facilities' and 'navigation facilities' as activities in themselves. Now the rules only reference the particular infrastructure used to undertake these activities instead, such as mast heights¹² and antennae

10 Supported by FS1106, FS1208, FS1253 and FS1340.

11 Dated 22 September 2016.

12 Redraft rules 30.4.46 and 30.4.47 in Mr Barr's right of reply.

dimensions.¹³ Furthermore, there are no objectives and policies in Stage 1 that use these terms.

- 14.3 The definition of 'regionally significant infrastructure' recommended by Mr Matthew Paetz in his right of reply for Chapter 3 – Strategic Direction incorporates 'telecommunication and radio communication facilities'. Mr Barr recommended amendments to Mr Paetz' definition as part of his evidence on Chapter 30 – Energy and Utilities that included a footnote after the bullet point, which states '*as defined by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008*'. This footnote however only relates to the telecommunications part of the bullet point as 'radio communications facilities' are not defined in these Regulations.
- 14.4 I consider that since 'radio communications facilities' are included within the definition of 'regionally significant infrastructure', a definition should be provided given their significance to the region. Accordingly, I support the definition included within the Airways (566) submission and this is shown in **Appendix 1**.
- 14.5. 'Navigation facility' is no longer utilised within any PDP objective, policy, rule or definition, consequently I do not see a need to include this definition within the PDP and I therefore do not support the Airways (566) submission in this regard.

15. ISSUE 9 – RESIDENTIAL FLAT

- 15.1. The definition of 'residential flat' has been discussed by Mr Barr as part of his right of reply on Chapter 21 – Rural Zone,¹⁴ and also within my s42A report on Chapter 7 – Low Density Residential.¹⁵ Changes to the notified definition were recommended in both. However, the Hearings Panel on 27 October 2016 requested that consideration of the definition be deferred until the hearing on Chapter 2 – Definitions. Notwithstanding this, in listening to the evidence presented on 26 October 2016 by Mr Goldsmith of Arcadian Triangle (836) to the Hearings Panel, I do not recommend any additional amendments to the definition beyond those recommended within paragraphs 14.17 – 14.30 of my s42A report on Chapter 7, which also incorporates Mr Barr's recommendation.¹⁶
- 15.2. In the abovementioned paragraphs of the s42A report for Chapter 7, I recommended the deletion of the reference to 'leasing' within the definition as a result of the submission received from Arcadian Triangle (836) for the following reasons:

"Submitter 836's (Arcadian Triangle Limited) request for the deletion of the 'leasing' reference is on the basis that it could mean any form of use by somebody other than the

13 Redraft rules 30.4.48 and 30.4.49 in Mr Barr's right of reply.

14 Paragraphs 6.3 – 6.6.

15 Paragraphs 14.17 – 14.30.

16 Aside for the minor amendments detailed under Issue 26 below relating to the advice notes.

occupants of the residential unit, whether commercial or non-commercial. The submitter therefore recommends the deletion of this point or moving it to the advice notes. With regard to this point, the s32 report states that flats can continue to be leased which is a continuation of the status quo under the ODP.

I anticipate that the inclusion of this 'leasing' statement is as a point of clarification in the context of the preceding clause "is situated on the same site and held in the same ownership as the residential unit...", and that it may be the word 'leasing' causing the problem. This word could be replaced by 'rented' to give a more residential context, however this wording could also have implications for the ability or restriction on the letting of residential flats for visitor accommodation purposes, which is to be considered in Stage 2 of the District Plan review for the residential zones. I note that the notified definitions of both 'Residential Activity' and 'Residential Unit' do not preclude renting of properties for permanent residential purposes. Consequently, given the above considerations, I recommend that the reference to leasing to another party is deleted as it is not necessary."

- 15.3. I therefore continue to recommend the same amendments to the definition in **Appendix 1**.

16. ISSUE 10 – RESIDENTIAL UNIT

- 16.1. H Leece and A Kobienia (126) have submitted in relation to the definition of 'residential unit' noting that the term hinges upon kitchen and laundry facilities. The submitters request that the definition should include flats, apartments and sleep outs on a site when installed with ablution facilities that enable independent living. I note that the submitter also seeks to ensure that the proposed residential density of the Rural Residential and Rural Lifestyle zones preserve the current density of the existing area and that this is defended when proposals to further subdivide are lodged.
- 16.2. Whilst I understand the submitters are seeking this amendment to preserve their rural living amenity values, I do not agree that defining the ancillary residential flats or sleep outs as 'residential units' and therefore imposing a minimum density on these activities is likely to promote a better outcome, district wide. The term 'residential unit' is used within the PDP to control the number and intensity of residential activities within each zone. This definition is therefore fundamental to the operation of the PDP and its consistent interpretation of density.
- 16.3. The definition of 'residential unit' is not intended to incorporate 'residential flats'. 'Residential flats' are intended to be a minor form of accommodation that is within the same ownership as the 'residential unit'. However, 'residential flats' enable self-contained living separate from the 'residential unit'. These are commonly referred to as granny flats and can be used to accommodate guests, elderly parents, teenagers and the like. More recently, it has become common in the District for people to rent their 'residential flat' out to short or long term tenants

as an income source. Through the way they are specifically defined, 'residential flats' are of limited size, are limited to one per 'residential unit' and are not able to be subdivided from the 'residential unit'. Enabling 'residential flats' is one way that the PDP is promoting housing diversity. As a result, I do not agree with the submitter's submission that seeks for 'residential flats' to be included within the definition of 'residential units' as this would give rise to density restrictions and car parking requirements.

- 16.4. I also note that self-contained apartments are already considered 'residential units' and are provided for within that definition.
- 16.5. 'Sleep outs' are not defined within the PDP (or the Oxford Dictionary), however they are included within the definition of 'accessory building' in the PDP. I consider that 'sleep outs' are standalone buildings capable of residential living that are not completely self-contained and therefore require access to the 'residential unit' for kitchen and other facilities.
- 16.6. 'Residential flats' are becoming more common within the District and as they trigger a requirement for development contributions and 'sleep outs' do not, I recommend that a definition of 'sleep out' be included within Chapter 2 to clearly differentiate the two. There is no scope to do this as part of this report; however I recommend that this be considered as part of Chapter 2 in Stage 2 of the District Plan review.
- 16.7. A 'sleep out' that contains only a bathroom and no kitchen (or without both) would not be considered self-contained and therefore would not be deemed a 'residential flat'. It would instead be considered an 'accessory building' which is part of the 'residential unit'. Without their relationship with the 'residential unit' on the site, for kitchen, laundry and possibly bathroom facilities, 'sleep outs' could not easily be resided in for long term purposes and as such are an accessory building.
- 16.8. As outlined in the reasons above, I do not support the relief sought by the submitters and reject the submission.

17. ISSUE 11 – REVERSE SENSITIVITY

- 17.1. Transpower New Zealand Ltd (**Transpower**) (805) and Z Energy (768) seek that a definition of 'reverse sensitivity' be included within the PDP.
- 17.2. Mr Barr in his s42A report¹⁷ in relation to Chapter 30 – Energy and Utilities addressed the submission received from Transpower (805) and recommended rejection of the submission on the following basis:

17 Paragraphs 9.35 – 9.37.

"I understand that reverse sensitivity applies to a wide range of effects. For example, it could be in relation to noise, smell, lighting, and visual effects to name a few. The concept and phrase 'reverse sensitivity' is broadly understood and accepted. However I am reluctant to recommend a definition in the District Plan because the meaning of reverse sensitivity has been defined by case law, and there is the potential it could be further redefined, therefore making any definition locked in the District Plan redundant and create confusion for plan users. For this reason, I recommend that Transpower's submission is rejected.

- 17.3. The Z Energy (768) submission was however not considered by Mr Barr. Z Energy (768) seek that 'reverse sensitivity' be defined as follows (or something to the same effect):

"The potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity."

- 17.4. Since the date of Mr Barr's s42A report on Chapter 30 – Energy and Utilities (19 August 2016), the Otago Regional Council has released its decisions on the PRPS. The decision version of the PRPS includes a definition of 'reverse sensitivity' which is identical to that proposed by Z Energy (768). I note that no appeals were lodged in respect of this definition.

- 17.5. Mr Barr's recommendation within the Chapter 30 s42A report was to leave this definition to continue to be defined via case law. I note however that the term is used multiple times throughout the PDP¹⁸ and is included within provisions seeking to control potential reverse sensitivity effects of Queenstown Airport operations, the State Highway network, reduced setbacks, mixed use environments, day care facilities, the operation of utilities or electricity transmission and noise. Given the breadth of issues the PDP covers in the assessment of 'reverse sensitivity' effects, I consider that a definition of this term would benefit the consistent interpretation and application of the PDP. Given that the Z Energy (768) recommended definition is the same as that within the PRPS, I support the submission and have recommended the inclusion of a definition of 'reverse sensitivity' in **Appendix 1**.

18. ISSUE 12 – SENSITIVE ACTIVITIES

- 18.1. X-Ray Trust Ltd (356) seek a new definition to define the term 'sensitive activities' in relation to Reply Objective 21.2.4. In considering this request, I have identified that the term 'sensitive activities' is used in a number of other places in the PDP as detailed below.
- 18.2. The words 'sensitive activities' are incorporated within two notified definitions: 'national grid sensitive activities' and 'sensitive activities – transmission corridor'. These definitions are

¹⁸ Reply provisions: 4.2.6.1, 7.2.7B, 8.2.10, 9.2.7, 11.5.3, 15.2.3.2(b), 16.2.1.1, 16.2.1.6, 16.4.5, 22.5.4, 27.2.2.9, 30.1.2, 30.2.6.5, 36.2.1.2.

discrete in dealing with sensitive activities associated with electricity transmission and are not relevant to the submitter's request.

18.3. In addition to the objective outlined by the submitter, the term 'sensitive activities' is also used within Reply Objective 22.2.5 and Policy 30.2.8.1 and is not included within any rules.

18.4. The intent of Reply Objectives 21.2.4 (Rural) and 22.2.5 (Rural Residential and Lifestyle) are similar, these provisions state:

21.2.4 Objective – Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.¹⁹

22.2.5 Objective – Sensitive activities conflicting with existing and anticipated rural activities are managed.²⁰

18.5. Reply Policies 21.2.4.1, 21.2.4.2 and 22.2.5.1, which are derived from these objectives, are also similar. The policies seek acknowledgement that permitted and established activities occurring within the zone may result in adverse effects such as noise, odour and the like, which may be noticeable to residents and visitors. I consider that the wording of these related policies provides the necessary explanation of the term 'sensitive activities' as referring to residents and visitors in rural areas.

18.6. As such, I do not consider that there is a need to define the term 'sensitive activities'.

19. ISSUE 13 – SITE

19.1. At the hearing on Chapter 27 – Subdivision and Development, the Panel requested that Mr Nigel Bryce review the definition of 'site', in particular clauses b) and c) below:

"In addition to the above.

a) A site includes the airspace above the land.

b) If any site is crossed by a zone boundary under this Plan, the site is deemed to be divided into two or more sites by that zone boundary.

c) Where a site is situated partly within the District and partly in an adjoining District, then the part situated in the District shall be deemed to be one site."

19.2. However, in his right of reply, Mr Bryce deferred consideration of 'site' until this hearing on Chapter 2 – Definitions.

¹⁹ Mr Barr's right of reply version.

²⁰ Mr Barr's right of reply version.

- 19.3. Also in response to questioning by the Hearings Panel in relation to developments occurring across more than one lot and the intended application of the definition of 'site' to cross lease, company lease, unit titles and strata titles, Ms Kim Banks in her right of reply for Chapter 9 – High Density Residential²¹ addressed the definition of 'site' and in paragraph 12.13 of her reply concludes:

"To address all of these matters, and simplify the definition of 'site' a possible revision to the definition is set out below. I maintain however that this should be reconsidered at the Definitions hearing, or addressed via a variation.

Site – Any land on which an activity is carried out or is proposed to be carried out, whether such land comprises the whole or part of a legally defined parcel of land and held in a single Certificate of Title; or more than one legally defined parcel of land where these are contiguous."

- 19.4. In considering this definition further, I prefer the definition of 'site' that is included within the Operative (in part) Auckland Unitary Plan as follows:

"Any area of land which meets one of the descriptions set out below:

(a) An area of land which is:

- (i) Comprised of one allotment in one certificate of title, or two or more contiguous allotments held together in one certificate of title, in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or*
- (ii) Contained in a single lot on an approved survey plan of subdivision for which a separate certificate of title could be issued without any further consent of the council;*

Being in any case the smaller area of clauses (i) or (ii) above; or

(b) An area of land which is composed of two or more contiguous lots held in two or more certificates of title where such titles are:

- (i) Subject to a condition imposed under section 37 of the Building Act 2004 or section 643 of the Local Government Act 1974; or*
- (ii) Held together in such a way that they cannot be dealt with separately without the prior consent of the council; or*

(c) An area of land which is:

- (ii) Partly made up of land which complies with clauses (a) or (b) above; and*

21 Paragraphs 12.6 – 12.13.

(iii) *Partly made up of an interest in any airspace above or subsoil below a road where (a) and (b) are adjacent and are held together in such a way that they cannot be dealt with separately without the prior approval of the council;*

Except in relation to each description that in the case of land subdivided under the Unit Titles Act 1972, the cross lease system or stratum subdivision, 'site' must be deemed to be the whole of the land subject to the unit development, cross lease or stratum subdivision."

- 19.5. I consider that the above Auckland Unitary Plan definition addresses the Hearing Panel's questions to Ms Banks in relation to cross leases and strata subdivisions.
- 19.6. The above definition does not however address the questions put to Mr Bryce by the Hearings Panel, and I note that the Unitary Plan definition does not include the same provisions relating to zone and district boundaries. In practice, I do not see the need for a change in zoning or district within the land area of a property to necessitate a site being considered as two (or more) sites. The potential effects upon the environment and people as a result of development remain the same notwithstanding this technicality. This definition necessitates arbitrary assessment such as assessing breaches of setbacks within the middle of a site. I consider that the zone (or District) rules that are applied should be those that apply where the development is located. If it is located across two zones, two sets of rules may apply. As a result, I do not consider that the abovementioned provisions are necessary within the definition of 'site'.
- 19.7. Notwithstanding the above, I note that only one submission in relation to the definition of 'site' has been received. This was from Patterson Pitts Group (370), who seek amendments to reflect "*replacement Acts*", or "*Unit Titles Act 2010*". I do not believe that this submission provides adequate scope to recommend extensive amendments to the notified definition of 'site'. As a consequence, I have not made any of the changes expressed above within **Appendix 1**. If it is decided that it is necessary to amend this definition, I recommend that a variation be undertaken as part of Stage 2 of the plan review to address this.
- 19.8. In relation to the Patterson Pitts Group (370) submission, I understand it is *ultra vires* to refer to future legislation within the PDP via a term such as 'replacement Acts' and that the *Interpretation Act 1999* provides that references to a repealed Act is replaced by the new corresponding Act. Notwithstanding this, I consider that reference to the current *Unit Titles Act 2010* is of benefit. Consequently, I have made this recommendation in **Appendix 1**. I also note that the dates of other legislation references within the definition have not been included and I have therefore recommended that these dates be inserted as a matter of clarification in **Appendix 1**.

20. ISSUE 14 – SH6 ROUNDABOUT WORKS

- 20.1. The New Zealand Transport Agency (**NZTA**) (719) have submitted in opposition to the definition of 'SH6 Roundabout Works' as the works described in the definition are part of a Notice of Requirement and therefore are inappropriate to be included as a definition.
- 20.2. I concur with this submission and recommend deletion of this definition in **Appendix 1**.

21. ISSUE 15 – TOURISM ACTIVITY

- 21.1 The proposed insertion of a definition of 'tourism activity' by a number of submitters was addressed by Mr Barr in his s42A report on Chapter 21 – Rural Zone.²² This report however missed four additional parties²³ who also sought the same relief. I have considered those additional submissions, and continue to support the assessment and recommendation of Mr Barr in paragraphs 13.9 – 13.14 of his evidence to reject the proposed definition. I therefore do not support the relief sought.

22. ISSUE 16 – URBAN DEVELOPMENT AND URBAN GROWTH BOUNDARY

- 22.1. Mactodd (192) seek that the definitions of 'urban development' and 'urban growth boundary' be amended to be in accordance with the Environment Court's decision in *Monk v Queenstown Lakes District Council* [2013] NZENVC12. This Court decision was in relation to Plan Change 29 (**PC29**) to establish an urban boundary around Arrowtown.
- 22.2. Within the reasons for the PC29 decision,²⁴ the Court described the ODP definitions of 'urban development' and 'urban growth boundary' as "*ambivalent and circular*" and applied its own assumption of the intention of the definitions.
- 22.3. The notified PDP definitions of 'urban development' and 'urban growth boundary' have been copied from the ODP.
- 22.4. The definition of 'urban development' was discussed in detail during the hearing on Chapter 4 – Urban Development (although I note that the Mactodd (192) submission was not considered) and in response Mr Matthew Paetz recommended an amended definition in his right of reply on the chapter as follows:²⁵

²² Paragraphs 13.9 – 13.14.

²³ D & M Columb (624) (supported by FS1097), Cardrona Alpine Resort Ltd (615) (supported by FS1105), Amrita Land Ltd (677) (opposed by FS1035, FS1074, FS1312, FS1364 and supported by FS1097 and FS1117), Ngai Tahu Tourism Ltd (716) (supported by FS1097 and FS1117).

²⁴ Paragraphs 20 – 28.

²⁵ In Paragraphs 4.7 – 4.12.

"Development that by its scale, intensity, visual character, trip generation and/or design and appearance of structures, is of an urban character typically associated with urban areas. Development in particular Special Zones (namely Millbrook and Waterfall Park) are excluded from the definition."

22.5. Although the above definition is not as the Court suggested in *Monk v QLDC*, I consider that Mr Paetz' recommended wording addresses the issues raised by the Court. I therefore concur with Mr Paetz' recommendation.

22.6. With regard to the definition of 'urban growth boundary', I consider that the recommended amendment to the definition of 'urban development' has resolved the problems identified with this ODP definition by the Court. I do note however that the definition is unnecessarily repetitive and consequently recommend a non-substantive amendment in this regard. These changes are identified in **Appendix 1**.

23. ISSUE 17 – VISITOR ACCOMMODATION

23.1. Numerous submissions have been received in relation to the definition of 'visitor accommodation'. The PDP notified definition states:

"Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and

- i. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, homestays, and the commercial letting of a residential unit; and*
- ii. (May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with the visitor accommodation activity.*

For the purpose of this definition:

- a. The commercial letting of a residential unit in (i) excludes:*
 - A single annual let for one or two nights.*
 - Homestay accommodation for up to 5 guests in a Registered Homestay.*
 - Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home.*

(Refer to respective definitions).

- b. *"Commercial letting" means fee paying letting and includes the advertising for that purpose of any land or buildings.*
- c. *Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply."*

23.2. C Brych (243) suggests that buildings and infrastructure that are used to provide for visitor accommodation be defined so that separate resource consents can be obtained for the infrastructure and for its use as visitor accommodation (rather than "use of buildings" as is the case in the notified definition). I do not support this submission as I consider there is no clear advantage in managing buildings and infrastructure separately from the visitor accommodation activity itself. In my view, it is unnecessary to separate the activity from the buildings within which visitor accommodation will be undertaken and for separate resource consents to be required for these. Such an approach is inefficient and the submission doesn't set out any benefits of such an approach.

23.3. Pounamu Holdings 2014 Limited (552)²⁶ and Varina Propriety Limited (591) have requested the definition be amended to specifically outline that centralised facilities such as restaurants, bars, conference rooms and the like can be utilised by the public in addition to guests of the establishment. I concur with these submissions, as services and facilities in hotels such as bars, restaurants and conference rooms are often utilised by people not staying at the venue. Furthermore, conference facilities provide an important service and economic benefit to the community (and wider District) in providing spaces for conferences, meetings, weddings and the like. While at present Queenstown does not have a dedicated conference facility, it should do so in the future. In any event it is still likely that hotel conference facilities will still be utilised for smaller events and weddings (less than 250 people)²⁷, as these are generally more suited to hotel based facilities. I have made these amendments in **Appendix 1**.

23.4. Furthermore, the Millennium and Copthorne Hotels New Zealand Limited (679)²⁸ seek that the definition provide for all of the activities likely to be associated with hotel visitor accommodation. Part (ii) of the notified definition already includes a list of the types of centralised facilities that may be included, however to remove any ambiguity that may arise I recommend adding 'and others of a similar scale and nature' to the end of the list of facilities. This amendment is shown in **Appendix 1**.

23.5 S Jefferson (278) requests a change to the definition to specify "*the letting of a residential unit that is the primary residence where the letting occurs for less than 30 days per calendar year*". This change is suggested by the submitter to limit the length of stay but to also support

26 Opposed by FS1170 and supported by FS1244.

27 Section 5.1 of 'Proposed Queenstown Conference Centre Feasibility Study' dated July 2012: http://www.qldc.govt.nz/assets/OldImages/content/your_council/Conference%20Centre/Queenstown_Conference_Centre_Report_23_July_2012_-_Final_excluding_appendices.pdf.

28 Opposed by FS1063.

households in aiding the affordability of their property. The submitter highlights that many households let their houses out when they are away on holiday and long weekends and that this supplements their income whilst living in a District that has affordability problems. The submitter notes that the three month timeframe in the notified definition is beyond that which people residing in the District would rent out their primary residence. T Henderson (449)²⁹ raises very similar concerns.

22.6 The exception to the controls on visitor accommodation for up to 90 days per year is intended to facilitate intermittent commercial letting at a level of use that is unlikely to adversely affect amenity values in residential or rural areas, this being the resource management purpose. While the 90 day timeframe is arbitrary and difficult to monitor and enforce, I consider that some sort of a limit is appropriate. However I do not have any detailed evidence showing why a 30 day timeframe (or another such timeframe) is more appropriate. Notwithstanding, detailed work is being undertaken as part of Stage 2 of the PDP review in relation to visitor accommodation and I consider that until this work is undertaken that I cannot make a recommendation that these submission points be accepted.

23.7. P Barrow (258) has also submitted in relation to this definition requesting either the retention of the ODP definition or for the introduction of the new rules to be delayed until further discussions are held with people involved in the holiday home rental industry. For the same reasons as outlined above in relation to the submissions of S Jefferson (278) and T Henderson (449), I cannot accept this submission until further work is undertaken by the Council in relation to visitor accommodation within the residential zones.

23.8. It is therefore my recommendation that the submission points raised by S Jefferson (278), T Henderson (449) and P Barrow (258) be rejected at this time. The submitters will however have the opportunity to make a new submission on the outcomes of the Stage 2 visitor accommodation work at a later date. This is detailed in **Appendix 2**.

24. ISSUE 18 – EARTHWORKS, WASTE, MINING ACTIVITIES AND CLEANFILL FACILITIES

24.1. PC49 relating to earthworks was made operative on 29 April 2016, which was after the date of notification of the PDP (26 August 2015). Consequently, some of the definitions now included within the ODP via PC49 were not considered for inclusion or amendment in the PDP.

24.2. Earthworks are scheduled to be considered as part of Stage 2 of the District Plan review, notwithstanding this, some Stage 1 PDP chapters incorporate earthworks provisions, which therefore necessitates inclusion of earthworks related definitions through Stage 1.

29 Opposed by FS1059.

- 24.3. PC49 introduced or amended a number of definitions within the ODP and in comparing these with the notified PDP definitions, a number of these have not been included in the PDP, while other definitions are different. This includes the following definitions:

PC49 Definition	Comparison with Chapter 2 of PDP
Archaeological Site	Not included in the PDP ³⁰
Bed	Not included in the PDP
Bulk Earthworks	Not included in the PDP
Cleanfill Facility	Not included in the PDP
Earthworks	PDP definition differs from PC49 definition ³¹
Mining Activity	PDP definition differs from PC49 definition ³²
River	PDP definition differs from PC49 definition
Waste Management Facility	PDP definition differs from PC49 definition

- 24.4. To avoid discrepancies in interpretation, I consider that it would be beneficial to have the abovementioned definitions included within the PDP and for them to be consistent with the PC49 decision. I note however that the submissions on the PDP do not provide scope to make this change for all of the abovementioned definitions. As earthworks are scheduled to be included within Stage 2 of the District Plan review, the remaining definitions can be considered for inclusion/notification in the chapter at this time. I now consider those submissions I have scope to make recommendations on now.
- 24.5. Z Energy (768) in its submission specifically requested that the PDP definition of 'earthworks' be consistent with the definition established through PC49. For the reasons outlined above, I agree with the submitter and have recommended amendment of the definition of 'earthworks' in **Appendix 1**. The wording I have recommended in **Appendix 1** is consistent with the Environment Court consent order on PC49 dated 13 April 2016 with the exception of a change to the reference of 'Rural General zone' to 'Rural Zone'.
- 24.6. The recommended definition of 'earthworks' includes reference to 'cleanfill facilities', however neither this term, nor 'cleanfill' is defined within the notified Chapter 2. As this may lead to confusion, I recommend that the PC49 definitions of 'cleanfill' and 'cleanfill facility' be included within the PDP. I consider that the Z Energy (768) submission provides scope to add these definitions. However I note that HW Richardson Group (252) have requested a definition of 'cleanfill' to be included in the PDP to differentiate this from the definition of 'waste'. This submission also provides the necessary scope.

30 A definition is recommended by Ms Jones to be included within Chapter 26 – Historic Heritage (reply 26.6.X) but only for use within Chapter 26.

31 Addressed further above.

32 Addressed further above.

- 24.7. The recommended 'earthworks' definition also includes reference to 'mining activities'. 'Mining activities' are defined within Chapter 2 and Mr Barr in his s42A report³³ and right of reply for Chapter 21 – Rural recommended amendments to this definition. Although Mr Barr's recommendation³⁴ is different to the definition adopted within PC49, Mr Barr's definition expands upon the PC49 definition and is based upon the definition within the *Crown Minerals Act 1991*. I therefore consider it to be superior and support Mr Barr's recommendations.
- 24.8. HW Richardson Group (252) seeks amendments to the definition of 'waste' to expressly specify that cleanfill is not included within the definition of 'waste'. I consider this to be a helpful amendment to the definition and therefore have included this change in **Appendix 1**.
- 24.9. The PC49 definitions that I think should be considered in Stage 2, are 'archaeological site', 'bed', 'bulk earthworks', 'river' and 'waste management facility'. This is because I do not have scope to either recommend adding them to Chapter 2, or amend the definitions for consistency with PC49.

25. ISSUE 19 – SIGNAGE DEFINITIONS

- 25.1. QLDC (383) requested that all definitions relating to signage be replaced with those recently made operative under recent Plan Change 48: Signs (**PC48**) to the ODP. The submission notes that the notified PDP definitions relating to signage contain minor differences compared to the PC48 definitions and that this may lead to discrepancies in interpretation.
- 25.2. The definitions included within PC48 include the following:

PC48 Definition	Comparison with Chapter 2 of PDP
Ground Floor Area (For Signs)	The same as PC48 ³⁵
Sign and Signage	PDP definition differs from PC48 definition

- 25.3. The PC48 definition of 'sign and signage' differs from the notified PDP definition as it has split the content into three separate definitions of 'sign and signage', 'sign area' and 'sign types'. Aside from the separation of the definition into three, the wording is exactly the same as the PC48 definition. I consider that the breaking up of the PC48 definition into the three separate definitions in the PDP is more user friendly. Consequently, I support the PDP version and I reject this submission point.
- 25.4. Notwithstanding the above, I note that none of the abovementioned defined terms, with the exception of 'signs' and 'signage', are included within the Stage 1 chapters. Consequently, I

33 Paragraphs 12.11 – 12.14.

34 Paragraph 13.2 of Mr Barr's right of reply on Chapter 21 – Rural Areas.

35 With the exception of punctuation differences.

have recommended that all but 'sign and signage' sign related definitions be deleted from the Revised Chapter (see **Appendix 1**). Signs are to be included within Stage 2 of the District Plan review and the signage related definitions should all be considered at that time.

26. ISSUE 20 – MĀORI DEFINITIONS

26.1 QLDC (383) requested that all references to Māori words within Chapter 2 are deleted and that instead reliance should be placed on the glossary within the PDP Chapter 5 – Tangata Whenua. The reasoning provided in the submission for this request is that the definitions of Māori words carried over from the ODP should be replaced by the more up to date versions as included in Chapter 5.

26.2 In reviewing Chapter 2 I note that there are four Māori definitions included; 'hapu', 'iwi', 'koiwi tangata' and 'tino rangatiratanga'. Both 'hapu' and 'iwi' are included within the Chapter 5 glossary. However the other two definitions are not included.

26.3 'Hapu' is defined slightly differently between the glossary in Chapter 5 and the defined term in Chapter 2. According to the QLDC (383) submission, the definitions in Chapter 5 are more up to date. A check of the PDP has found that the word 'hapu' only occurs in Chapter 5. Therefore, I recommend that the definition of 'hapu' is deleted from Chapter 2 (see **Appendix 1**).

26.4 The definition of 'iwi' is the same in both Chapters 2 and 5 and is referenced multiple times throughout the PDP.³⁶ As the definition is consistent between the two chapters, I recommend its deletion from Chapter 2 (see **Appendix 1**). Notwithstanding this, I anticipate that when a plan user is considering a term within any chapter (other than perhaps Chapter 5), that they are likely to firstly refer to Chapter 2 for a definition, even for a Māori term. Accordingly, I recommend a note be included within the start of Chapter 2 to state that for Maori terms, the glossary within Chapter 5 is also of relevance. I consider this to be a point of clarification and not a substantive change. I have therefore made this change in **Appendix 1**.

26.5 'Koiwi Tangata' is defined in Chapter 2 as:

"Means unidentified human skeletal remains."

26.6 This term does not appear in the glossary in Chapter 5 and I note that it is only found in three places within Chapter 37 – Designations. As designations do not trigger the definitions within Chapter 2, I recommend deletion of this definition from Chapter 2. This change is shown in

36 Clauses 1.6.14, 21.7.1.3b, 21.7.2.6, 23.7.4.1, 26.2.2, 27.9.2bc and 37 – C53.

Appendix 1. If a note is necessary in Chapter 2 to confirm that Designations do not trigger definitions, then I would support one being added.

- 26.7 The word 'tino rangatiratanga' in Chapter 2 appears to have been replaced by the term 'rangatiratanga' in the glossary in Chapter 5, both meaning chieftainship. As the terms within the Chapter 5 glossary are more current I support the deletion of this definition in **Appendix 1.**

27. ISSUE 21 – DEFINED TERMS NOT INCLUDED WITHIN THE STAGE 1 CHAPTERS

- 27.1 A number of definitions are identified within Chapter 2 that are not used within the reply versions of the Stage 1 chapters, or they directly relate to zones that have not been included within Stage 1 (such as Three Parks) or are not being included within the District Plan review (Remarkables Park Zone). I have recommended deletion of these definitions within **Appendix 1**³⁷ as they are unnecessary in the context of the Stage 1 chapters. As a result, definitions required for the interpretation of terms used within the Stage 2 chapters will need to be considered in the drafting of these chapters and notified in Chapter 2.

28. ISSUE 22 – DEFINITIONS THAT EQUATE TO RULES

- 28.1 In preparing this s42A, I have identified that there are a number of definitions contained within Chapter 2 that are tantamount to rules as they include criteria that are to be met in order for the definition to apply. For example, the maximum number of people or the area required.
- 28.2 I have identified the definitions (which are not recommended to be deleted as per Issue 21 above) in Chapter 2 where this is an issue as follows:
- a. Domestic livestock;
 - b. Residential flat; and
 - c. Visitor accommodation.

37 Access Lot, Airport Operator, All Weather Standard, Amenity Tree Planting, Amenity Vegetation, Automotive and Marina Supplier (Three Parks and Industrial B Zones), Back Lane Site (Three Parks Zone), Backpacker Hostel, Balcony, Block Plans (Three Parks Zone), Boundary Fencing, Building (Remarkables Park Zone), Bus Shelters (Mount Cardrona Station Special Zone), Comprehensive Residential Development, Condominiums, Design Review Board, Elderly Persons Housing Unit, Erection of a Building, Farming and Agricultural Supplier (Three Parks and Industrial B Zones), Farm Yard Car Park, Flatboard, Food and Beverage Outlet (Three Parks Zone), Free Standing Sign, Front Site, Garden and Patio Supplier (Three Parks and Industrial B Zones), Ground Floor Area (For Signs), Ground Level (Remarkables Park Zone), Habitable Space (Three Parks Zone), Hazardous Wastes, Health Care Facility, Historic Equipment, Home Occupation (Three Parks Zone), Large Format Retail (Three Parks Zone), Manufacturing of Hazardous Substances, Meeting Place, Multi Unit Development, Night Time Noise Boundary Wanaka, North Three Parks Area, Office Furniture, Equipment and Systems Suppliers (Three Parks and Industrial B Zones), On Site Works (Three Parks and Industrial B Zones), Outline Development Plan, Park and Ride Facility, Place of Assembly, Place of Entertainment, Relocatable, Retention Mechanism, Rural Selling Place, Sandwich Board, Secondary Rear Access Lane, Secondary Unit, Secondhand Goods Outlet (Three Parks and Industrial B Zones), Sign Area, Sign Types, Specialty Retail (Three Parks Zone), Stakeholder Deed, Step In Plan, Storey (Three Parks Zone), Temporary Worker Household – In The Three Parks Zone, Tenancy (Three Parks Zone), Under Verandah Sign, Visually Opaque Fence, Wall Sign, Yard Based Industrial Activity, Yard Based Service Activity, Yard Based Supplier (Three Parks and Industrial B Zones), Zone Standard.

- 28.3 These definitions have mostly been copied over from the ODP, albeit with some wording modifications. While submissions were received with respect to these definitions, none of the submission points were in relation to the definition acting as a rule, or sought for the content of the definition to be included within the relevant chapters rather than within the definition.
- 28.4 I also note that the recommended amendment to the definition of 'residential flat' by Mr Barr within the Chapter 21 – Rural Areas right of reply introduced different criteria for the size of residential flats between rural zones and other zones. This is also the case within the notified definition of 'domestic livestock'.
- 28.5 I consider that in best practice, a definition should define the activity and that any specific criteria to be satisfied would be best included within the rules in the chapter. For example, the definition of 'residential flat' should be reduced to state *'means a residential activity that comprises a self-contained flat that is ancillary to a residential unit'*, with the remainder of the definition being outlined within the applicable chapter rules.
- 28.6 In reviewing each of the definitions outlined above, I note that all could be reduced to only defining the activity via retaining the first sentence of each definition, with the criteria being relocated into each PDP chapter where the relevant rule or standard appears. I consider that this amendment could be undertaken as an administrative change – there would be no change of regulatory effect.
- 28.7 While I recommend this approach, the abovementioned changes are not included within **Appendix 1** as additional changes would be required to many of the chapters that have already been considered by the Panel.

29. ISSUE 23 – 'ADJACENT' AND 'ADJOINING'

- 29.1 The terms 'adjacent' and 'adjoining' are used throughout the PDP as they are within the ODP. I note that in the administration of the ODP people often do not understand the difference between the two terms.
- 29.2 The notified Chapter 2 includes a definition of 'adjoining land' (which applies only to subdivision) and no definition of 'adjoining' or 'adjacent'. The notified definition of 'adjoining land' is as follows:

'In relation to subdivision, land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream.'

29.3 I consider that the above definition of 'adjoining land' could be amended to no longer be restricted to apply to only subdivision. This would provide for the consistent application of the term 'adjoining' between land use and subdivision consent applications. Further, in considering this definition in the context of the PDP chapters, I consider that it would not raise any anomalies. I note that this definition is similar to that adopted by Christchurch City in its Christchurch Replacement District Plan:

'has its ordinary dictionary meaning but, if the context requires, includes land separated from other land only be a road, railway, drain, water race, river or stream.'

29.4 The Oxford Dictionary definition of 'adjacent' is as follows:

'Next to or adjoining something else'

29.5 I consider that this ordinary dictionary meaning is sufficient and therefore do not see the need to define the term within the chapter.

29.6 Notwithstanding the above, no submissions were received requesting these terms be defined and therefore I do not consider that there is scope to make change in this regard. This could be further considered in Stage 2 of the District Plan review.

30. ISSUE 24 – 'INCLUDING' AND 'EXCLUDING'

Including

30.1 Numerous definitions within Chapter 2 define a term or activity as 'including' and then list a number of matters. However, an inconsistent approach has been taken to the drafting of the definitions whereby in some definitions it appears that this list is intended to be exhaustive and for others it is only intended to be an example.

30.2 Examples of this are two of the definitions recommended to be amended by Ms Rebecca Holden as part of Chapter 17 – Airport zone: 'airport activity' and 'airport related activity'. The notified version of these definitions included the words *'...including but not limited to:'* Ms Holden's recommendation was to delete the words *'but not limited to'* to create an exhaustive list of activities that would be included. Other PDP definitions are similar, with the lists of activities in the definitions of 'building'³⁸ and 'building coverage' for example, appearing to be exhaustive.

- 30.3 However, other PDP definitions intend for the lists to be an example of the activities that could occur. In many of these cases, the definitions include words that signal this, such as the definition of 'accessory building', which states '*or any similar structure*', or 'building supplier', which states '*and without limiting the generality of this term, includes*:'.
- 30.4 In other definitions, it is more unclear. For example, in the definitions of 'erection of a building', 'factory farming' and 'hard surfacing' it is unclear whether the list is intended to be exhaustive or not. This inconsistency in the use of the term within the definitions may lead to inconsistent interpretations and unanticipated consequences. As a result, I recommend that this anomaly be rectified within the applicable definitions by specifying whether the list is exhaustive or not. As these changes may result in substantive changes to the effect of these definitions and the submissions do not provide any scope to make these changes, I have not amended the applicable definitions within **Appendix 1**. However I note that this is something that could be addressed as part of Stage 2 of the District Plan review.

Excluding

- 30.5 Conversely, the use of the word 'excludes' in numerous definitions in the Chapter 2 is more clear in its intent. The definitions that state that a term 'excludes' a thing or activity or a list of these is clearly intending for only those specified things or activities to be excluded. While a note stating this could be included at the start of the chapter, I do not consider this to be necessary as the wording of the definitions is unambiguous in this regard.

31. ISSUE 25 – 'ANCILLARY' AND 'ACCESSORY'

- 31.1 The term 'ancillary' is frequently used within the PDP, primarily in relation to activities that are ancillary to a predominant use, but also to describe a subservient relationship such as a 'residential flat' to a 'residential unit',³⁹ or associated structures such as platforms associated with a milking or dairy shed.⁴⁰ No definition of 'ancillary' is included within Chapter 2, nor is a definition provided within the RMA. Consequently, as recommended above, the ordinary meaning of the definition would prevail. The Oxford Dictionary defines 'ancillary' as follows:

'Providing necessary support to the primary activities or operation of an organisation, system, etc'

'In addition to something else, but not as important.'

39 For example in notified rule 27.4.2(d).

40 Notified standard 30.5.10.4(c).

31.2 I consider that these dictionary meanings would result in a correct interpretation of the word and do not anticipate extraneous interpretations. Consequently, I do not consider it necessary to include a definition within Chapter 2. In any event, there are no submissions that provide scope. However, if a definition of 'ancillary' is considered necessary by the Panel; this is another matter that could be considered as part of Stage 2.

31.3 A definition of 'accessory building' is provided in Chapter 2, however the notified definitions of 'net floor area' and 'retirement village' also incorporate the term 'accessory' that is not covered by this definition. I note 'accessory' is not used elsewhere within the Stage 1 chapter provisions. These definitions state:

Net Floor Area

'Shall be the sum of the floor areas, each measured to the inside of the exterior walls of the building, and shall include the net floor area of any accessory building, but it shall exclude any floor area used for:

- *lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2m;*
- *stairwells;*
- *tank rooms, boiler and heating rooms, machine rooms, bank vaults;*
- *those parts of any basement not used for residential, retail, office or industrial uses;*
- *toilets and bathrooms, provided that in the case of any visitor accommodation the maximum area permitted to be excluded for each visitor unit or room shall be 3m²*
- *50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare;*
- *parking areas required by the Plan for, or **accessory** to permitted uses in the building. (Emphasis added).*

Retirement Village

*'Means the development of residential units (either detached or attached) and associated facilities for the purpose of accommodating retired persons. This use includes as **accessory** to the principal use, any services or amenities provided on the site such as shops, restaurants, medical facilities, swimming pools and recreational facilities and the like which are to be used exclusively by the retired persons using such accommodation.'* (Emphasis added).

31.4 The Oxford Dictionary defines 'accessory' as:

'A thing which can be added to something else in order to make it more useful, versatile, or attractive'

'Contributing to or aiding an activity or process in a minor way; subsidiary or supplementary'.

31.5 I consider that these ordinary dictionary meanings would result in a correct interpretation of the word 'accessory' within these definitions. Furthermore, given that this issue is limited to only two definitions⁴¹, I do not see a need to include a definition of 'accessory'.

32. ISSUE 26 – 'ACTIVITY' AND 'FACILITY'

32.1 The term 'facility' is used in numerous places in the PDP and quite predominantly in the definitions to describe the use of land or buildings, for example in 'waste management facility' and 'day care facility'. It is also used to describe a place that would be used for a certain purpose. For example a central waterfront facility in Queenstown Bay⁴² or a 'closed landfill and transfer facility',⁴³ or a structure erected for a certain purpose. For example a 'telecommunication facility' or 'radio communication facility'. Consequently, the use of the term 'facility' is closely aligned, and in some places overlaps with the use of the word 'activity', as 'facility' is used in places in the PDP to describe both an 'activity' taking place as well as the structures or buildings it involves.

32.2 I note that neither 'facility' or 'activity' are defined within the PDP or the RMA, consequently, the ordinary dictionary meaning of both would be employed where interpretation of the definition or provision was being queried. Notwithstanding, I note that these terms are both utilised in a similar manner in the ODP with little issue to my knowledge. Furthermore, no submissions have been received highlighting an issue with the use of either of these words in relation to Chapter 2. As a result, although there is a potential discrepancy between these terms and the drafting within the chapter, I do not see a need to recommend any changes to the chapter.

33. ISSUE 27 – ADVICE NOTES IN DEFINITIONS

33.1 The following definitions include 'advice notes' or 'notes':

- a. Boundary;
- b. Domestic livestock;
- c. Ground level;

41 In the notified PDP

42 See notified rule 12.4.7.

43 See designation 50 in Chapter 37 – Designations.

- d. Informal airport;
- e. Internal boundary;
- f. National grid corridor;
- g. National grid subdivision corridor;
- h. National grid yard;
- i. Registered holiday home;
- j. Registered homestay;
- k. Residential flat;
- l. Road boundary;
- m. Sign and signage; and
- n. Temporary events.

33.2 I have been advised that these 'advice notes' or 'notes' have no legal standing within a definition. In reviewing the advice notes / notes attached to some of the definitions above, I consider that the content in some of the notes is more substantive than just guidance. I therefore consider that the intention was to include that content within the definition. For other definition notes, I consider that they are purely guidance for the Plan user and therefore can be retained as such. I have considered each of the abovementioned definitions individually below.

Boundary and Internal boundary

33.3 The definitions of 'boundary', 'internal boundary' and 'road boundary' include notes that reference the other two definitions. I consider that these notes are unnecessary because, as outlined below, the final version of the Plan will be electronic in which words that have a corresponding definition within Chapter 2 will be signified by hyperlink. Consequently, I recommend their deletion in **Appendix 1**.

Domestic Livestock

33.4 The notified definition of 'domestic livestock' incorporates the following note:

'Note: Domestic livestock not complying with this definition shall be deemed to be commercial livestock and a farming activity as defined by the Plan.'

33.5 The purpose of this note is to guide the reader to what an activity is to be defined as if it does not meet the definition of 'domestic livestock', this is important as it may not be readily identifiable. I consider that this note is purely guidance and therefore recommend that the note be retained in its current form.

- 33.6 To signify that any notes within the definition are for guidance or information purposes only, I have recommended an additional point at the start of Chapter 2 that specifies this (see **Appendix 1**).

Ground level

- 33.7 For the definition of 'ground level', I recommend retaining two of the notes as guidance for the Plan user, being the notes referring to the interpretive diagrams and the special height rules that apply to Queenstown Town Centre. I consider that these notes do not require any legal standing and are purely guidance for the plan user.
- 33.8 In relation to the first note, I also recommend replacement of the words 'building height' with 'height' as this is the defined term in the chapter. Furthermore, I have also recommended deletion of the words 'original ground level' from the last bullet point (relating to the special height rules in the Queenstown Town Centre), as this term which was previously used within the ODP to assess the height of buildings in the area bounded by Man, Hay, Brecon and Shotover Street, has been amended to 'metres above sea level' in the PDP. I understand that this wording has been retained within the definition by error. I consider that all of these changes are non-substantive and therefore have shown the changes in **Appendix 1**.
- 33.9 For the remaining notes, I recommend their relocation to form part of the definition as I consider that these bullet points are important in the interpretation of the term 'ground level'. I also consider the remaining notes to be more substantive than just guidance.
- 33.10 I also recommend that the last sentence of the definition, which states that it does not apply to the Remarkables Park Zone or Industrial B Zone (Connell Terrace Precinct), be deleted as these two zones are not included within Stage 1 of the District Plan review.

Internal airport

- 33.11 The notified definition of 'informal airport' includes the following note:

'Note: This definition does not apply to the airspace above land or water located on any adjacent site over which an aircraft may transit when arriving and departing from an informal airport.'

- 33.12 The content of this note is fundamental to the interpretation of the definition. Consequently, I recommend that it be incorporated into the definition as an exclusion to the definition. I have made this change in **Appendix 1**.

National grid corridor

33.13 The notified definition of 'national grid corridor' also incorporated a note. However as Mr Barr has recommended its deletion in his evidence on Chapter 30 – Energy and Utilities, I have not recommended any changes to the definition. The replacement definition of 'national grid subdivision corridor' recommended by Mr Barr however also includes a note which states:

'Note: The National Grid Subdivision Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.'

33.14 As this is fundamental to the definition, I consider that this note can be turned into an exclusion within the definition and have therefore recommended this non-substantive amendment in **Appendix 1**. I also recommend the same amendment to the note in the 'national grid yard' definition for the same reason.

Registered holiday home

33.15 The notified definition of 'registered holiday home' includes two advice notes as follows:

- '(i) A formal application must be made to the Council for a property to become a Registered Holiday Home.*
- '(ii) There is no requirement to obtain registration for the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).'*

33.16 I consider that the inclusion of the word 'registered' within the definition name as well as the first sentence of the definition that states: '*which has been registered with the Council*', makes the first advice note unnecessary and I therefore recommend its deletion (I also make the same recommendation in relation to the note within 'registered homestay' for the same reason). Furthermore, I recommended that the second advice note be incorporated into the definition as an exclusion. These amendments are considered to be non-substantive and are identified in **Appendix 1**.

Residential flat

33.17 For the two notes included within the definition of 'residential flat', Arcadian Triangle (836) submitted that they appear to be part of the definition but are not given their location under '*Notes*'. Additionally, the submitter considers the notes to be legally unnecessary. Further, the submitter states that '*if they are considered desirable for information purposes that should be made more clear*'.

33.18 I previously addressed the Arcadian Triangle (836) submission in my evidence on Chapter 7 – Low Density Residential. However, having considered the notes further, I consider that the second note relating to development contributions and rates is unnecessary to be included within the definition (although this should be made clear elsewhere, with the Council website being the most obvious location). Consequently, I recommend deletion of this note in **Appendix 1**.

33.19 Being consistent with my recommendation above in relation to 'domestic livestock', I recommend that the first bullet point be retained as a note as it provides guidance to the Plan user as to what a building may be defined as if not a 'residential flat'. I consider that this is important as for people that are unfamiliar with the PDP, the default to a 'residential unit' may not be obvious. These amendments are identified in **Appendix 1**.

Sign and signage

33.20 The notified definition of 'sign and signage' incorporates two notes. The first note amounts to an exclusion of corporate colour schemes from the definition and consequently can be amended to be incorporated within the definition. The second bullet point refers the reader to two other definitions and I therefore consider that this can be deleted without impediment to the interpretation of the provisions. These changes are shown in **Appendix 1**.

Temporary events

33.21 Ms Banks in her right of reply⁴⁴ in relation to Chapter 35 – Temporary Activities and Relocated Buildings in response to a suggestion from the Panel, recommended that additional notes be added to the notified definition of 'temporary events', to identify that the PDP does not regulate the sale of food or alcohol associated with temporary events. As these notes are for information purposes only, I have not made any changes to this definition beyond that recommended by Ms Banks.

34. ISSUE 28 – MISCELLANEOUS MATTERS

Consistency

34.1 A standard approach has been taken in the drafting of the majority of the definitions through starting the definition with '*Means...*', however there are some that are not framed in this way. For consistency purposes, I have recommended that where possible, these definitions are amended. For those definitions commenced with a qualifier, such as '*In relation to*

⁴⁴ Paragraph 5.1.

buildings...", I have relocated the qualifier to sit in brackets under the definition heading to specify that the definition is only applicable to that specified zone or situation referenced in the brackets. I consider that this is a non-substantial change and have identified these changes in **Appendix 1**. I have also inserted an additional note to the start of the chapter to outline this approach.

- 34.2 However, for a few of the definitions I consider that this change is not possible without a more substantive amendment or complete re-wording of a definition, for which I do not have scope. These definitions include 'adjoining land', 'amenity or amenity values', 'building', 'development', 'garage', , 'lake', 'liquor', 'noise', 'private way', 'river', 'sound', 'subdivision', 'waterbody' and 'wetland'.
- 34.3 In line with the above, I note that the definition of 'energy activities' recommended by Mr Barr in his evidence on Chapter 30 – Energy and Utilities does not include an explanatory sentence as to what the meaning of the term is, it instead lists a number of facilities that it includes. I have recommended in **Appendix 1** a brief explanation of the activity. I have also made a similar amendment to the definition of 'ground floor area (for signs)' as this definition also did not include a description of the term, only the method of measuring. As my recommended explanation simply sets out the ordinary dictionary meaning, I consider this is a non-substantive change.

Acronyms

- 34.4 A number of acronyms are used within the PDP. For ease of use by plan users, I recommend inclusion of a list of acronyms used within the PDP at the end of Chapter 2. This is shown in **Appendix 1** with the list comprising all of the acronyms that arise from the definitions in Chapter 2. I consider that this is a non-substantive change that will simply provide clarification to plan users.

Formatting

- 34.5 Arcadian Triangle Limited (836) made a general administrative point in relation to the capitalisation of definitions (or not) and that this should be consistent throughout the District Plan. It is my understanding that once the PDP becomes operative that a web version (or e-plan) will be created (in addition to the original sealed hard copy) in which defined terms are identified and a hyperlink to the definition will be activated by clicking on the terms within the text. I concur that a consistent approach to capitalisation should occur across the PDP. I have recommended changes to Chapter 2 to this effect, removing all of the unnecessary capitals, however I consider that this consistency should be applied Plan wide. This recommendation goes beyond the scope of this report and can occur administratively once decisions on the PDP are released.

34.6 I have also undertaken a number of formatting changes throughout **Appendix 1**. These involve removing unnecessary capitalisation and changing lists to bullet points where necessary. Where possible, without amending the wording or intent of definitions, I have also made the definitions more succinct.⁴⁵

35. CONCLUSION

35.1. On the basis of my analysis set out within this evidence, I recommend that the changes within the Revised Chapter in **Appendix 1** are accepted.

35.2. The changes will improve the interpretation, clarity and administration of the Plan.



Amanda Leith
Consultant Planner
15 February 2017

⁴⁵ See definitions of 'building supplier', and 'secondhand goods outlet (Three Parks and Industrial B Zones)'.

Appendix 1. Recommended Revised Chapter

DEFINITIONS 2

Key:

Recommended changes to the notified chapter are shown in underlined text for additions and ~~strike through~~ text for deletions. Appendix 1 to section 42A report dated 15 February 2017.

The changes recommended by other planners in their right of replies on the chapters which have already been before the Hearings Panel are shown in green underlined text for additions and ~~green strike-through~~ for deletions.

Definitions

2.1 Definitions

Notes

- The definitions in this chapter apply throughout the Plan whenever the defined term is used.
- In this Plan where a word or phrase has been expressly defined, the definition has primacy over other definitions elsewhere. However, where a term is not defined within the Plan, reliance will be placed upon the Resource Management Act 1991 definition where there is such a definition, otherwise, the ordinary dictionary meaning shall apply.
- Where a definition includes reference to another defined term in this chapter, this definition should be relied upon in the interpretation of the first definition.
- Where a word or phrase is defined in this chapter, its definition includes any variations of the word or phrase that are plural or singular.
- Any notes included within the definitions listed below are purely for information or guidance purposes only and do not form part of the definition.
- Definitions are also provided within Chapter 5: Tangata Whenua (glossary). These defined terms are to be applied across the entire Plan and supplement the definitions within this Chapter.
- Further definitions are provided within Chapter 26: Historic Heritage (terms used in this chapter). These definitions apply only to Chapter 26.
- Where a definition title is followed by a zone or specific notation, the application of the definition shall only be limited to the specific zone or scenario described.

Comment [a1]: Clarification

Comment [a2]: Clarification – copied from 1.6.5 in Chapter 1 - Introduction

Comment [a3]: 768

Comment [a4]: 836

Comment [a5]: Clarification

Access	Means that area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease, or common property as defined in section 2 of the Unit Titles Act 2010.
Access Leg	In relation to a rear lot or rear site, m Means the strip of land, which is included in the ownership of that lot or site, and which provides the legal, physical access from the frontage legal road to the net area of the lot or site.
Access Lot	Means a lot which provides the legal access or part of the legal access to one or more lots, and which is held in the same ownership or by tenancy in common in the same ownership as the lot(s) to which it provides legal access.
Accessory Building	In relation to any site m Means any detached building the use of which is incidental to the principal building, use or activity on that site, and for

Comment [a6]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

	residential activities includes a sleep out, garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure, provided that any garage or carport which is attached to or a part of any building shall be deemed to be an accessory building.
Accessway	Means pedestrian access as defined in section 315 of the Local Government Act 1974.
Act	Means the Resource Management Act 1991.
Activity Sensitive To Aircraft Noise (ASAN) / Activities sensitive to road noise	Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Activity Sensitive To Aircraft Noise (ASAN) Wanaka	Means any residential activity, visitor accommodation activity, community activity and day care facility activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Adjoining Land	In relation to subdivision, land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream.
Aerodrome	Means a defined area of land used wholly or partly for the landing, departure, and surface movement of aircraft including any buildings, installations and equipment on or adjacent to any such area used in connection with the aerodrome or its administration.
Aircraft	Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth. <u>Excludes remotely piloted aircraft that weigh less than 15 kilograms.</u>
Aircraft Operations	Includes <u>Means</u> the operation of aircraft during landing, take-off and taxiing but excludes: <ul style="list-style-type: none"> • aircraft operating in an emergency; • aircraft using the Airport as an alternative to landing at a scheduled airport; • military aircraft movements; and • engine testing.
Air Noise Boundary	Means a boundary, the location of which is based on predicted day/night sound levels of Ldn 65 dBA from future airport operations. The location of the boundary is shown on the District Plan Maps.
Air Noise Boundary Queenstown (ANB)	Means a boundary as shown on the District Plan Maps, the location of which is based on the predicted day/night sound level of 65 dB Ldn from airport operations in 2037.
Airport Activity	Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to: <ul style="list-style-type: none"> • aircraft operations, <u>which include</u> private aircraft traffic, domestic and international aircraft traffic, rotary wing operations, • aircraft servicing, general aviation, airport or aircraft training facilities

Comment [a7]: Recommended amendment in Chapters 7 - Low Density Residential and 9 - High Density Residential

Comment [a8]: Recommended deletion in Chapter 17 Airport Zone

Comment [a9]: Recommended amendment in Chapter 17 – Airport Zone

Comment [a10]: Recommended deletion in Chapter 17 – Airport zone

DEFINITIONS 2

	<p>and associated offices.</p> <ul style="list-style-type: none"> • Rrunways, taxiways, aprons, and other aircraft movement areas. • Terminal buildings, hangars, control towers, air traffic control facilities, flight information services, navigation and safety aids, rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, freight facilities, quarantine and incineration facilities, border control and immigration facilities, medical facilities, fuel storage and fuelling facilities, and facilities for the handling and storage of hazardous substances, and associated offices.
Airport Operator	Means the person or body that has the necessary statutory authority for the establishment, maintenance, operation or management of the airport.
Airport Related Activity	<p>Means an ancillary activity or service that provides support to the airport. This includes, but is not limited to,</p> <ul style="list-style-type: none"> • land transport activities, • buildings and structures, • servicing and infrastructure, • police stations, fire stations, medical facilities and education facilities provided they serve an aviation related purpose, • retail and commercial services, and industry and visitor accommodation associated with the needs of Airport passengers, visitors and employees and/or aircraft movements and Airport businesses- • catering facilities • quarantine and incineration facilities • border control and immigration facilities • administrative offices (provided they are ancillary to an Aairport or Aairport Rrelated Aactivity). • farming activities.
All Weather Standard	Means a pavement which has been excavated to a sound subgrade, backfilled and compacted to properly designed drainage gradients with screened and graded aggregate and is usable by motor vehicles under all weather conditions, and includes metalled and sealed surfaces.
Amenity Or Amenity Values	Has the same meaning as defined in section 2 of the Act for amenity values.
Amenity Tree Planting	Means the planting of trees in the immediate vicinity of buildings.
Amenity Vegetation	Means vegetation, including trees, in the immediate vicinity of buildings.
Antenna	Means telecommunications apparatus, being metal rod, wire or other structure, by which signals are transmitted or received, including any bracket or attachment but not any support mast or similar structure.
Area Median Income (AMI)	Means the median household income for the Queenstown Lakes District as published by Statistics New Zealand following each census, and adjusted annually by the Consumer Price Index (CPI).

Comment [a11]: Recommended amendment in Chapter 17 – Airport zone

Comment [a12]: Unnecessary definition as not included within Stage 1 chapters

Comment [a13]: Recommended amendment in Chapter 17 – Airport zone

Comment [a14]: Unnecessary definition as not included within Stage 1 chapters

Comment [a15]: Unnecessary definition as not included within Stage 1 chapters

Comment [a16]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

<p>Automotive and Marine Supplier (Three Parks and Industrial B Zones)</p>	<p>Means a business primarily engaged in selling automotive vehicles, marine craft, accessories to and parts for such vehicles and craft, and without limiting the generality of this term, includes suppliers of:</p> <ul style="list-style-type: none"> • boats and boating accessories; • cars and motor cycles; • auto parts and accessories; • trailers and caravans; and • tyres and batteries.
<p>Back Lane Site (Three Parks Zone)</p>	<p>Means a site that gains vehicular access via a private back lane, as opposed to directly off the street, where the back lane is between 5m and 6m in width.</p>
<p>Backpacker Hostel</p>	<p>Means visitor accommodation where rooms and other facilities are shared by more than one person and beds are let as distinct from guest rooms.</p>
<p>Balcony</p>	<p>Means a floor at other than ground level having at least one side completely open except for a balustrade of a maximum height of 1.2m above balcony floor level. The balcony may be roofed and shall have direct access to the residential unit it serves.</p>
<p>Bar (Hotel or Tavern)</p>	<p>In relation to any hotel or tavern, m Means any part of the hotel or tavern which is used principally for the sale, supply or consumption of liquor on the premises. Bar area shall exclude areas used for storage, toilets or like facilities and space.</p>
<p>Biodiversity Offsets</p>	<p><u>Means measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation and mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity on the ground.</u></p>
<p>Biomass Electricity Generation</p>	<p>Means electricity generation derived from biomass systems being recently living organisms such as wood, wood waste, by-products of agricultural processes and waste).</p>
<p>Block Plans (Three Parks Zone)</p>	<p>A comprehensive plan covering at least one street block which shows how all the land will be developed and which includes fixed lot boundaries and building platforms, building typologies including elevations, the outdoor living spaces, and the location, design, and dimensions of carparking, driveways, and accessways.</p>
<p>Boat</p>	<p>Means any vessel, appliance or equipment used or designed to be used for flotation and navigation on or through the surface of water, other than a wetsuit or life-jacket, and includes any aircraft whilst such aircraft is on the surface of the water. Craft or boating craft shall have the same meaning. Boating activities shall mean activities involving the use of boats on the surface of water.</p>
<p>Boundary</p>	<p>Means any boundary of the net area of a site and includes any road boundary or internal boundary. Site boundary shall have the same meaning as boundary.</p> <p>Note: also see definitions of INTERNAL BOUNDARY and ROAD BOUNDARY.</p>
<p>Boundary Fencing</p>	<p>In the Mount Cardrona Station Special Zone means any fence that is located on or near the site boundary, and which demarcates the boundary</p>

Comment [a17]: Unnecessary definition as not included within Stage 1 chapters

Comment [a18]: Unnecessary definition as not included within Stage 1 chapters

Comment [a19]: Unnecessary definition as not included within Stage 1 chapters

Comment [a20]: Unnecessary definition as not included within Stage 1 chapters

Comment [a21]: Recommended new definition in Chapter 33 - Indigenous Vegetation & Biodiversity

Comment [a22]: Unnecessary definition as not included within Stage 1 chapters

Comment [a23]: Non substantive amendment

DEFINITIONS 2

	<p>of the private allotment from surrounding sites and public spaces.</p>
<p>Building</p>	<p>Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:</p> <ul style="list-style-type: none"> • Fences and walls not exceeding 2m in height. • Retaining walls that support no more than 2 vertical metres of earthworks. • Structures less than 5m² in area and in addition less than 2m in height above ground level. • Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. • Uncovered terraces or decks that are no greater than 1m above ground level. • The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race. • Flagpoles not exceeding 7m in height. • Building profile poles, required as part of the notification of Resource Consent applications. • Public outdoor art installations sited on Council-owned land. • Pergolas less than 2.5 metres in height either attached or detached to a building. • <u>Shipping containers temporarily located on a site for a period less than 2 months.</u> <p>Notwithstanding the definition set out in the Building Act 2004, <u>and the above exemptions</u> a building shall include:</p> <ul style="list-style-type: none"> • <u>Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for a residential accommodation unit for a period exceeding 2 months.</u>
<p>Building (Remarkables Park Zone)</p>	<p>Includes any vertical element of a building (excluding fences) which is separately identifiable by either height or bulk or form or external architectural design or roof form (“Discrete Building Component”).</p>
<p>Building Coverage</p>	<p>Means that portion of the net area of a site which is covered by buildings or parts of buildings, including overhanging or cantilevered parts of buildings, expressed as a percentage or area. Building Coverage shall only apply to buildings at ground, or above ground level. The following shall not be included in Building Coverage:</p> <ul style="list-style-type: none"> • Pergolas • That part of eaves and/or spouting, fire aprons or bay or box windows projecting 600mm or less horizontally from any exterior wall. • Uncovered terraces or decks which are not more than 1m above ground level.

Comment [a24]: Unnecessary definition as not included within Stage 1 chapters

Comment [a25]: Recommended amendment in Chapter 35-Temporary Activities & Relocated Buildings

Comment [a26]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

	<ul style="list-style-type: none"> • Uncovered swimming pools no higher than 1m above ground level. • Fences, walls and retaining walls. • Driveways and outdoor paved surfaces.
Building Line Restriction	Means a restriction imposed on a site to ensure when new buildings are erected or existing buildings re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the adjacent site boundary.
Building Supplier (Three Parks and Industrial B Zones)	<p>Means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings and without limiting the generality of this term, includes suppliers of:</p> <p>glaziers;</p> <p>locksmiths; and</p> <p>suppliers of:</p> <ul style="list-style-type: none"> • glazing • awnings and window coverings; • bathroom, toilet and sauna installations; • electrical materials and plumbing supplies; • heating, cooling and ventilation installations; • kitchen and laundry installations, excluding standalone appliances; • paint, varnish and wall coverings; • permanent floor coverings; • power tools and equipment; • locks, safes and security installations; and • timber and building materials.
Bus Shelters (Mount Cardrona Station Special Zone)	In the Mount Cardrona Station Special Zone means buildings providing shelter for passengers using bus services.
Camping Ground	Means camping ground as defined in the Camping Ground Regulations 1985.
Carriageway	Means the portion of a road devoted particularly to the use of motor vehicles.
Cleanfill	Means asphalt (cured), bricks, ceramics, concrete, fibre cement building products, glass, road sub-base, soils, rock, gravel and clay.
Cleanfill Facility	Means a site used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, landscaping and rehabilitation works.

Comment [a27]: Recommended amendment in Chapter 16 – Business Mixed Use Zone

Comment [a28]: Non-substantive amendments

Comment [a29]: Unnecessary definition as not included within Stage 1 chapters

Comment [a30]: 252

Comment [a31]: 768

DEFINITIONS 2

Clearance Of Vegetation (Includes Indigenous Vegetation)	Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, <u>soil disturbance including direct drilling,</u> spraying with herbicide or burning. Clearance of vegetation includes, the deliberate application of water where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.
Commercial	Means involving payment, exchange or other consideration.
Commercial Activity	Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, registered holiday homes and registered homestays.
Commercial Livestock	Means livestock bred, reared and/or kept on a property for the purpose of commercial gain, but excludes domestic livestock.
Commercial Recreational Activities	Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities.
Community Activity	Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes <u>schools day care facilities, education activities,</u> hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Community Facility	In relation to a community facility sub-zone means the use of land and/or buildings for Health Care services, Hospital activities, ambulance facilities, elderly person housing and carparking and residential accommodation ancillary to any of these activities.
Community Housing	Means R residential A activity that maintains long term affordability for existing and future generations through the use of a R retention M mechanism, and whose cost to rent or own is within the reasonable means of low and moderate income households.
Comprehensive Residential Development	Means a comprehensively planned and designed collection of two or more Residential units where: (a) the building and subdivision consents are submitted concurrently; (b) the net area for a residential unit is less than 450m² (c) the net area of the site containing all residential units is 2000m² or larger
Condominiums	Means residential units build in groups so as to achieve high density development of land, often on multiple levels.
Council	Means the Queenstown-Lakes District Council or any Committee, Sub-Committee, Community Board, Commissioner or person to whom any of the Council's powers, duties or discretions under this Plan have been lawfully delegated pursuant to the provisions of the Act. District council shall have the same meaning.

Comment [a32]: Recommended amendment in Chapter 33-Indigenous Vegetation & Biodiversity

Comment [a33]: Recommended amendment in Chapter 7-Low Density Residential

Comment [a34]: Recommended deletion in Chapter 7-Low Density Residential

Comment [a35]: Unnecessary definition as not included within Stage 1 chapters

Comment [a36]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

Critical Listening Environment	Means any space that is regularly used for high quality listening or communication for example principle living areas, bedrooms and classrooms but excludes non-critical living environments.
Day Care Facility	Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site.
Development (Financial Contributions)	<p>For the purpose of determining financial contributions development m- <u>Means</u> development or re-development of the site and includes the construction, erection, establishment or alteration of any building, and the following:</p> <ul style="list-style-type: none"> Any earthworks, filling or reclamation of land, or the making of any retaining walls or other works relating to that earthworks, filling or reclamation. The provision for or installation of any mode of transport including any railway or tramway relating to any such construction or erection, establishment or alteration. <p>Excludes any utility, the construction or alteration of any pipeline or associated works on land that is not otherwise subject to development.</p>
Design Review Board	In the Mount Cardrona Station Special Zone means a panel of at least four members who assess the design of subdivisions and buildings, who are agreed to by the Council and the developer and who are qualified in the following professions: landscape architecture, architecture, resource management planning, urban design.
Design Sound Level	Means 40 dB Ldn in all Critical Listening Environments.
District	Means Queenstown – Lakes District
Domestic Livestock	<p>Means the keeping of livestock bred, reared and/or kept on a property, excluding that which is for the purpose of commercial gain.</p> <ul style="list-style-type: none"> In all Zones, other than the Rural General, Rural Lifestyle and Rural Residential Zones, it is limited to 5 adult poultry per site, and does not include adult roosters or peacocks; and In the Rural General, Rural Lifestyle and Rural Residential Zones it includes any number of livestock bred, reared and/or kept on a site property in a Rural Zone for family consumption, as pets, or for hobby purposes and from which no financial gain is derived, except that in the Rural Residential Zone it is limited to only one adult rooster and peacock per site. <p>Note: Domestic livestock not complying with this definition shall be deemed to be commercial livestock and a farming activity as defined by the Plan.</p>
Dwelling	See definition of RESIDENTIAL UNIT.
Earthworks	<p>Means the disturbance of land surfaces by the removal or depositing of material,</p> <p><u>Earthworks includes</u> excavation, filling, cuts, batters and or the formation of roads, access banks, and tracks and the use of cleanfill but earthworks does not include:</p> <ul style="list-style-type: none"> Excludes the cultivation of land, planting of vegetation including trees.

Comment [a37]: Unnecessary definition as not included within Stage 1 chapters

Comment [a38]: 243

Comment [a39]: Clarification

Comment [a40]: 836

Comment [a41]: 836

Comment [a42]: Clarification

Comment [a43]: 836

Comment [a44]: Clarification

Comment [a45]: 836

Comment [a46]: 836

Comment [a47]: Recommended deletion in Chapter 7-Low Density Residential

DEFINITIONS 2

	<ul style="list-style-type: none"> • <u>mining activities.</u> • <u>cleanfill facilities.</u> • <u>removal or deposition of material associated with new fence lines in the Rural zone, for farming uses only, where any cut or fill does not exceed 1 metre in height and 1 metre in width.</u> <p>and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.</p>
Ecosystem Services	Are <u>Means</u> the resources and processes the environment provides that people benefit from (for example e.g purification of water and air, pollination of plants and decomposition of waste).
Educational Facility	Means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative, cultural and commercial facilities.
Education Activity	<u>Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education. It also includes and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.</u>
Elderly Persons Housing Unit	Means one of a group of residential units developed solely for the accommodation of elderly persons, and where not owned by the Crown or a local authority, is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to elderly persons.
Electricity Distribution Corridor	<p><u>Means the area located 10 metres either side of the centreline of any overhead Electricity Distribution line identified on the Planning Maps (as shown in blue in the diagram below).</u></p> <p><u>Distances from Electricity Distribution Lines are to be measured from a point directly below the centreline of the line or cluster of lines, as shown in the diagram below.</u></p> <p>The diagram shows a central black line representing the 'Centre Line'. A blue shaded area extending 10m on either side represents 'Land-use activities Restricted Discretionary'. Green shaded areas extending 20m from the centerline represent 'Subdivision Restricted Discretionary'.</p>
Electricity Distribution Lines	<p><u>Means the conveyance of electricity operating at 11kV from the Camphill Road Substation to Makarora, 22kV, 33kV and 66kV lines and cables (overhead and underground), support structures and substations operated by a Network Utility Operator.</u></p> <p><u>Advice note: Only the National Grid and Electricity Distribution lines are identified on the planning maps, however, works in close proximity to all electric lines can be dangerous. Compliance with NZECP 34:2001 is mandatory for buildings, earthworks, and when using machinery or</u></p>

Comment [a48]: 768

Comment [a49]: Non-substantive punctuation amendment

Comment [a50]: Recommended deletion in Chapter 7-Low Density Residential

Comment [a51]: Grammatical amendment

Comment [a52]: Recommended new definition from Chapter 7-Low Density Residential

Comment [a53]: Unnecessary definition as not included within Stage 1 chapters

Comment [a54]: Recommended new definition from Chapter 30-Energy and Utilities

DEFINITIONS 2

<p>Energy Activities</p>	<p>equipment within close proximity to any electric lines.</p> <p>Means activities involved in the generation of energy including the Includes the following:</p> <ul style="list-style-type: none"> • Small and Community-Sscale Distributed Electricity Generation and Solar Water Heating • Renewable Electricity Generation • Non-renewable Electricity Generation • Wind Electricity Generation • Solar Electricity Generation • Stand-Alone Power Systems (SAPS) • Biomass Electricity Generation • Hydro Generation Activity • Mini and Micro Hydro Electricity Generation.
<p>Environmental Compensation</p>	<p>Means actions offered as a means to address residual adverse effects to the environment arising from project development that are not intended to result in no net loss or a net gain of biodiversity on the ground, includes residual adverse effects to other components of the environment including landscape, the habitat of trout and salmon, open space, recreational and heritage values.</p>
<p>Erection of a Building</p>	<p>In relation to a subdivision means the completion of all framing, firewalls, fire ceilings and fire floors, and the affixing of all roof materials.</p>
<p>Exotic (Trees and Plants)</p>	<p>In relation to trees and plants means species which are not indigenous to that part of the New Zealand.</p>
<p>External Appearance (Buildings)</p>	<p>In relation to buildings means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls, joinery, roofs and any external fixtures.</p>
<p>Factory Farming</p>	<p>Includes Means:</p> <ul style="list-style-type: none"> • The use of land and/or buildings for the production of commercial livestock where the regular feed source for such livestock is substantially provided other than from grazing the site concerned: • Boarding of animals • Mushroom farming
<p>Farming Activity</p>	<p>Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock. Excludes residential activity, home occupations, factory farming and forestry activity. Means the use of lakes and rivers for access for farming activities.</p>
<p>Farm Building</p>	<p>Means a building (as defined) necessary for the exercise of farming activities (as defined) and excludes:</p> <ul style="list-style-type: none"> • Excludes buildings for the purposes of residential activities, home occupations, factory farming and forestry activities. • Excludes visitor accommodation and temporary accommodation.
<p>Farming and Agricultural Supplier (Three Parks and Industrial B Zones)</p>	<p>Means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or in animal husbandry and without limiting the generality of this term, includes:</p> <ul style="list-style-type: none"> • equestrian and veterinary suppliers; • farming and horticultural equipment suppliers;

Comment [a55]: Recommended amendment in Chapter 30 – Energy & Utilities

Comment [a56]: Non-substantive amendment

Comment [a57]: Recommended new definition from Chapter 30-Energy and Utilities

Comment [a58]: Recommended new definition from Chapter 33-Indigenous Vegetation & Biodiversity

Comment [a59]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

	<ul style="list-style-type: none"> • seed and grain merchants; and • stock and station outlets.
Farm Yard Car Park	In the Mount Cardrona Station Special Zone means an area providing parking for adjacent residential units and secondary units, and includes all parking spaces and manoeuvre areas.
Flatboard	Means a portable sign that is not self-supporting.
Flat site	Means a <u>A flat site is where the ground slope is equal to or less than 6 degrees (i.e equal to or less than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where all elevations indicate a ground slope of less than 6 degrees (i.e equal to or less than 1 in 9.5), rules applicable to flat sites will apply.</u>
Flood Protection Work	Means works, structures and plantings for the protection of property and people from flood fairways or lakes, the clearance of vegetation and debris from flood fairways, stopbanks, access tracks, rockwork, anchored trees, wire rope and other structures.
Floor Area Ratio	Floor Area Ratio is the ratio between Gross Floor Area and Site Area.
Food and Beverage Outlet (Three Parks Zone)	Means the use of land or buildings primarily for the sale of food and/or beverages prepared for immediate consumption on or off the premises to the general public. It includes restaurants, taverns, cafes and takeaway bars, and excludes supermarkets.
Forestry Activity	Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of 0.5ha in area.
Formed Road	Means a road with a carriageway constructed to an all-weather standard with a minimum width of 3m.
Free Standing Sign	Means a self-supporting sign not attached to a building and includes a sign on a fence and a sandwich board.
Frontage	Means the road boundary of any site.
Front Site	Means a site having one or more frontages to a road or private road, at least one such frontage to be not less than 6m.
Full-Time Equivalent Person	Means the engagement of a person or persons in an activity on a site for an average of 8 hours per day assessed over any 14 day period.
Garage	Is included within the meaning of residential unit, and means a building or part of a building principally used for housing motor vehicles and other ancillary miscellaneous items.
Garden and Patio Supplier (Three Parks and Industrial B Zones)	<p>Means a business primarily engaged in selling goods for permanent exterior installation or planting and without limiting the generality of this term, includes:</p> <ul style="list-style-type: none"> • garden centres; • landscape suppliers; and • suppliers of: <ul style="list-style-type: none"> — bark and compost; — clothes hoists and lines;

Comment [a60]: Unnecessary definition as not included within Stage 1 chapters

Comment [a61]: Unnecessary definition as not included within Stage 1 chapters

Comment [a62]: Unnecessary definition as not included within Stage 1 chapters

Comment [a63]: Recommended new definition from Chapter 9-High Density Residential

Comment [a64]: Recommended deletion in Chapter 9-High Density Residential

Comment [a65]: Unnecessary definition as not included within Stage 1 chapters

Comment [a66]: Unnecessary definition as not included within Stage 1 chapters

Comment [a67]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

	<ul style="list-style-type: none"> — conservatories, sheds and other outbuildings; — fencing, gates and trellises; — firewood; — garden machinery; — outdoor recreational fixtures and installations; — monumental masonry; — patio furniture and appliances; — paving and paving aggregates; — statuary and ornamental garden features; and — swimming and spa pools;
Gross Floor Area (GFA)	Means the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.
Ground Floor Area (For Signs)	<p>Shall be measured: —</p> <ul style="list-style-type: none"> • horizontally by the length of the building along the road, footpath, access way or service lane to which it has frontage. — • vertically by the height from the surface of the road, footpath, access way or service lane or as the case may be to the point at which the verandah, if any, meets the wall of the building or to a height of 3m above the surface of the road, footpath, access way or service lane, whichever is less.
Ground Level	<p>Ground Level <u>Means:</u></p> <p>The surface of the ground prior to any earthworks on the site, except that where the surface of the ground has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974 “ground level” means the finished surface of the ground following completion of works associated with the most recently completed subdivision.</p> <ul style="list-style-type: none"> • <u>“Earthworks”</u> has the meaning given in the definition of that term in this Plan and includes earthworks carried out at any time in the past. • <u>“Completed subdivision”</u> means a subdivision in respect of which a certificate pursuant to section 224(c) of the Resource Management Act 1991 or a completion certificate under the Local Government Act 1974 has been issued. • <u>“Earthworks carried out as part of a subdivision” does not include earthworks that are authorized under any land use consent for earthworks, separate from earthworks approved as part of a subdivision consent after 29 April 2016.</u> • <u>Ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history.</u> • <u>Changes to the surface of the ground as a result of earthworks associated with building activity do not affect the “ground level” of a</u>

Comment [a68]: Unnecessary definition as not included within Stage 1 chapters

Comment [a69]: Unnecessary definition as not included within Stage 1 chapters

Comment [a70]: 836

DEFINITIONS 2

	<p><u>site.</u></p> <ul style="list-style-type: none"> Subdivision that does not involve earthworks has no effect on "ground level". <p>Notes</p> <ul style="list-style-type: none"> See interpretive diagrams in the definition of BUILDING HEIGHT Height. Ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history. Changes to the surface of the ground as a result of earthworks associated with building activity do not affect the "ground level" of a site. Subdivision that does not involve earthworks has no effect on "ground level". Special height rules apply in the Queenstown Town Centre, where "metres above sealevel" is used. "Original ground level" This is not affected by the definition of "ground level" above, which applies elsewhere. <p>This definition does not affect or supersede the definition of "Ground Level" for the Remarkables Park Zone or the Industrial B Zone (Connell Terrace Precinct).</p>
<p>Ground Level (Remarkables Park Zone)</p>	<p>Means the actual ground level being either:</p> <ul style="list-style-type: none"> (i) the ground level shown on the Remarkables Park Zone Survey Contour Plan dated 31st July 2004; <p>or</p> <ul style="list-style-type: none"> (ii) the ground level shown on the contour plan (certified by a Registered Surveyor) approved by the first implemented resource consent to recontour that land after 31 July 2004. <p>Excluding any excavation carried out for basements or underground car parks for buildings.</p> <p>With respect to buildings:</p> <p>"Ground level" shall be calculated:</p> <ul style="list-style-type: none"> (i) at the external walls of each discrete building component (excluding basement accessways), and (ii) as either average or rolling ground levels where: <ul style="list-style-type: none"> "Average ground level" means the horizontal average of the ground level measured at one metre intervals. "Rolling ground level" means the ground level at any given point on a plane extended across the coverage of buildings.
<p>Habitable Space (Three Parks Zone)</p>	<p>Means any internal space within a building, other than garages, bathrooms, laundries, or storage (including wardrobes).</p>
<p>Handicrafts</p>	<p>Means goods produced by the use of hand tools or the use of mechanical appliances where such appliances do not produce the goods in a repetitive</p>

Comment [a71]: Relocation from 'Notes' – non-substantive change

Comment [a72]: Non-substantive amendment

Comment [a73]: Relocated to above the word 'Notes'

Comment [a74]: Non-substantive amendment

Comment [a75]: Numbering changed to bullet points

Comment [a76]: Not applicable to the Stage 1 chapters

Comment [a77]: Unnecessary definition as not included within Stage 1 chapters

Comment [a78]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

	manner according to a predetermined pattern for production run purpose.
Hangar	Means a structure used to store aircraft, including for maintenance, servicing and/or repair purposes.
Hapu	Means sub-tribe.
Hard Surfacing	<p>In relation to any site m <u>Means</u> any part of that site which is impermeable and includes:</p> <ul style="list-style-type: none"> • Cconcrete, bitumen or similar driveways, paths or other areas paved with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks; or hardfill driveways that effectively put a physical barrier on the surface of any part of a site. • Any area used for parking, manoeuvring, access or loading of motor vehicles. • Any area paved either with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks. <p>The following shall not be included in hard surfacing:</p> <ul style="list-style-type: none"> • Paths of less than 1m in width. • Shade houses, glasshouses and tunnel houses not having solid floors.
Hazardous Substance	<p>Means any substance with one or more of the following characteristics:</p> <p>(a) i) Explosives ii) Flammability iii) A a capacity to oxidise iv) Corrosiveness v) Toxicity (both acute and chronic) vi) Ecotoxicity, with or without bio-accumulation; or</p> <p>(b) which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph a to this definition.</p>
Hazardous Wastes	Means wastes of any hazardous substance(s).
Health Care Facility	Means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasia, weight control clinics or beauticians.
Heavy Vehicle	Means a motor vehicle, other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward, the gross laden weight of which exceeds 3500kg; but does not include a traction engine or vehicle designed solely or principally for the use of fire brigades in attendance at fires. (The Heavy Motor Vehicle Regulation 1974).
Height (Building)	In relation to a building m <u>Means</u> the vertical distance between ground level (as defined), unless otherwise specified in a District Plan rule, at any point and the highest part of the building immediately above that point, except that this measurement is not relevant when assessing the number of storeys in the Three Parks Zone. For the purpose of calculating height in all zones, other than in relation to assessing the number of storeys in the Three Parks Zone as specified above, account shall be taken of parapets, but not of:

Comment [a79]: Recommended amendment in Chapter 17 – Airport Zone

Comment [a80]: 383

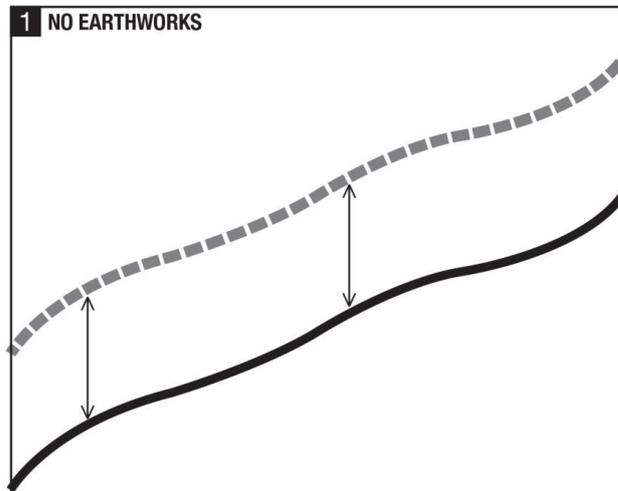
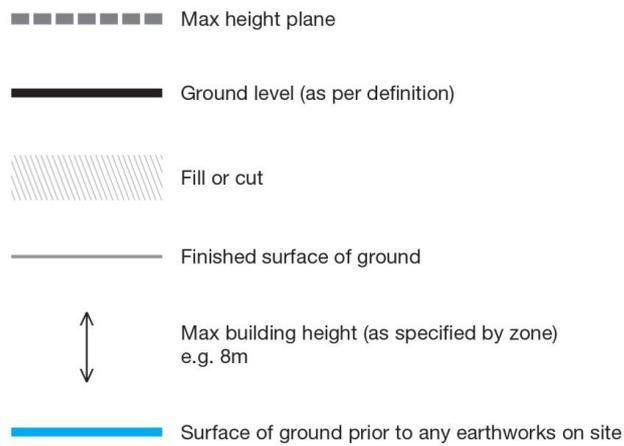
Comment [a81]: Unnecessary definition as not included within Stage 1 chapters

Comment [a82]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

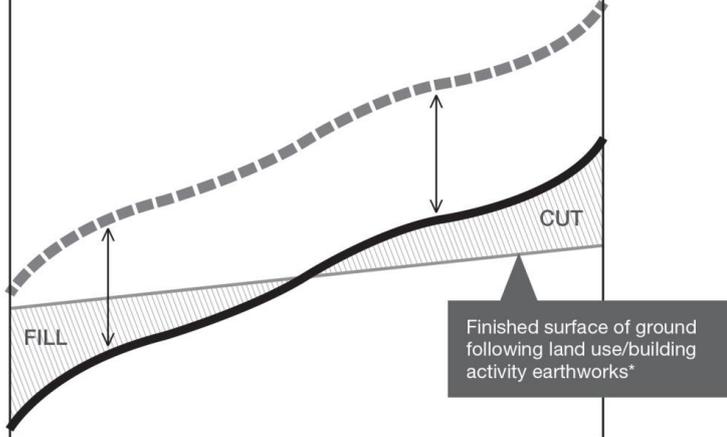
- aerials and/or antennas, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish antennae which are attached to a mast or building, provided that the maximum height normally permitted by the rules is not exceeded by more than 2.5m; and
- chimneys or finials (not exceeding 1.1m in any direction); provided that the maximum height normally permitted by the rules is not exceeded by more than 1.5m.

See interpretive diagrams below and definition of GROUND LEVEL.

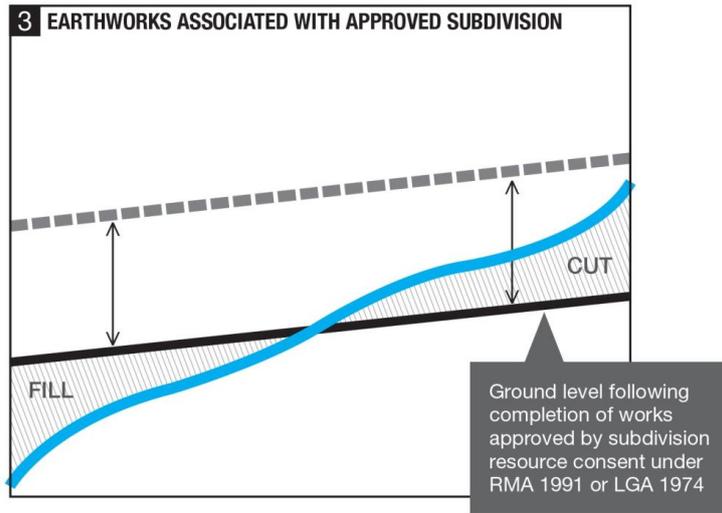


DEFINITIONS 2

2 EARTHWORKS ASSOCIATED WITH LAND USE / BUILDING ACTIVITY



3 EARTHWORKS ASSOCIATED WITH APPROVED SUBDIVISION



Heritage Landscape	Means land surfaces, (which are defined by their value and significance to a group in society) that have been modified by human activity and define significant past patterns of land use, relationships and experiences of humans with their surroundings, which may include cultural, spiritual, historic, aesthetic, ecological and scientific values. Heritage landscapes may encompass natural terrain, physical structures and processes, archaeological sites or remains, pathways, habitats, the context and setting of these areas and cultural meaning (beliefs and practices, histories and myths) with elements of these overlaying one another over time.
Historic Equipment	In the Mount Cardrona Station Special Zone means items of an historic nature that reflect the past goldmining and pastoral activities undertaken within the Cardrona Valley.
Holding	Means an area of land in one ownership and may include a number of lots and/or titles.

Comment [a83]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

Home Occupation	Means the use of a site for an occupation, business, trade or profession in addition to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site, but excludes homestay. This definition does not apply in the Three Parks Zone.
Home Occupation (Three Parks Zone)	Means the use of a site for a non-residential activity (trade, occupation, profession, or business) in addition to the use of that site for a residential activity, where the non-residential activity occupies no more than 40m² of the GFA of all buildings on the site and where at least one person engaged in the non-residential activity resides permanently on the site and no more than one full-time equivalent person engaged in the activity resides permanently off-site. Home occupations exclude the operation of any visitor accommodation activity or homestay.
Homestay	Means a residential activity where an occupied residential unit is also used by paying guests.
Hospital	Means any building in which two or more persons are maintained for the purposes of receiving medical treatment; and where there are two or more buildings in the occupation of the same person and situated on the same piece of land they shall be deemed to constitute a single building.
Hotel	Means any premises used or intended to be <u>used</u> in the course of business principally for the provision to the public of: <ul style="list-style-type: none"> • Lodging; • Liquor, meals and refreshments for consumption on the premises.
Household	Means a single individual or group of people, and their dependents who normally occupy the same primary residence.
Household Income	Means all income earned from any source, by all household members.
Hydro Generation Activity	Means activities associated with the generation of hydro electricity and includes the operation, maintenance, refurbishment, enhancement and upgrade of hydro generation facilities.
Indigenous Vegetation	Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand without human assistance, <u>includes both vascular and non-vascular plants.</u>
Indoor Design Sound Level	Means 40 dB Ldn in all Critical Listening Environments.
Industrial Activity	Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods
Informal Airport	Means any defined area of land or water intended or designed to be used for the landing, departure movement or servicing of aircraft and specifically excludes the designated 'Aerodromes', shown as designations 2, 64, and 239 in the District Plan. Note- This definition does not apply to <u>excludes</u> the airspace above land or water located on any adjacent site over which an aircraft may transit when arriving and departing from an informal airport.
Internal Boundary	Means any boundary of the net area of a site other than a road boundary. Note- also see definitions of BOUNDARY and ROAD BOUNDARY.
Iwi	Means Tribe.

Comment [a84]: Unnecessary definition as not included within Stage 1 chapters

Comment [a85]: 243

Comment [a86]: Recommended amendment in Chapter 33-Indigenous Vegetation & Biodiversity

Comment [a87]: Non-substantive amendment

Comment [a88]: Non-substantive amendment

Comment [a89]: 383

DEFINITIONS 2

Kitchen Facility	Means any space, facilities and surfaces for the storage, rinsing preparation and/or cooking of food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dish-washer and other kitchen appliances.
Koivi Tangata	Means unidentified human skeletal remains.
Lake	Shall have the same meaning as in the Resource Management Act 1991.
Landfill	Means a site used for the deposit of solid wastes onto or into land.
Landscaping	Means the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity, human use and enjoyment and/or to partially or wholly screen activities or buildings, and/or to provide protection from climate.
Landside	Means that an area of an airport and buildings to which the public has unrestricted access.
Large Format Retail (Three Parks Zone)	Any single retail tenancy which occupies more than 400m² of GFA. Refer definition of GFA
Laundry Facilities	Means facilities for the rinsing, washing and drying of clothes and household linen, and the disposal of waste water, and includes either a washing machine, tub or clothes dryer.
Licensed Premises	Means any premises or part of any premises, in which liquor may be sold pursuant to a licence, and includes any conveyance, or part of any conveyance on which liquor may be sold pursuant to the licence.
Lift Tower	Means a structure used for housing lift machinery and includes both the lift shaft and machinery room.
Liquor	Shall have the same meaning as <i>alcohol</i> as defined in the Sale and Supply of Alcohol Act 2012.
Living Area	Means any room in a residential unit other than a room used principally as a bedroom, laundry or bathroom.
Loading Space	Means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded.
Lot (Subdivision)	For the purpose of subdivision m Means a lot, two or more adjoining lots to be held together in the same ownership, or any balance area, shown on a subdivision consent plan, except that in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 2010, lot shall have the same meaning as site.
Low Income	Means H <u>h</u> ousehold l <u>l</u> income below 80% of the A <u>a</u> rea M <u>m</u> edian l <u>l</u> income.
Manoeuvre Area	Means that part of a site used by vehicles to move from the vehicle crossing to any parking, garage or loading space and includes all driveways and aisles, and may be part of an access strip.
Manufacturing of Hazardous Substances	Means any process that produces a substance that is hazardous under the United Nations Transportation of Dangerous Goods Code; and includes any process that includes the mixing of material or making a compound product that is hazardous under the United Nations Transportation of Dangerous Goods Code.
MASL	Means "metres above sea level".

Comment [a90]: 383

Comment [a91]: Recommended amendment in Chapter 17 – Airport Zone

Comment [a92]: Unnecessary definition as not included within Stage 1 chapters

Comment [a93]: Unnecessary definition as not included within Stage 1 chapters

Comment [a94]: Relocated and listed under the acronyms.

DEFINITIONS 2

Mast	Means any pole, tower or similar structured designed to carry antennas or dish antennas or otherwise to facilitate telecommunications.
Meeting Place	Has the same meaning as places of assembly.
Mineral	Means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water and includes all metallic minerals, non metallic minerals, fuel minerals, precious stones, industrial rocks and building stones and a prescribed substance within the meaning of the Atomic Energy Act 1945.
Mineral Exploration	Means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and to explore has a corresponding meaning.
Mineral Prospecting	<p>Means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes the following activities:</p> <ul style="list-style-type: none"> • Geological, geochemical, and geophysical surveys; • The taking of samples by hand or hand held methods; • Aerial surveys.
Mini and Micro Hydro Electricity Generation	Means C conversion of the energy of falling water into electricity. Mini and micro generation may utilise impulse or reaction turbines and include intake or diversion structures, small weir, headrace, penstock, channel, pipes and generator.
Mining Activity	<p>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.</p> <p>(a) m Means operations in connection with mining for any mineral; and (b) includes, when carried out at or near the site where the mining is undertaken;—</p> <ul style="list-style-type: none"> • the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and • the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and • the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and • the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations. <p>Mineral extraction, extraction or extractive activities shall have the same meaning.</p>
Minor Alterations and Additions to a Building	<p>Means any of the following:</p> <ul style="list-style-type: none"> • Constructing an uncovered deck of natural or dark stained timber. The deck must comply with the applicable rules and standards for activities. • Changing or putting in Rreplacing windows or doors in an existing

Comment [a95]: Unnecessary definition as not included within Stage 1 chapters

Comment [a97]: Recommended new definition from Chapter 21-Rural Zone

Comment [a96]: Non-substantial amendment the definition relates to exploration

Comment [a98]: Recommended amended definition from Prospecting to Mineral Prospecting in Chapter 21-Rural Zone

Comment [a99]: Recommended amendment in Chapter 21-Rural Zone

DEFINITIONS 2

	<p>building that have the same profile, trims and external reveal depth as the existing.</p> <ul style="list-style-type: none"> Changing existing materials or cladding with other materials or cladding of the same texture, profile, materials and colour.
<p>Minor Upgrading</p>	<p>Means <u>an increase in the carrying capacity, efficiency or security of electricity transmission and distribution or telecommunication lines utilising the existing support structures or structures of a similar character, intensity and scale, maintenance, replacement and upgrading of existing conductors or lines and support structures provided they are of a similar character, intensity and scale to the existing conductors or line and support structures</u> and shall include the following:</p> <ul style="list-style-type: none"> <u>Addition of lines, circuits and conductors;</u> <u>Reconducting of the line with higher capacity conductors;</u> <u>Re-sagging of conductors;</u> <u>Bonding of conductors;</u> <u>Addition or replacement of longer or more efficient insulators;</u> <u>Addition of electrical fittings or ancillary telecommunications equipment;</u> <u>Addition of earth-wires which may contain lightning rods, and earth-peaks;</u> <u>Support structure replacement within the same location as the support structure that is to be replaced;</u> <u>Addition or replacement of existing cross-arms with cross-arms of an alternative design; and</u> <u>Replacement of existing support structure poles provided they are less or similar in height, diameter and are located within 4.2 metres of the base of the support pole being replaced;</u> <u>Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone;</u> <u>The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period;</u> Replacement of conductors or lines provided they do not exceed 30mm in diameter or the bundling together of any wire, cable or similar conductor provided that the bundle does not exceed 30mm in diameter; Re-sagging of existing lines; Replacement of insulators provided they are less or similar in length; and <u>Addition of lightning rods, earth-peaks and earth-wires.</u>
<p>Moderate Income</p>	<p>Means H household I income between 80% and 120% of the A area M median I income.</p>
<p>Motorised Craft</p>	<p>Means any boat powered by an engine.</p>

Comment [a100]: Recommended amendment in Chapter 10-Arrowtown Residential Historic Management Zone

Comment [a101]: Re-numbered for consistent format

Comment [a102]: Recommended amendment in Chapter 30-Energy and Utilities

DEFINITIONS 2

<p>Multi Unit Development</p>	<p>Relates to any residential development in the Three Parks Zone, that results in three or more residential units either on a site or across a number of sites; and</p> <p>Relates to any development in Activity Area 3 of the Peninsula Bay Zone that involves three or more residential units within a single building. Does not include additions, alterations or accessory buildings.</p>
<p>National Grid</p>	<p>Means the same as in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.</p>
<p>National Grid Corridor</p>	<p>Means the area measured either side of the centreline of above ground National Grid line as follows:</p> <ul style="list-style-type: none"> • 16m for the 110kV lines on pi poles • 32m for 110kV lines on towers • 37m for the 220kV transmission lines. <p>Note: The National Grid Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.</p>
<p>National Grid Sensitive Activities</p>	<p>Means those activities within the National Grid Corridor that are particularly sensitive to the risks associated with electricity transmission lines because of either the potential for prolonged exposure to the risk, or the vulnerability of the equipment or population that is exposed to the risk. Such activities include buildings or parts of buildings used for, or able to be used for the following purposes:</p> <ul style="list-style-type: none"> • Child Day Care activity; • Day Care facility activity; • Educational facility activity, except training related to the National Grid; • Home Stay; • Healthcare facility Hospital activity; • Papakainga; • Any Residential activity; • Residential Care activity; or • Visitor accommodation.
<p>National Grid Subdivision Corridor</p>	<p>Means the area measured either side of the centreline of an above ground National Grid line as follows:</p> <ul style="list-style-type: none"> • 16m for the 110kV lines on pi poles • 32m for 110kV lines on towers • 37m for the 220kV transmission lines. <p>Note: The National Grid Subdivision Corridor does not apply to Excludes underground cables or any transmission lines (or sections of line) that are designated.</p>
<p>National Grid Yard</p>	<p>Means:</p> <ul style="list-style-type: none"> • the area located 12 metres in any direction from the outer edge of a

Comment [a103]: Unnecessary definition as not included within Stage 1 chapters

Comment [a104]: Recommended new definition in Chapter 30-Energy and Utilities

Comment [a105]: Recommended amended definition from National Grid Corridor to National Grid Subdivision Corridor in Chapter 30-Energy and Utilities

Comment [a106]: Recommended amendment in Chapter 30-Energy and Utilities

Comment [a107]: Non substantive amendment

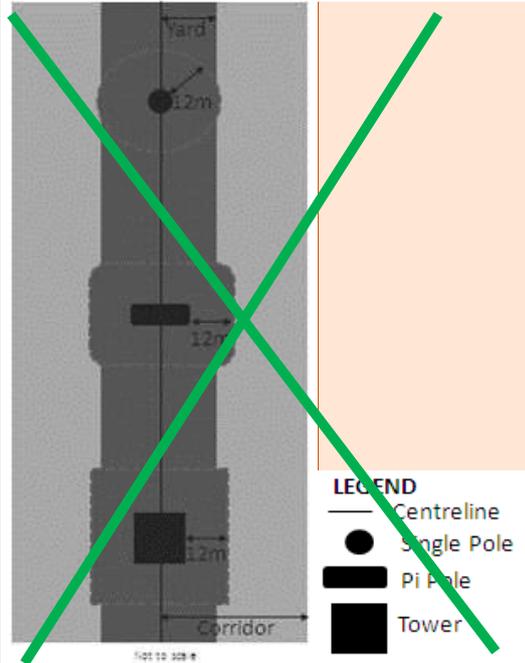
Comment [a108]: Recommended amended definition from National Grid Corridor to National Grid Subdivision Corridor in Chapter 30-Energy and Utilities

DEFINITIONS 2

National Grid support structure; and

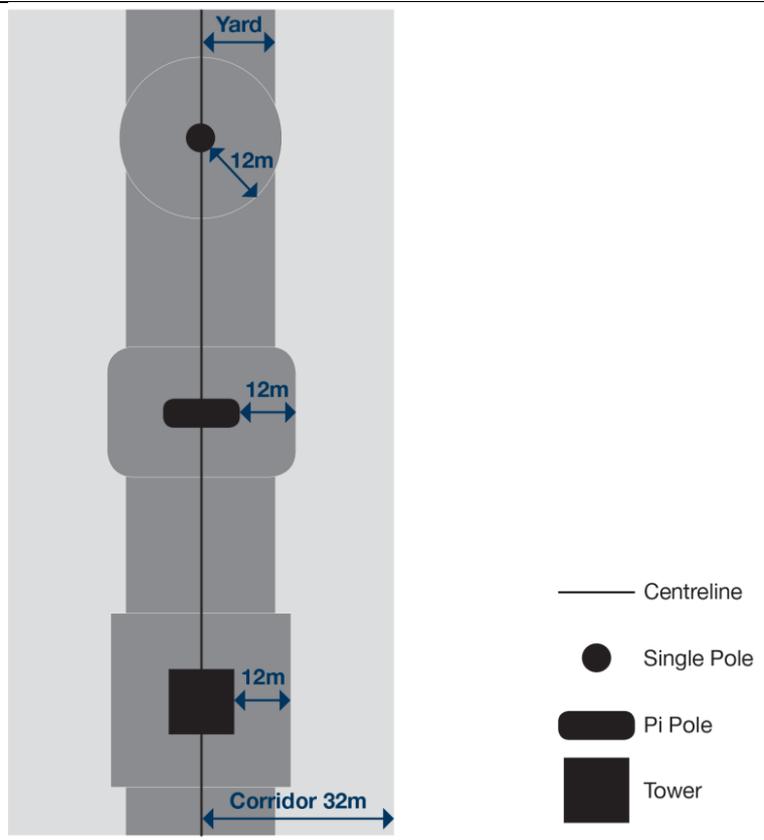
- the area located 12 metres either side of the centreline of any overhead National Grid line;

(as shown in dark grey in diagram below)



Comment [a109]: Recommendation of replace the diagram in Chapter 30- Energy and Utilities

DEFINITIONS 2



~~Note: The National Grid Yard does not apply to~~ Excludes underground cables or any transmission lines (or sections of line) that are designated.

Comment [a110]: Replacement diagram in Chapter 30-Energy and Utilities

Comment [a111]: Non-substantive amendment

Nature Conservation Values	Means the preservation and protection of the natural resources of the District having regard to their Means the collective and interconnected intrinsic values, and having special regard to of indigenous flora and fauna, natural ecosystems, and landscape.
Net Area <u>(In relation to a Site or Lot)</u>	In relation to a site or lot, m Means the total area of the site or lot less any area subject to a designation for any purpose, and/or any area contained in the access to any site or lot, and/or any strip of land less than 6m in width.
Net Floor Area	Shall be Means the sum of the floor areas, each measured to the inside of the exterior walls of the building, and shall include the net floor area of any accessory building, but it shall exclude any floor area used for: <ul style="list-style-type: none"> • lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2m; • stairwells; • tank rooms, boiler and heating rooms, machine rooms, bank vaults; • those parts of any basement not used for residential, retail, office or industrial uses; • toilets and bathrooms, provided that in the case of any visitor accommodation the maximum area permitted to be excluded for

Comment [a112]: Recommendation to amend in Chapter 3 – Strategic Direction

DEFINITIONS 2

	<p>each visitor unit or room shall be 3m²</p> <ul style="list-style-type: none"> • 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare; • parking areas required by the Plan for, or accessory to permitted uses in the building.
Night-Time Noise Boundary Wanaka	<p>Means a boundary, as shown in District Plan Map 18a – the location of which is based on predicted sound levels of SEL 95 dBA.</p>
Noise	<p>Acoustic terms shall have the same meaning as in NZS 6801:2008 Acoustics – Measurement of environmental sound and NZS 6802:2008 Acoustics – Environmental noise.</p> <p>L_{dn}:</p> <p>Means the day/night level, which is the A-frequency-weighted time-average sound level, in decibels (dB), over a 24-hour period obtained after the addition of 10 decibels to the sound levels measured during the night (2200 to 0700 hours).</p> <p>L_{Aeq(15 min)}:</p> <p>Means the A-frequency-weighted time-average sound level over 15 minutes, in decibels (dB).</p> <p>L_{AFmax}:</p> <p>mMeans the maximum A-frequency-weighted fast-time-weighted sound level, in decibels (dB), recorded in a given measuring period.</p> <p>Noise Limit:</p> <p>Means a L_{Aeq(15 min)} or L_{AFmax} sound level in decibels that is not to be exceeded.</p> <p>In assessing noise from helicopters using NZS 6807: 1994 any individual helicopter flight movement, including continuous idling occurring between an arrival and departure, shall be measured and assessed so that the sound energy that is actually received from that movement is conveyed in the Sound Exposure Level (SEL) for the movement when calculated in accordance with NZS 6801: 2008.</p>
Noise Event	<p>Means an event, or any particular part of an event, whereby amplified sound, music, vocals or similar noise is emitted by the activity, but excludes people noise.</p> <p>Where amplified noise ceases during a particular event, the event is not longer considered a noise event.</p>
Non Critical Listening Environment	<p>Means any space that is not regularly used for high quality listening or communication including bathroom, laundry, toilet, pantry, walk-in-wardrobe, corridor, hallway, lobby, cloth-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.</p>
No net loss	<p><u>Means no overall reduction in biodiversity as measured by the type, amount and condition.</u></p>
Notional Boundary	<p>Means a line 20m from the façade <u>any side</u> of any residential unit or the legal boundary, whichever is closer to the residential unit.</p>
North Three Parks Area	<p>Means that area of land shown on the Three Parks Structure Plan as North Three Parks Area.</p>

Comment [a113]: Unnecessary definition as not included within Stage 1 chapters

Comment [a114]: Recommended new definition in Chapter 33-Indigenous Vegetation & Biodiversity

Comment [a115]: Recommended amendment in Chapter 36-Noise

Comment [a116]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

Office	Means any of the following: <ul style="list-style-type: none"> • Aadministrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted; • Commercial offices being <u>a</u> place where trade, other than that involving the immediately exchange for goods or the display or production of goods, is transacted; • Professional offices.
Office Furniture, Equipment and Systems Suppliers (Three Parks and Industrial B Zones)	Means a business primarily engaged in selling goods for office-type use or consumption and without limiting the generality of this term, includes suppliers of: <ul style="list-style-type: none"> • computers and related equipment; • copiers, printers and facsimile machines; • integrated telephone systems and equipment; and • office furniture, equipment and utensils.
On-Site Workers (Three Parks and Industrial B Zones)	Means the maximum number of workers that the building has been designed to accommodate at any one time. This may include consultants as well as employees.
Open Space	Means any land or space which is not substantially occupied by buildings and which provides benefits to the general public as an area of visual, cultural, educational, or recreational amenity values.
Outdoor Living Space	Means an area of open space to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated.
Outdoor Recreation Activity	Means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.
Outdoor Storage	Means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products and wastes, outside a fully enclosed building for periods in excess of 4 weeks in any one year.
Outer Control Boundary (OCB) Queenstown	Means a boundary as shown in District Plan Maps, the location of which is based on the predicted day/night sound level of 55 dB Ldn from airport operations in 2037.
Outer Control Boundary (OCB) Wanaka	Means a boundary, as shown on the District Plan Maps, the location of which is based on the future predicted day/night sound levels of 55 dBA Ldn from airport operations in 2036.
Outline Development Plan	Means a plan within a zone or over an area of land or a site which delineates the performance standards and/or activities in the identified areas of the zone, or on the site or area of land.
Park and Ride Facility	Means an area to leave vehicles and transfer to public transport or car pool to complete the rest of a journey into an urban area. Park and Ride Facilities include car parking areas, public transport interchange and associated security measures, fencing, lighting, ticketing systems, shelter and ticketing structures, landscape planting and earthworks.
Parking Area	Means that part of a site within which vehicle parking spaces are accommodated, and includes all parking spaces, manoeuvre areas and

Comment [a117]: Unnecessary definition as not included within Stage 1 chapters

Comment [a118]: Unnecessary definition as not included within Stage 1 chapters

Comment [a119]: Recommended to be deleted in Chapter 17 – Airport Zone

Comment [a120]: Recommended amendment in Chapter 17 – Airport Zone

Comment [a121]: Unnecessary definition as not included within Stage 1 chapters

Comment [a122]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

	required landscape areas.
Parking Space	Means a space on a site available at any time for accommodating one stationary motor vehicle.
Passenger Lift Systems	<u>Means any mechanical system used to convey or transport passengers within or to a Ski Area Sub-Zone, including chairlifts, gondolas, T-bars and rope tows, and including all moving, fixed and ancillary components of such systems such as towers, pylons, cross arms, pulleys, cables, chairs, cabins, and structures to enable the embarking and disembarking of passengers. Excludes base and terminal buildings.</u>
Photovoltaics (PV)	Means A <u>a</u> device that converts the energy in light (photons) into electricity, through the photovoltaic effect. A PV cell is the basic building block of a PV system, and cells are connected together to create a single PV module (sometimes called a 'panel'). PV modules can be connected together to form a larger PV array.
Place of Assembly	Means any land or building used for public and private assembly primarily for worship, recreation, education and discussion and includes churches, church halls, sports clubrooms, pavilions, indoor sports facilities and community centres whether such building has a general ancillary licence or not. It does not include any place of entertainment or licensed premises, other than general ancillary licensed premises.
Place of Entertainment	Means any theatre, amusement parlour, dance hall or other place used principally for any public meeting, performance or amusements whether a charge is made for admission or not.
Potable Water Supply	Means a water supply that meets the criteria of the 'Drinking Water Standards for New Zealand 2005 (revised 2008)' – Ministry of Health or later editions or amendments of the standards.
Principal Building	Means a building, buildings or part of a building accommodating the activity for which the site is primarily used.
Private Way	Shall have the same meaning as defined in Section 315 of the Local Government Act 1974.
Projected Annual Aircraft Noise Contour (AANC)	Means the Projected Annual Aircraft Noise Contours calculated as specified by the Aerodrome Purposes Designation 2, Condition <u>14 13</u> .
Prospecting	Means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes: <ul style="list-style-type: none"> • Geological, geochemical, and geophysical surveys; • The taking of samples by hand or hand held methods; • Aerial surveys.
Public Area	Means any part(s) of a building open to the public, but excluding any service or access areas of the building.
Public Place	Means every public thoroughfare, park, reserve, lake, river to place to which the public has access with or without the payment of a fee, and which is under the control of the District Council, or other agencies. Excludes any trail as defined in this Plan.
Radio Communication Facility	Means any transmitting/receiving devices such as aerials, dishes, antennas, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings, and as

Comment [a123]: Recommended new definition in Chapter 21- Rural Zone

Comment [a124]: Unnecessary definition as not included within Stage 1 chapters

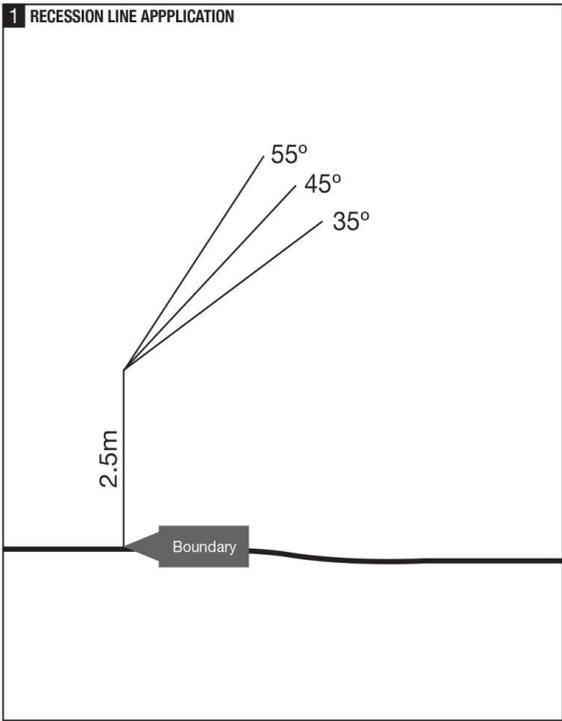
Comment [a125]: Unnecessary definition as not included within Stage 1 chapters

Comment [a126]: Recommended amendment in Chapter 17 – Airport Zone

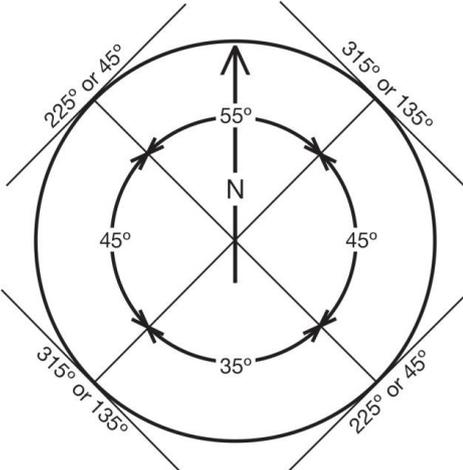
Comment [a127]: Recommended that definition be amended from Prospecting to Mineral Prospecting in Chapter 21-Rural Zone

DEFINITIONS 2

Comment [a128]: 566

	<p>defined in the Radio Communications Act 1989.</p>
<p>Rear Site</p>	<p>Means a site which is situated generally to the rear of another site, both sites having access to the same road or private road, and includes sites which have no frontage to a road or private road of 6m or more.</p>
<p>Recession Lines/Recession Plane</p>	<p>Means the lines constructed from points or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site. See interpretive diagrams below.</p> <div style="text-align: center;">  <p>The diagram, titled "1 RECESSION LINE APPLICATION", illustrates the construction of recession lines. It shows a horizontal line representing a "Boundary". A vertical line of height "2.5m" is drawn from the boundary. From the top of this vertical line, three lines are drawn at angles of 35°, 45°, and 55° to the horizontal, representing recession lines.</p> </div>

DEFINITIONS 2

	<p>2 RECESSION LINE INDICATOR</p> <p style="text-align: center;">Place outside of circle to inside of site boundary</p>  <p>NOTE: North is True North. Bearings on the circle increase in a clockwise direction. Where a boundary is on a line between two directions, the more restrictive recession plane shall apply.</p>
<p>Recreation</p>	<p>Means activities which give personal enjoyment, satisfaction and a sense of well being.</p>
<p>Recreational Activity</p>	<p>Means the use of land and/or buildings for the primary purpose of recreation and/or entertainment. Excludes any recreational activity within the meaning of residential activity.</p>
<p>Regionally Significant Infrastructure</p>	<p>Regionally significant infrastructure Means:</p> <ul style="list-style-type: none"> • Renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by an electricity operator; and • Electricity transmission infrastructure forming the National Grid • Electricity Distribution Lines identified on the Planning Maps; and • Telecommunication and radio communication facilities*; and • Key centralised Council infrastructure, including water reservoirs, and wastewater treatment plants; and • Roads classified as being of national or regional importance; and • Queenstown and Wanaka airports. <p>* As defined by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008</p>
<p>Registered Holiday Home</p>	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> • Aa stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; • Aa duplex residential unit shall mean a residential unit which is

Comment [a129]: New definition recommended in Chapter 3 – Strategic Direction

Comment [a130]: Further changes to definition recommended in Chapter 30- Energy and Utilities

DEFINITIONS 2

	<p>attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units;</p> <ul style="list-style-type: none"> • Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both. <p>Advice Notes:</p> <p>(i) A formal application must be made to the Council for a property to become a Registered Holiday Home.</p> <p>(ii) There is no requirement to obtain registration for Excludes the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).</p>
Registered Homestay	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p>Advice Note:</p> <p>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</p>
Relocatable	<p>Means not constructed for permanent location on any particular site and readily capable of removal to another site.</p>
Relocated/Relocatable Building	<p>Means a building which is removed and re-erected on another site, but excludes new buildings that are purpose built for relocation but excludes any pre-fabricated building which is delivered dismantled to a site for erection on that site. This definition excludes Removal and Re-siting.</p>
Remotely piloted Aircraft	<p>Means an unmanned aircraft that is piloted from a remote station.</p>
Removal of a Building	<p>Removal of a Building m Means the shifting of a building off a site and excludes demolition of a building.</p>
Relocation (Building)	<p>In relation to a building, m Means the removal and resiting of any building from any site to another site.</p>
Renewable Electricity Generation (REG)	<p>Means generation of electricity from solar, wind, hydro-electricity, geothermal and biomass energy sources.</p>
Renewable Electricity Generation Activities	<p>Means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes Ssmall and Ccommunity-scale Ddistributed Rrenewable Ggeneration Aactivities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity. Includes research and exploratory-scale investigations into technologies, methods and sites, such as masts, drilling and water monitoring. This definition includes Rrenewable Eelectricity Ggeneration (REG), Ssolar Wwater Hheating, Wwind Eelectricity Generation, and Mmini and Mmicro Hhydro Eelectricity Generation (as separately defined).</p>
Renewable Energy	<p>Means energy that comes from a resource that is naturally replenished, including solar, hydro, wind, and biomass energy.</p>
Removal of a Building	<p>Removal of a Building m Means the shifting of a building off a site.</p>
Reserve	<p>Means a reserve in terms of the Reserves Act 1977.</p>

Comment [a131]: Non-substantive amendment

Comment [a132]: Non-substantive amendment

Comment [a133]: Unnecessary definition as not included within Stage 1 chapters

Comment [a134]: Recommended amendment in Chapter 35-Temporary Activities & Relocated Buildings

Comment [a135]: Recommended new definition in Chapter 17 – Airport Zone

Comment [a136]: Recommended new definition in Chapter 35-Temporary Activities & Relocated Buildings

Comment [a137]: Clarification

Comment [a138]: Clarification

Comment [a139]: Clarification

Comment [a140]: Recommended new definition in Chapter 35-Temporary Activities & Relocated Buildings

DEFINITIONS 2

Residential Activity	Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing , emergency, refuge accommodation and the non-commercial use of holiday homes. Excludes visitor accommodation.
Residential Flat	Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria: <ul style="list-style-type: none"> • Has a total floor area not exceeding 70m², <u>and 150m² in the Rural Zone and Rural Lifestyle Zone,</u> not including the floor area of any garage or carport; • contains no more than one kitchen facility; • is limited to one residential flat per residential unit; and • is situated on the same site and held in the same ownership as the residential unit, <u>but may be leased to another party.</u> <p><u>Notes:</u></p> <p>A proposal that fails to meet any of the above criteria will be considered as a residential unit.</p> <p>• Development contributions and additional rates apply.</p>
Residential Unit	Means a residential activity (including a dwelling) which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.
Re-siting of a Building	Re-siting of a Building in <u>Means shifting a building within a site.</u>
Restaurant	Means any land and/or buildings, or part of a building, in which meals are supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale and Supply of Alcohol Act 2012.
Retail Sales / Retail / Retailing	Means the direct sale or hire to the public from any site, and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities.
Retention Mechanism	Means those binding agreements which ensure the long term affordability of Community Housing for existing and future generations, such as Stakeholder Deeds, or the use of covenants, encumbrances or similar legal instruments.
Retirement Village	Means the development of residential units (either detached or attached) and associated facilities for the purpose of accommodating retired persons. This use includes as accessory to the principal use, any services or amenities provided on the site such as shops, restaurants, medical facilities, swimming pools and recreational facilities and the like which are to be used exclusively by the retired persons using such accommodation.
Reverse Sensitivity	<u>Means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity.</u>

Comment [a141]: Recommended amendment in Chapter 21-Rural Zone

Comment [a142]: Recommended amendment in Chapter 7 – Low Density Residential Zone

Comment [a143]: Non-substantive amendments

Comment [a144]: Recommended amendment in Chapter 7-Low Density Residential.

Comment [a145]: Clarification

Comment [a146]: Clarification

Comment [a147]: New definition recommended in Chapter 35-Temporary Activities & Relocated Buildings

Comment [a148]: Unnecessary definition as not included within Stage 1 chapters

Comment [a149]: 768

DEFINITIONS 2

Right of Way	Means an area of land over which there is registered a legal document giving rights to pass over that land to the owners and occupiers of other land.
River	Includes a stream, and shall have the same meaning as in the Resource Management Act 1991.
Road	Means <u>a</u> road as defined in section 315 of the Local Government Act 1974.
Road Boundary	Means any boundary of a site abutting a legal road (other than an accessway or service land) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary. Note: also see definitions of BOUNDARY and INTERNAL BOUNDARY
Rural Industrial Activity	Means the use of land and buildings for the purpose of manufacturing, fabricating, processing, packing and/or storage of goods and materials grown or sourced within the Rural Zone and the storage of goods, materials and machinery associated with commercial contracting undertaken within the Rural Zone.
Rural Selling Place	Means any land, building or part of a building located in a rural or rural living zone, on or in which farm or garden produce, wine or handcrafts are offered for sale by wholesale and/or retail.
Sandwich Board	Means a self-supporting and portable sign.
Secondary Rear Access Lane	In the Mount Cardrona Station Special Zone means any road, access lane or access lot established at the time of subdivision for the purpose of providing side or rear access for vehicular traffic to any site or sites.
Secondary Unit	In the Mount Cardrona Station Special Zone means a residential activity that: <ul style="list-style-type: none"> • Consists of no more than one unit in the same ownership as the residential unit; and • Has a gross floor area of between 35m² and 60m² (excluding accessory buildings); and • Contains no more than one kitchen and one laundry; and • Is within the same certificate of title as the residential unit.
Secondhand Goods Outlet (Three Parks and Industrial B-Zones)	Means a business primarily engaged in selling pre-used merchandise and without limiting the generality of this term, includes: <ul style="list-style-type: none"> • antique dealers; • auctioneers; • charity shops; • pawnbrokers; • secondhand shops; and • suppliers of <ul style="list-style-type: none"> • demolition goods and materials; and • trade in goods.

Comment [a150]: Non-substantive amendment

Comment [a151]: Unnecessary definition as not included within Stage 1 chapters

Comment [a152]: Unnecessary definition as not included within Stage 1 chapters

Comment [a153]: Unnecessary definition as not included within Stage 1 chapters

Comment [a154]: Unnecessary definition as not included within Stage 1 chapters

Comment [a155]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

Sensitive Activities-Transmission Corridor	Means those activities within an Electricity Transmission Corridor that are particularly sensitive to the risks associated with electricity transmission lines because of either the potential for prolonged exposure to the risk or the vulnerability of the equipment or population that is exposed to the risk. Such activities include any residential activity, visitor accommodation, educational facility, healthcare facility and day care facility.
Service Activity	Means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.
Service Lane	Means service lane as defined in Section 315 of the Local Government Act 1974.
Service Station	<p>Means any site where the dominant activity is the retail sale of motor vehicle fuels, including petrol, LPG, CNG, and diesel, and may also include any one or more of the following:</p> <ul style="list-style-type: none"> • The sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles; • Mechanical repair and servicing of motor vehicles, including motor cycles, caravans, boat motors, trailers, except that in any Residential, Town Centre or Township Zone, the mechanical repairs of motor vehicles and domestic garden equipment shall not include panel beating, spray painting and heavy engineering such as engine re-boring and crankshaft grinding; • Inspection and/or certification of vehicles; • The sale of other merchandise where this is an ancillary activity to the main use of the site. <p><u>Excludes:</u></p> <ul style="list-style-type: none"> • <u>the mechanical repairs of motor vehicles and domestic garden equipment shall not include panel beating, spray painting and heavy engineering such as engine re-boring and crankshaft grinding.</u>
Setback	Means the distance between a building and the boundary of its site. Where any building is required to be set back from any site boundary, no part of that building shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary. The setback distance shall only apply to buildings at ground, or above ground level.
SH6 Roundabout Works	<p>Means the construction of a roundabout at the intersection of Stalker Road, Lower Shotover Road and State Highway 6 being generally in accord with the indicative roundabout intersection design in Appendix 7 Diagram 5, including:</p> <ul style="list-style-type: none"> (a) Two lane entry and exits on the State Highway 6 legs; (b) The relocation of the northern end of Stalker Road where it joins State Highway 6 approximately 80 metres eastwards in order to provide the fourth leg to the roundabout; and (c) All works to be implemented as part of the construction of the roundabout including earthworks, vegetation removal and planting, standard of construction, lighting, road markings, provision for cyclists, and any roading and other works incidental to the construction of that roundabout.

Comment [a156]: Recommendation to delete definition in Chapter 30- Energy and Utilities

Comment [a157]: Non-substantive amendment to separate the exclusion

Comment [a158]: 719

DEFINITIONS 2

Showroom	Means any defined area of land or a building given over solely to the display of goods. No retailing is permitted unless otherwise specifically provided for in the zone in which the land or building is located.
Sign and Signage	<p>Means:</p> <ul style="list-style-type: none"> • any external name, figure, character, outline, display, delineation, announcement, design, logo, mural or other artwork, poster, handbill, banner, captive balloon, flag, flashing sign, flatboard, free-standing sign, illuminated sign, moving signs, roof sign, sandwich board, streamer, hoarding or any other thing of a similar nature which is: i) intended to attract attention; and ii) visible from a road or any public place; and • all material and components comprising the sign, its frame, background, structure, any support and any means by which the sign is attached to any other thing; • includes any sign written vehicle/trailer or any advertising media attached to a vehicle/trailer. <p>Notes: (i) This definition does include excludes corporate colour schemes. (ii) See definitions of SIGN AREA and SIGN TYPES.</p>
Sign Area	The area of a sign means the surface area of a sign and the area of a sign includes all the area actually or normally enclosed, as the case may be, by the outside of a line drawn around the sign and enclosing the sign.
Sign Types	<p>Above Ground Floor Sign: means a sign attached to a building above the verandah or above 3 metres in height from the ground.</p> <p>Arcade Directory Sign: means an externally located sign which identifies commercial activities that are accessed internally within a building or arcade.</p> <p>Banner: means any sign made of flexible material, suspended in the air and supported on more than one side by poles or cables.</p> <p>Flag: means any sign made of flexible material attached by one edge to a staff or halyard and includes a flagpole.</p> <p>Flashing Sign: means an intermittently illuminated sign.</p> <p>Flat Board Sign: means a portable flat board sign which is not self-supporting.</p> <p>Free Standing Sign: means any sign which has a structural support or frame that is directly connected to the ground and which is independent of any other building or structure for its support; and includes a sign on a fence.</p> <p>Hoarding: means any sign that is for purely commercial brand awareness purposes.</p>

Comment [a159]: Non-substantive amendment

Comment [a160]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

	<p>and which does not relate to land use activity conducted on the site.</p> <p>Moving Sign:</p> <p>means a sign other than a flag or a banner that is intended to move or change whether by reflection or otherwise.</p> <p>Off-Site Sign:</p> <p>means a sign which does not relate to goods or services available at the site where the sign is located and excludes a Hoarding.</p> <p>Roof Sign:</p> <p>means any sign painted on or attached to a roof and any sign projecting above the roof line of the building to which it is attached.</p> <p>Sandwich Board:</p> <p>means a self-supporting and portable sign.</p> <p>Signage Platform:</p> <p>means a physical area identified for the purpose of signage.</p> <p>Temporary Event Sign:</p> <p>means any sign established for the purpose of advertising or announcing a single forthcoming temporary event, function or occurrence including carnivals, fairs, galas, market days, meetings exhibitions, parades, rallies, filming, sporting and cultural events, concerts, shows, musical and theatrical festivals and entertainment; but does not include Electioneering Signs, Real Estate Signs, Construction Signs, a Land Development Sign, Off-Site Sign or Temporary Sale Sign.</p> <p>Temporary Sale Sign:</p> <p>means any sign established for the purpose of advertising or announcing the sale of products at special prices.</p> <p>Under Verandah Sign:</p> <p>means a sign attached to the underside of a verandah.</p> <p>Upstairs Entrance Sign:</p> <p>means a sign which identifies commercial activities that are located upstairs within a building.</p> <p>Wall Sign:</p> <p>means a sign attached to the wall of a building.</p>
<p>Site</p>	<p>Means:</p> <ol style="list-style-type: none"> 1. An area of land which is: <ol style="list-style-type: none"> i comprised in a single lot or other legally defined parcel of land and held in a single Certificate of Title; or ii comprised in a single lot or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council.

Comment [a161]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

	<p>Being in any case the smaller land area of i or ii, or</p> <ol style="list-style-type: none"> 2. an area of land which is comprised in two or more adjoining lots or other legally defined parcels of land, held together in one certificate of title in such a way that the lots/parcels cannot be dealt with separately without the prior consent of the Council; or 3. an area of land which is comprised in two or more adjoining certificates of title where such titles are: <ol style="list-style-type: none"> i subject to a condition imposed under section 37 of the Building Act 2004 or section 643 of the Local Government Act 1974; or ii held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or 4. In the case of land not subject to the Land Transfer Act 1952, the whole parcel of land last acquired under one instrument of conveyance; <p>Except:</p> <ol style="list-style-type: none"> i in the case of land subdivided under the cross lease of company lease systems, other than strata titles, site shall mean an area of land containing: <ol style="list-style-type: none"> a) a building or buildings for residential or business purposes with any accessory buildings(s), plus any land exclusively restricted to the users of that/those building(s), plus an equal share of common property; or b) a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and ii in the case of land subdivided under Unit Titles Act 1972 and 2010 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units and an equal share of common property; and iii in the case of strata titles, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision. <p>In addition to the above.</p> <ol style="list-style-type: none"> a) A site includes the airspace above the land. b) If any site is crossed by a zone boundary under this Plan, the site is deemed to be divided into two or more sites by that zone boundary. c) Where a site is situated partly within the District and partly in an adjoining District, then the part situated in the District shall be deemed to be one site.
<p>Ski Area Activities</p>	<p>Means the use of natural and physical resources for the purpose of providing for <u>establishing, operating and maintaining the following activities and structures:</u></p> <ul style="list-style-type: none"> • <u>recreational activities either commercial or non-commercial;</u> • <u>chairlifts, t-bars and rope tows to facilitate commercial recreational activities passenger lift systems;</u> • <u>use of snowgroomers, snowmobiles and 4WD vehicles for support</u>

Comment [a162]: Clarification

Comment [a163]: Clarification

Comment [a164]: 370

DEFINITIONS 2

	<p>or operational activities:-</p> <ul style="list-style-type: none"> activities ancillary to commercial recreational activities <u>including avalanche safety, ski patrol, formation of snow trails and terrain</u>:- <u>installation and operation of snow making infrastructure including reservoirs, pumps and snow makers</u>:- and in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.
Sloping Site	<u>Means a sloping site is where the ground slope is greater than 6 degrees (i.e greater than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation. Where any elevation indicates a ground slope of greater than 6 degrees (i.e greater than 1 in 9.5), rules applicable to sloping sites will apply.</u>
Small and Community-Scale Distributed Electricity Generation	Means renewable electricity generation for the purpose of using electricity on a particular site, or supplying an immediate community, or connecting into the distribution network.
Small Cells	<u>Means a low-powered radio access node that provides improved cellular coverage or capacity and is operated by a telecommunications operator.</u>
Solar Electricity Generation	Means the conversion of the sun's energy directly into electrical energy. The most common device used to generate electricity from the sun is P photovoltaics (PV). This may include free standing arrays, solar arrays attached to buildings or building integrated panels.
Solar Water Heating	Solar water heating <u>Means devices that heat water by capturing the sun's energy as heat and transferring it directly to the water or indirectly using an intermediate heat transfer fluid. Solar water heaters may include a solar thermal collector, a water storage tank or cylinder, pipes, and a transfer system to move the heat from the collector to the tank.</u>
Sound	Sound shall have the same meaning as in NZS 6801:2008 Acoustics – Measurement of environmental sound and NZS 6802:2008 Acoustics – Environmental Noise.
Specialty Retail (Three Parks Zone)	Any single retail tenancy which occupies less than or equal to 400m² of GFA. Refer definition of GFA.
Stakeholder Deed	Means a legal instrument between a developer or landowner and the Council that runs with the land, setting out those matters which may be achieved or delivered outside of the District Plan.
Stand-Alone Power Systems (SAPS)	Means O ff-grid generation for activities including residential, visitor and farming activities, on remote sites that do not have connection to the local distribution network. SAP's will usually include battery storage, a backup generator, an inverter and controllers etc, as well as generation technologies such as S solar, M mini or M micro H hydro, W wind E lectricity G eneration or a combination thereof.
Step-In-Plan	Means a break in the continuity of an exterior wall of any building or block or line of residential units, whether of one or more storeys, by stepping the wall of the building or any unit or units a minimum specified distance measured at right angles to the long axis of the building on block or line of units.
Storey (Three Parks Zone)	Means a habitable floor level and includes mezzanine levels, garages, bathrooms, and semi-basements. The following are not deemed to be a separate 'storey':

Comment [a165]: Recommendation to amend in Chapter 21-Rural Zone

Comment [a166]: New definition recommended in Chapter 9-High Density Residential

Comment [a167]: New definition recommended in Chapter 30 – Energy & Utilities

Comment [a168]: Unnecessary definition as not included within Stage 1 chapters

Comment [a169]: Unnecessary definition as not included within Stage 1 chapters

Comment [a170]: Unnecessary definition as not included within Stage 1 chapters

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	<ul style="list-style-type: none"> • Full basements/ cellars of no more than 40% of the total floor plate of the residential unit (excluding accessory buildings) and which have no external access; • A change in level of up to 0.75m within a storey (as in the case of split level dwellings); • Wholly underground car parks in the Commercial Core Subzone where the only visible frontage when viewed from ground level is the vehicle access.
Structure	Means any building, equipment device or other facility made by people and which is fixed to land and includes any raft.
Subdivision	Shall have the same meaning as in the Resource Management Act 1991.
Support Structure	<u>Means a utility pole or tower that forms part of the electricity distribution or transmission network that supports conductors as part of a line. This includes any ancillary equipment, such as communication equipment or transformers.</u>
Tavern	Means any premises used or intended to be used in the course of business principally for the provision to the public of liquor and other refreshments but does not include an airport bar.
Telecommunication Facility	Means devices, such as aerials, dishes, antennae, wires, cables, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and telephone boxes, used for the transmitting, emission or receiving of communications.
Temporary Activities	<p>Means the use of land, buildings, vehicles and structures for <u>the following listed</u> activities of short duration, <u>limited frequency</u>, and <u>are</u> outside the <u>usual regular day-to-day</u> use of a site, that include the following:</p> <ul style="list-style-type: none"> • Temporary events • Temporary filming • Temporary activities related to building and construction • Temporary military training • Temporary storage • Temporary utilities • Temporary use of a site as an informal airport for certain community events <p>A temporary activity does not include the extension of an activity authorised by a resource consent where in contravention to any conditions of the resource consent.</p>
Temporary Events	<p>Means the use of land, buildings, tents and marquees, vehicles and structures for the following activities:</p> <ul style="list-style-type: none"> • carnivals • fairs • festivals • fundraisers

Comment [a171]: Unnecessary definition as not included within Stage 1 chapters

Comment [a172]: New definition recommended in Chapter 30-Energy and Utilities

Comment [a173]: Deletion recommended in Chapter 30-Energy and Utilities

Comment [a174]: Recommended amendment in Chapter 35-Temporary Activities & Relocated Buildings

DEFINITIONS 2

	<ul style="list-style-type: none"> • galas • market days • meetings • exhibitions • parades • rallies • cultural and sporting events • concerts • shows • weddings • funerals • musical and theatrical entertainment, and • uses similar in character. <p><u>Note - The following activities associated with Temporary Events are not regulated by the PDP:</u></p> <p><u>(a) Food and Beverage</u> <u>(b) Sale of Alcohol</u></p>
Temporary Filming Activity	Means the temporary use of land and buildings for the purpose of commercial video and film production and includes the setting up and dismantling of film sets, and associated facilities for staff.
<u>Temporary Military Training Activity (TMTA)</u>	Temporary Military Training Activity m- <u>Means a temporary military activity undertaken for defence purposes. The term 'defence purpose' is as described in the Defence Act 1990.</u>
Temporary Worker Household – In The Three Parks Zone	Means a household whose members are employed in the District but maintain a primary residence outside of the District.
Tenancy (Three Parks Zone)	Means one retail activity occupancy created by freehold, leasehold, licence, or any other arrangement to occupy.
Tino Rangatiratanga	Means authority, chieftainship.
<u>Trade Supplier</u>	<p><u>Means a business engaged in sales to businesses and institutional customers and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following categories:</u></p> <ul style="list-style-type: none"> • <u>automotive and marine suppliers;</u> • <u>building suppliers;</u> • <u>catering equipment suppliers;</u> • <u>farming and agricultural suppliers;</u> • <u>garden and patio suppliers</u> • <u>hire services (except hire or loan of books, video, DVD and other</u>

Comment [a175]: Amendment recommended in Chapter 35- Temporary Activities & Relocated Buildings

Comment [a176]: New definition recommended in Chapter 35- Temporary Activities & Relocated Buildings

Comment [a177]: Unnecessary definition as not included within Stage 1 chapters

Comment [a178]: Unnecessary definition as not included within Stage 1 chapters

Comment [a179]: 383

DEFINITIONS 2

	<p><u>similar home entertainment items</u>;</p> <ul style="list-style-type: none"> • <u>industrial clothing and safety equipment suppliers; and</u> • <u>office furniture, equipment and systems suppliers.</u>
Trade Wastes	Means any water that is used in a commercial or industrial process, and is then discharged to the Council's waste water system.
Trail	Means any public access route (excluding (a) roads and (b) public access easements created by the process of tenure review under the Crown Pastoral Land Act) legally created by way of a grant of easement registered after 11 December 2007 for the purpose of providing public access in favour of the Queenstown Lakes District Council, the Crown or any of its entities.
Under Verandah Sign	Means a sign attached to the under side of a verandah.
Unit	Means any residential unit, or visitor accommodation unit of any type.
Urban Development	<p>Means any development/activity within any zone other than the Rural Zones, including any development/activity which in terms of its characteristics (such as density) and its effects (apart from bulk and location) could be established as of right in any such zone; or any activity within an urban boundary as shown on the District Planning Maps.</p> <p><u>Means development that by its scale, intensity, visual character, trip generation and/or design and appearance of structures, is of an urban character typically associated with urban areas. Development in particular Special Zones (namely Millbrook and Waterfall Park) is excluded from the definition.</u></p>
Urban Growth Boundary	Means a boundary shown on the Planning Maps identified as a boundary which provides for and contains existing and future urban development within an urban area.
Utility	<p>Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including but not limited to:</p> <ul style="list-style-type: none"> • <u>substations</u>, transformers, lines and necessary and incidental structures and equipment for the transmissions and distribution of electricity; • pipes and necessary incidental structures and equipment for transmitting and distributing gas; • storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage; • water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks); • structures, facilities, plant and equipment for the treatment of water; • structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities); • structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards; • structures, facilities, plant, equipment and associated works for the

Comment [a180]: New definition recommended in Chapter 16 – Business Mixed Use zone

Comment [a181]: Unnecessary definition as not included within Stage 1 chapters

Comment [a182]: Amendment recommended in Chapter 3 – Strategic Direction

Comment [a183]: Non-substantive change

Comment [a184]: Amendment recommended in Chapter 30-Energy and Utilities

DEFINITIONS 2

	<p>protection of the community from natural hazards;</p> <ul style="list-style-type: none"> • structures, facilities, plant and equipment necessary for navigation by water or air; • waste management facilities; • <u>flood protection works;</u> and • Anything described as a network utility operation in s166 of the Resource Management act 1991 <p>Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.</p>
Vehicle Crossing	<p>Means the formed and constructed vehicle entry/exit from the carriageway of any road up to and including that portion of the road boundary of any site across which vehicle entry or exit is obtained to and from the site, and includes any culvert, bridge or kerbing.</p>
Verandah	<p>Means a roof of any kind which extends out from a face of a building and continues along the whole of that face of the building.</p>
Visitor Accommodation	<p>Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and</p> <ol style="list-style-type: none"> i. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, homestays, and the commercial letting of a residential unit; and ii. (May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar, and recreational facilities and others of a similar scale and nature, if such facilities are associated with the visitor accommodation activity. The centralised services or facilities can be used by persons not staying overnight on the site, provided that the primary role is to service the overnight guests of the accommodation. <p>For the purpose of this definition:</p> <ol style="list-style-type: none"> a. The commercial letting of a residential unit in (i) excludes: <ul style="list-style-type: none"> • A <u>a</u> single annual let for one or two nights. • H <u>h</u>omestay accommodation for up to 5 guests in a R <u>r</u>egistered H <u>h</u>omestay. • Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a R <u>r</u>egistered H <u>h</u>oliday H <u>h</u>ome. <p>(Refer to respective definitions).</p> b. "Commercial letting" means fee paying letting and includes the advertising for that purpose of any land or buildings. c. Where the provisions above are otherwise altered by Z <u>z</u>one R <u>r</u>ules, the Z <u>z</u>one R <u>r</u>ules shall apply.
Visually Opaque	<p>Means a fence located within the front setback of a property that is</p>

Comment [a185]: Amendment recommended in Chapter 30-Energy and Utilities

Comment [a186]: 552, 591, 679

Comment [a187]: Non-substantive deletion

DEFINITIONS 2

Fence	composed primarily of solid materials through which little or no view or light can be gained when seen from an elevation drawn parallel to the fence line. Brick, solid panel or overlapping boards are examples of opaque materials while live landscape planting is not considered opaque.
Wall Sign	Means a sign attached to a wall within the ground floor area.
Waste	Means any contaminant, whether liquid solid, gaseous, or radioactive, which is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an adverse effect on the environment, and which includes all unwanted and economically unusable by-products at any given place and time, and any other matters which may be discharged accidentally or otherwise, to the environment. <u>Excludes cleanfill.</u>
Waste Management Facility	Means a site used for the deposit of solid wastes onto or into land, but excludes: <ul style="list-style-type: none"> • sites situated on production land in which the disposal of waste generated from that land takes place, not including any dead animal material or wastes generated from any industrial trade or process on that productive <u>land, and;</u> • sites used for the disposal of vegetative material. The material may include soil that is attached to plant roots and shall be free of hazardous substances and wastes; <u>and</u> • sites <u>for</u> the disposal of clean fill.
Waterbody	Shall have the same meaning as in the Resource Management Act 1991.
Wetland	Shall have the same meaning as in the Resource Management Act 1991 being, "includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions".
Wholesaling (Three Parks and Industrial B and Airport-Zones)	Means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers
Wind Electricity Generation	<u>Means the C</u> conversion of the energy from wind into electricity, through the use of the rotational motion. A wind turbine may be attached to a building or freestanding. Wind turbine components may include blades, nacelle, tower and foundation. This definition shall include masts for wind monitoring.
Yard Based Industrial Activity	Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing or associated storage of goods, where no more than 40% of the site is covered by built form.
Yard Based Service Activity	Means the use of land and buildings for the primary purpose of the transport, storage, maintenance and repair of goods, where no more than 40% of the site is covered by built form.
Yard Based Supplier (Three Parks and Industrial B-Zones)	Means any retail activity selling or hiring products for construction or external use (which, for the avoidance of doubt, includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located in covered or uncovered external yard or forecourt space as distinct from within a secured and weatherproofed building. For the purpose of this definition, areas of a site providing rear access and all other areas devoted to customer, staff and service vehicle access and parking (including parking driveways) are not to be included in the extent of yard area devoted to sales or display. Drive in or drive through

Comment [a188]: Unnecessary definition as not included within Stage 1 chapters

Comment [a189]: Unnecessary definition as not included within Stage 1 chapters

Comment [a190]: 252

Comment [a191]: Recommendation to amend in chapter 17 – Airport Zone

Comment [a192]: Unnecessary definition as not included within Stage 1 chapters

Comment [a193]: Unnecessary definition as not included within Stage 1 chapters

DEFINITIONS 2

	covered areas devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yardspace for the purpose of this definition.
Zone Standards	For an explanation of this term, refer to Part 1.4 of the Operative District Plan.
2037 Noise Contours	Means the predicted airport noise contours for Queenstown Airport for the year 2037 in 1dB increments from 70dB Ldn to 55dB Ldn inclusive. Note: These contours shall be available from the Council and included in the Airport Noise Management Plan.
2037 60 dB Noise Contours	Means the predicted 60 dB Ldn noise contour for Queenstown Airport for 2037 based on the 2037 Noise Contours.

Comment [a194]: Unnecessary definition as not included within Stage 1 chapters

Comment [a195]: Unnecessary definition as not included within Stage 1 chapters

2.2 Acronyms Used in this Plan

Listed below are acronyms used within the plan. They do not include the acronyms of names of activity areas identified within structure plans adopted under the PDP.

Comment [a196]: Clarification

AANC Projected Annual Aircraft Noise Contour

AMI Area median income

ANB Air noise boundary

ASAN Activity sensitive to aircraft noise / Activity sensitive to road noise

C Controlled

CPI Consumer price index

CPTED Crime prevention through environmental design

dB Decibels

D Discretionary

GFA Gross floor area

GHL Glenorchy Heritage Landscape

HD Hanley Downs

LAR Limited access roads

LENZ Land Environments New Zealand

MASL Metres above sea level

MHL Macetown Heritage Landscape

NC Non-complying

NES National Environmental Standard

NESETA Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009

NOR Notice of Requirement

DEFINITIONS 2

NZTA	New Zealand Transport Agency
OCB	Outer control boundary
ODP	Operative District Plan
ONF	Outstanding natural feature
ONL	Outstanding natural landscape
P	Permitted
PDP	Proposed District Plan
PR	Prohibited
PV	Photovoltaics
R	Residential activity areas
RCL	Rural landscape classification
RD	Restricted discretionary
REG	Renewable electricity generation
RMA	Resource Management Act 1991
SAPS	Stand-alone power systems
SEL	Sound exposure level
SHL	Skippers Heritage Landscape
SMLHL	Sefferton and Moke Lake Heritage Landscapes
SNA	Significant Natural Areas
UGB	Urban growth boundary

Comment [a197]: Clarification

Appendix 2. Summary of Submissions Relating to Definitions not already addressed in Preceding Hearings

Appendix 2 to the Section 42A Report for Chapter 2 - Definitions

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Definition	Notified PDP Chapters that include the term/definition	Planner Recommendation	Issue Reference / Comments
68.1		Nigel Sadlier		Support	Retain the Definition of 'Ground Level' as proposed.	Ground Level	2, 9, 12, 13, 14, 16, 21, 22, 23, 27, 32, 37, 41	Accept in Part	Refer Issue 6
68.1	FS1059.8	Erna Spijkerbosch		Oppose	Ground level should be as at land levels 1995 as per current plan.	Ground Level		Reject	The ODP definition of ground level does not specify land levels at 1995.
110.1		Alan Cutler		Other	Add definition of <u>Precedent</u> .	Precedent	Nil	Reject	Refer Issue 7
192.1		Mactodd		Oppose	Amend the definitions of 'urban development' and 'urban growth boundary' in accordance with Part F and paragraphs 15 to 28 of the Environment Court's decision in Monk v Queenstown Lakes District Council Decision No. [2013] NZEnvC 12.	Urban Development; Urban Growth Boundary	UGB - 2, 4	Reject	Urban Development definition addressed in the Right of Reply (para 4.7 - 4.12) for Chapter 4 Urban Development. Urban Growth Boundary not previously addressed
243.35		Christine Byrch		Other	Rewrite the definitions based on the following comments: Domestic Livestock – to be consistent with the definition of commercial livestock, this definition should refer to the livestock rather than their keeping.	Domestic Livestock	2, 21, 23,	Accept in Part	Refer Issue 3
243.35	FS1224.35	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Domestic Livestock		Reject	Refer Issue 3
243.38		Christine Byrch		Other	Rewrite the definitions based on the following comments: Hotel – missing a word Kitchen Facility – this is not very clear.	Hotel	Hotel - 2, 26, 27, 35, 43, Kitchen Facility - 2	Accept in Part	Hotel - Missing word inserted, not a substantive change. Kitchen Facility - unsure what is not clear
243.38	FS1224.38	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Hotel		Reject	As above
243.47		Christine Byrch		Other	Rewrite the definitions based on the following comments: Visitor Accommodation - this is defined as the use of buildings and land. You need to also define the buildings and infrastructure that is used to provide for visitor accommodation, as you have attempted to do for residential buildings and use of residential living, so that separate resource consents can be described for the infrastructure and for its use.	Visitor Accommodation	2, 12, 13, 14, 15, 16, 17, 21, 22, 23, 36, 41, 42, 43	Reject	Refer Issue 17
243.47	FS1224.47	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Visitor Accommodation		Reject	Refer Issue 17
252.1		HW Richardson Group		Support	The submitter supports the following definition: Industrial Activity	Industrial Activity	2, 21, 22,	Accept	
252.3		HW Richardson Group		Support	The submitter supports the following definition: Outdoor storage	Outdoor Storage	2, 12, 13, 14, 15, 16, 17, 30, 37,	Accept	
252.5		HW Richardson Group		Support	The submitter supports the following definition: Service activity	Service Activity		Accept	
252.6		HW Richardson Group		Support	The submitter supports the following definition: Waste management facility	Waste Management Facility	Nil	Accept	
252.7		HW Richardson Group		Other	Oppose in part. Submitter seeks the following amendment to the definition of ' waste ': Means any contaminant, whether liquid solid, gaseous, or radioactive, which is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an adverse effect on the environment, and which includes all unwanted and economically unusable by-products at any given place and time, and any other matters which may be discharged accidentally or otherwise, to the environment. <u>Waste does not include cleanfill.</u>	Waste	2, 3, 5, 7, 8, 9, 11, 12, 16, 21, 23, 27, 30, 35, 37, 41	Accept	Refer Issue 18
252.8		HW Richardson Group		Support	Submitter seeks that the definition of ' cleanfill ' from Plan Change 49 is included in the Proposed Plan, as set out below: Means asphalt (cured), bricks, ceramics, concrete, fibre cement building products, glass, road sub-base, soils, rock, gravel and clay.	Cleanfill (PC 49)	Nil	Accept	Refer Issue 18
252.9		HW Richardson Group		Support	The submitter supports the following definition: Heavy Vehicle	Heavy Vehicle	2, 7, 8, 11, 22, 37,	Accept	
278.1		Sousa Jefferson		Other	Amend the definition of Visitor Accommodation, Part A (exclusions) to include ' <u>The letting of a residential unit that is the primary residence where the letting occurs for less than 30 days per calendar year</u> '.	Visitor Accommodation	2, 12, 13, 14, 15, 16, 17, 21, 22, 23, 36, 41, 42, 43	Reject	Reer Issue 17

Appendix 2 to the Section 42A Report for Chapter 2 - Definitions

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Definition	Notified PDP Chapters that include the term/definition	Planner Recommendation	Issue Reference / Comments
383.7		Queenstown Lakes District Council		Other	Delete all definitions relating to signage and replace with only those recently made operative under QLDC Plan Change 48.	Signs definitions (PC 48)	N/A	Accept	Reer Issue 19
383.8		Queenstown Lakes District Council		Other	Delete all reference to Maori words in Chapter 2 and rely on those in the proposed Chapter 5.	Maori words	N/A	Accept in Part	Refer Issue 20
433.16		Queenstown Airport Corporation		Support	Commercial Activity: Retain the definition as notified.	Commercial Activity	2, 9, 12, 17, 21, 41	Accept	The PDP definition of Commercial Activity is the same as the ODP definition and the definition used for PC35
433.16	FS1097.302	Queenstown Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Commercial Activity		Reject	The PDP definition of Commercial Activity is the same as the ODP definition and the definition used for PC35
433.16	FS1117.72	Remarkables Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Commercial Activity		Reject	The PDP definition of Commercial Activity is the same as the ODP definition and the definition used for PC35
433.34		Queenstown Airport Corporation		Support	Visitor Accommodation: Retain the definition as notified.	Visitor Accommodation	2, 12, 13, 14, 15, 16, 17, 21, 22, 23, 36, 41, 42, 43	Accept in Part	Refer Issue 17
433.34	FS1117.90	Remarkables Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Visitor Accommodation		Accept in Part	Refer Issue 17
433.34	FS1097.320	Queenstown Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Visitor Accommodation		Accept in Part	Refer Issue 17

Appendix 2 to the Section 42A Report for Chapter 2 - Definitions

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Definition	Notified PDP Chapters that include the term/definition	Planner Recommendation	Issue Reference / Comments
552.1		Pounamu Holdings 2014 Limited		Not Stated	Supports in part, the definition of Visitor Accommodation in the PDP, subject to amending it as follows: Adding the following sentence to part (ii) of the decision: <u>"For avoidance of doubt, the centralised services or facilities can be used by persons not staying overnight on the site, provided that the primary role of the facility is that of providing visitor accommodation to paying guests"</u> ; and Adding a new part c) as follows: <u>"Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply. It is submitted that the definition of Visitor Accommodation which requires centralised services or facilities to be 'associated' with the visitor accommodation activity is ambiguous and difficult to interpret."</u> AND such further or consequential or alternative amendments necessary to give effect to this submission This will eliminate the ambiguity around the requirement for centralised services or facilities to be 'associated' with the visitor accommodation activity.	Visitor Accommodation	2, 12, 13, 14, 15, 16, 17, 21, 22, 23, 36, 41, 42, 43	Accept in Part	Refer Issue 17
552.1	FS1170.1	Niki Gladding		Oppose	I ask that the following part of submission #552 be disallowed: "For the avoidance of doubt, the centralised services or facilities can be used by persons not staying overnight on the site, provided that the primary role of the facility is that of providing visitor accommodation to paying guests"	Visitor Accommodation		Reject	Refer Issue 17
552.1	FS1244.2	Three Beaches Limited		Support	Agrees with the amendments to the definition of visitor accommodation as outlined in the submission, and the general approach to this issue	Visitor Accommodation		Accept	Refer Issue 17
624.5		D & M Columb		Not Stated	Insert new definition for "Tourism Activity". Suggested wording is as follows: Tourism Activity: Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.	Tourism Activity	12,	Reject	Refer Issue 15
624.5	FS1097.621	Queenstown Park Limited		Support	Support the intent of the submission for the reasons stated in QPL's original submission	Tourism Activity		Reject	Refer Issue 15
719.2		NZ Transport Agency		Oppose	Delete the definition 'SH6 Roundabout Works'.	SH6 Roundabout Works	2, 37	Accept	Refer Issue 14
126.8		Hunter Leece / Anne Kobienia	2.2 Definitions	Other	A commitment to robustly defend the density limits proposed.	Residential Unit	2, 7, 8, 9, 10, 11, 15, 16, 21, 22, 23, 27, 35, 36, 37, 41	Reject	Refer Issue 10
258.1		Peter Barrow	2.2 Definitions	Oppose	Either keep the status Quo or delay the introduction of the new rules until further discussions are held with representatives involved in the holiday home rental industry. (Visitor Accommodation)	Visitor Accommodation	2, 12, 13, 14, 15, 16, 17, 21, 22, 23, 36, 41, 42, 43	Reject	Refer Issue 17
449.2		Tracey Henderson	2.2 Definitions	Other	Requests that the definition of 'Visitor Accommodation' exclude a short term rental of less than 30 days per calendar year. States that one of the ways that low and moderate income Households afford their accommodation is to let it out during the holiday times and long weekends. Considers that there needs to be some revisions in the definitions of exclusions for Visitor Accommodation to allow more than just 3 days per year and much less than 90 days per year to occur without a 25% increase in the rates charged.	Visitor Accommodation	2, 12, 13, 14, 15, 16, 17, 21, 22, 23, 36, 41, 42, 43	Reject	Refer Issue 17
449.2	FS1059.93	Erna Spijkerbosch	2.2 Definitions	Oppose	Accommodation advertised and let for remuneration whether it is for 3 nights or 300 is commercial visitor accommodation and should be treated as such. Standards such as health & Safety, fire alarms, securing conformity with ones building insurance etc all need to be taken into consideration. Motels, Hotels B&B etc all have to comply with standards and to take guests even when it is not a holiday time or long weekends and these same places provide many of the jobs within the district and do not need staff to compete against them unfairly.	Visitor Accommodation		Reject	Refer Issue 17
591.8		Varina Propriety Limited	2.2 Definitions	Other	Amend the definition of visitor accommodation as follows: Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and i. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, homestays, and the commercial letting of a residential unit; and ii. May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with the visitor accommodation activity (for the avoidance of doubt such facilities shall be treated as associated with the visitor accommodation activity whether or not the persons using the facilities are staying guests).	Visitor Accommodation	2, 12, 13, 14, 15, 16, 17, 21, 22, 23, 36, 41, 42, 43	Accept in Part	Refer Issue 17
615.5		Cardrona Alpine Resort Limited	2.2 Definitions	Oppose	Insert new definition for "Tourism Activity". Suggested wording is as follows: <u>Tourism Activity:</u> <u>Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.</u>	Tourism Activity	12,	Reject	Refer Issue 15

Appendix 2 to the Section 42A Report for Chapter 2 - Definitions

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Definition	Notified PDP Chapters that include the term/definition	Planner Recommendation	Issue Reference / Comments
615.5	FS1105.5	Cardrona Valley Residents and Ratepayers Society Inc	2.2 Definitions	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities.	Tourism Activity		Reject	Refer Issue 15
615.5	FS1137.6	Kay Curtis	2.2 Definitions	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Tourism Activity		Reject	Refer Issue 15
615.5	FS1153.5	Mount Cardrona Station Ltd	2.2 Definitions	Support	Supports the introduction of the term "Tourism Activity" into the Definitions section of the PDP, and the related modifications insofar as they relate to "on-mountain" activities.	Tourism Activity		Reject	Refer Issue 15
615.5	FS1097.596	Queenstown Park Limited	2.2 Definitions	Support	Support for the reasons outlined in QPL's primary submission.	Tourism Activity		Reject	Refer Issue 15
615.5	FS1117.248	Remarkables Park Limited	2.2 Definitions	Support	For the reasons outlined in RPL's primary submission.	Tourism Activity		Reject	Refer Issue 15
677.1		Amrta Land Ltd	2.2 Definitions	Other	Definitions Tourism Activity (new) Insert new definition for "Tourism Activity". Suggested wording is as follows: <u>Tourism Activity:</u> <u>Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.</u>	Tourism Activity	12,	Reject	Refer Issue 15
677.1	FS1035.1	Mark Crook	2.2 Definitions	Oppose	Preserve the natural landscape by refusing the application.	Tourism Activity		Accept	Refer Issue 15
677.1	FS1074.1	Alistair Angus	2.2 Definitions	Oppose	That the whole submission be disallowed. The applicant/Ref 677 has already shown scant regard for land and neighbours to grant this submission would be a total and unreversible disaster.	Tourism Activity		Accept	Refer Issue 15
677.1	FS1312.1	AG Angus	2.2 Definitions	Oppose	Oppose on every level in its present form	Tourism Activity		Accept	Refer Issue 15
677.1	FS1364.1	John and Kay Richards	2.2 Definitions	Oppose	believe the submission to be vague with little in the way of defining details and with no prior consultation consider it to be flawed in many ways	Tourism Activity		Accept	Refer Issue 15
677.1	FS1097.651	Queenstown Park Limited	2.2 Definitions	Support	Support for the reasons outlined in QPL's primary submission.	Tourism Activity		Reject	Refer Issue 15
677.1	FS1117.265	Remarkables Park Limited	2.2 Definitions	Support	For the reasons outlined in RPL's primary submission.	Tourism Activity		Reject	Refer Issue 15
679.2		Millennium & Copthorne Hotels New Zealand Limited	2.2 Definitions	Oppose	A definition of visitor accommodation / hotels which provide for all the activities likely to be associated with a hotel visitor accommodation i.e., conference facilities, restaurants, bars, gyms, guest retail etc.	Visitor Accommodation	2, 12, 13, 14, 15, 16, 17, 21, 22, 23, 36, 41, 42, 43	Accept	Refer Issue 17
679.2	FS1063.3	Peter Fleming and Others	2.2 Definitions	Oppose	All disallowed	Visitor Accommodation		Reject	Refer Issue 17
716.3		Ngai Tahu Tourism Ltd	2.2 Definitions	Not Stated	Insert new definition for "Tourism Activity". Suggested wording is as follows: <u>Tourism Activity:</u> <u>Means the use or development of a resource for the purpose of attracting visitors to the district, and includes associated buildings, structures, infrastructure, transport activities, and administration activities.</u>	Tourism Activity	12,	Reject	Refer Issue 15
716.3	FS1097.685	Queenstown Park Limited	2.2 Definitions	Support	Support the intent of the submission for the reasons provided in QPL's original submission.	Tourism Activity		Reject	Refer Issue 15
716.3	FS1117.273	Remarkables Park Limited	2.2 Definitions	Support	For the reasons outlined in RPL's primary submission.	Tourism Activity		Reject	Refer Issue 15
768.1		Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	2.2 Definitions	Support	Clarify, by including a statement in the glossary / definitions, that reliance will be placed on the RMA definitions where there are such definitions and no alternative is provided through the Plan.	Insert note referring to RMA def's	N/A	Accept	Refer Issue 1
768.2		Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	2.2 Definitions	Support	Retain the definitions of 'Airport Activity', 'Building' and 'Service Station', and 'Hazardous Substance' without modification.	Airport Activity; Building; Service Station; Hazardous Substance	Airport Activity - 2, 17, 41, Building - 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 23, 26, 27, 28, 30, 32, 33, 34, 35, 36, 37, 41, 42, 43, Service Station - 2, 16, Hazardous Substance - 2, 30, 37,	Accept in Part	The definitions of 'service station' and 'hazardous substance' are recommended to be retained without modification. The definition of 'airport activity' was recommended to be amended within the 'Airport Mixed Use' chapter and this evidence is concurred with. The definition of 'Building' is considered in this s42A report.

Appendix 2 to the Section 42A Report for Chapter 2 - Definitions

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Definition	Notified PDP Chapters that include the term/definition	Planner Recommendation	Issue Reference / Comments
768.3		Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	2.2 Definitions	Oppose	Delete the definition of 'Earthworks' and adopt instead the definition provided in the Hearings Panel Decision on Plan Change 49, subject to any amendments through the appeals process. The decision version of the definition is as follows: <u>Means the disturbance of land by the removal or depositing of material. Earthworks include excavation, fill, cuts, batters and formation of roads, access and tracks, and the use of Cleanfill, but does not include the cultivation of land, planting of vegetation including trees, Mining Activities and Cleanfill Facilities.</u>	Earthworks	2, 6, 21, 22, 23, 26, 27, 30, 33, 37, 41,	Accept	Refer Issue 18
768.3	FS1015.134	Straterra	2.2 Definitions	Oppose	I seek that 768.3 be allowed, subject to the proposed amendments below: "Means the disturbance of land by the removal or depositing of material. Earthworks include excavation, fill, cuts, batters and formation of roads, access and tracks, <u>relevant mining activities</u> , and the use of Cleanfill, but does not include the cultivation of land, planting of vegetation including trees, Mining Activities and Cleanfill Facilities."	Earthworks		Reject	Addressed in s42A for Chapter 21 - Rural
768.4		Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	2.2 Definitions	Oppose	Provide a definition of 'reverse sensitivity' as follows or to achieve the same effect: <u>The potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity.</u>	Reverse Sensitivity	4, 8, 11, 16, 22, 30, 36,	Accept	Refer Issue 11
768.4	FS1340.6	Queenstown Airport Corporation	2.2 Definitions	Support	Support in Part - QAC supports, in principle, the inclusion of a definition that clarifies the meaning and interpretation of the term "reverse sensitivity". Minor further amendments may be required to the definition however to ensure it does not inadvertently impact the intent or interpretation of later provisions.	Reverse Sensitivity		Accept	Refer Issue 11
768.4	FS1211.36	New Zealand Defence Force	2.2 Definitions	Support	Considers the proposal appropriate.	Reverse Sensitivity		Accept	Refer Issue 11
836.4		Arcadian Triangle Limited	2.2 Definitions	Not Stated	Definitions - Domestic Livestock Issue: (a) The definition of "Domestic Livestock" raises (at least) the following issues: (i) The first bullet point makes no reference to 'per property' or 'per site', whereas the second bullet point does. (ii) The second bullet point refers firstly to "a property" which is not a defined term, and then to "per site" which is a defined term. This inconsistency is undesirable. (iii) If a control is to be imposed on adult roosters, a similar control should be imposed on adult peacocks which are found on properties in the district and which are noisier and more objectionable than adult roosters. (iv) In the Note at the end, the words "... as defined by the Plan" should be deleted because they are unnecessary. Relief Requested: (b) Amend the definition of "Domestic Livestock" to address the issues raised above.	Domestic Livestock	2, 21, 23,	Accept	Refer Issue 3
836.6		Arcadian Triangle Limited	2.2 Definitions	Not Stated	Definitions - Ground Level Issue: (a) The third bullet point of the definition of "Ground Level" potentially creates a problem. Up until a few years ago the Council did not require a subdivider to obtain separate land use consent for earthworks associated with a subdivision. However a few years ago the Council changed its interpretation of the provisions of the Operative District Plan and started requiring subdividers to obtain separate land use consent for all earthworks associated with a subdivision. As a consequence, under the Operative District Plan, subdivisions have changed the defined "Ground Level" of subdivided sites through land use consents obtained for earthworks associated with the relevant subdivision. It appears that the third bullet point in this definition of "Ground Level" (together with the first bullet point) may operate retrospectively to change the ground level applicable to sites created through subdivision consents issued under the Operative District Plan. Relief Requested: (b) Either delete the third bullet point from this definition, or make such other amendments as are necessary to ensure that this bullet point only applies to subdivision consents granted after the date that Plan Change 49 (which created the new earthworks chapter) became operative, or such other relief to avoid this retrospective consequence.	Ground Level	2, 9, 12, 13, 14, 16, 21, 22, 23, 27, 32, 37, 41	Accept	Refer Issue 6
836.7		Arcadian Triangle Limited	2.2 Definitions	Not Stated	Definitions - Ground Level (Industrial B Zone - O'Connell Terrace Precinct) Issue: (a) The definition of "Ground Level" excludes ground level for the Remarkables Park Zone and excludes ground level for the Industrial B Zone (O'Connell Terrace Precinct). Immediately following is a separate definition for ground level in the Remarkables Park Zone. It is unclear whether there should also be a separate definition for ground level relating to the Industrial B Zone (O'Connell Terrace Precinct). Relief Requested: (b) Amend the District Plan if required to address the previous issue.	Ground Level (Industrial B Zone - O'Connell Terrace)	Nil	Reject	Refer Issue 6
836.7	FS1117.283	Remarkables Park Limited	2.2 Definitions	Not Stated	Neutral. Amendments to the height definition and ground level definition should not apply to the RPZ.			Accept	Refer Issue 6

Appendix 2 to the Section 42A Report for Chapter 2 - Definitions

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Definition	Notified PDP Chapters that include the term/definition	Planner Recommendation	Issue Reference / Comments
836.13		Arcadian Triangle Limited	2.2 Definitions	Not Stated	Definitions - Capitalisation (General Point) Issue: (a) All of the definitions, and in fact the entire District Plan, should be reviewed so that either capital letters are used for defined terms everywhere or they are generally not used (except perhaps in headings). To point to only one of numerous examples, the definition of "Residential Activity" refers to "Community Housing" [with capitals] and then refers to "visitor accommodation" [without capitals]. Relief Requested: (b) Review the entire District Plan to achieve consistent use of capitals when referring to defined terms (the preference being to minimise use of capitals, which is currently considered the better approach to drafting).	General Point - Capitalisation	N/A	Accept in Part	Refer Issue 29
836.13	FS1097.723	Queenstown Park Limited	2.2 Definitions	Support	Agree that there should be consistency and in addition there should be an identifier on the on-line version to assist Plan users.	General Point - Capitalisation		Accept in Part	Refer Issue 29
370.1					Amend the definition of site, which refers to the Unit Titles Act 1972, to include ' <u>and replacement Acts</u> ', or ' <u>or Unit Titles Act 2010</u> '. References to the Unit Titles Act 1972 throughout the Plan also include reference to replacement legislation. i.e. for now, the Unit Titles Act 2010.	Site	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 23, 26, 26, 27, 28, 30, 32, 33, 35, 36, 37, 41, 42, 43	Accept	Refer Issue 13
566.2		Airways Corporation of New Zealand	2.2 Definitions	Other	Add the following new definitions: 'Radio Communication Facility: Means any transmitting/receiving devices such as aerials, dishes, antennas, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings, and as defined in the Radio Communications Act 1989 and its amendments.' 'Navigational Facility: Means any permanent or temporary device or structure constructed and operated for the purpose of facilitating navigation by aircraft or shipping.'	Radio Communication Facility, Navigational Facility	Radio communication facility - 30, Navigational Facility - Nil	Accept in Part	Refer Issue 8
566.2	FS1106.9	Chorus New Zealand Limited	2.2 Definitions	Support	As this term is used in the Proposed Plan, it is appropriate to have a suitable definition.	Radio Communication Facility, Navigational Facility		Reject	Refer Issue 8
566.2	FS1208.9	Vodafone New Zealand Limited	2.2 Definitions	Support	Agrees that as this term is used in the Proposed Plan, it is appropriate to have a suitable definition.	Radio Communication Facility, Navigational Facility		Reject	Refer Issue 8
566.2	FS1253.9	Spark New Zealand Trading Limited	2.2 Definitions	Support	Agrees that as this term is used in the Proposed Plan, it is appropriate to have a suitable definition.	Radio Communication Facility, Navigational Facility		Reject	Refer Issue 8
566.2	FS1340.5	Queenstown Airport Corporation	2.2 Definitions	Support	It is appropriate to include definitions for radio communication facilities and navigational facilities in the Proposed Plan. The proposed definition of "navigation facility" should be amended to reflect the terminology and definition set out in the Civil Aviation Act 1990. The term "navigational facility" should also be included in the definition of "Airport Activity" for consistency.	Radio Communication Facility, Navigational Facility		Reject	Refer Issue 8
243.42		Christine Byrch		Other	Rewrite the definitions based on the following comments: Residential flat - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.	Residential Flat	2, 7, 8, 9, 10, 11, 15, 21, 22, 23, 27, 35, 42	Reject	Refer Issue 9
243.42	FS1224.42	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Residential Flat		Accept	Refer Issue 9
433.31		Queenstown Airport Corporation		Other	Residential Flat: Oppose in part. The definition should be amended to clarify that a residential flat is limited to one per residential unit or one per site, whichever is less.	Residential Flat	2, 7, 8, 9, 10, 11, 15, 21, 22, 23, 27, 35, 42	Reject	Refer Issue 9
433.31	FS1117.87	Remarkables Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Residential Flat		Accept	Refer Issue 9

Appendix 2 to the Section 42A Report for Chapter 2 - Definitions

Original Point No	Further Submission No	Submitter	Lowest Clause	Submitter Position	Submission Summary	Definition	Notified PDP Chapters that include the term/definition	Planner Recommendation	Issue Reference / Comments
433.31	FS1097.317	Queenstown Park Limited		Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Residential Flat		Accept	Refer Issue 9
350.1		Dalefield Trustee Ltd	2.2 Definitions	Support	The submitter SUPPORTS the proposed definition of 'residential flat'. This definition assists in providing a pathway to affordability for landowners in the District.	Residential Flat	2, 7, 8, 9, 10, 11, 15, 21, 22, 23, 27, 35, 42	Accept in Part	Refer Issue 9
568.9		Grant Laurie Bissett	2.2 Definitions	Other	Support in part. That the residential flat definition is maintained as currently proposed along with the Permitted Activity status in the Rural Landscape Classification.	Residential Flat	2, 7, 8, 9, 10, 11, 15, 21, 22, 23, 27, 35, 42	Accept in Part	Refer Issue 9
836.12		Arcadian Triangle Limited	2.2 Definitions	Not Stated	Definition - Residential Flat Relief Requested: (b) The following relief is requested: (i) Replace the 70m2 GFA limitation with the previous 35% GFA limitation formula. (ii) Delete the reference to leasing, or shift it into the Advice Notes below (refer following point) and make it clear that the reference to "leasing" means any form of use by somebody other than the occupants of the residential unit, whether commercial or non-commercial. (iii) Either delete the Notes or make it clear that they are Advice Notes for information purposes and are not part of the definition.	Residential Flat	2, 7, 8, 9, 10, 11, 15, 21, 22, 23, 27, 35, 42	Accept in Part	Refer Issue 9
243.36		Christine Byrch		Other	Rewrite the definitions based on the following comments: Ecosystem Services – are not just the services that people benefit from.	Ecosystem Services	2, 21, 33,	Reject	Refer Issue 4
243.36	FS1224.36	Matakauri Lodge Limited		Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Ecosystem Services		Accept	Refer Issue 4
356.1		X-Ray Trust Limited		Other	Insert definitions of the following terms: "sensitive activities", "valuable ecological remnants" or "ecological remnants", "nature conservation values".	Sensitive Activities, Valuable Ecological Remnants, Ecological Remnants, Nature Conservation Values	Sensitive Activities - 2, 8, 21, 22, 30, Valuable Ecological Remnants - 43, Nature Conservation Values - 2, 3, 6, 21, 23, 27, 41,	Reject	Nature Conservation Values has been addressed in the s42A for Rural areas. Valuable Ecological Remnants and Ecological Remnants are addressed in the s42A report for Millbrook zone. Only Sensitive Activities to be addressed in Chapter 2 - Definitions s42A.
383.5		Queenstown Lakes District Council		Other	Amend the definition of Ecosystem Services so it reads as follows: Ecosystem services are categorised as 'provisioning', such as food, timber and freshwater; 'regulating', such as air quality, climate and pest regulation; 'cultural' such as recreation and sense of belonging; and 'supporting', such as soil quality and natural habitat resistance to weeds.	Ecosystem Services	2, 21, 33,	Reject	Refer Issue 4
600.9		Federated Farmers of New Zealand	2.2 Definitions	Other	The definition of Formed Road is amended to distinguish between publicly and privately owned roads.	Formed Road	2, 6, 21,	Reject	Refer Issue 5
600.9	FS1034.9	Upper Clutha Environmental Society (Inc.)	2.2 Definitions	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Formed Road		Accept	Refer Issue 5
600.9	FS1209.9	Richard Burdon	2.2 Definitions	Support	Support entire submission	Formed Road		Reject	Refer Issue 5
600.9	FS1040.40	Forest and Bird	2.2 Definitions	Oppose	Oppose	Formed Road		Accept	Refer Issue 5
806.6		Queenstown Park Limited	2.2 Definitions	Oppose	Amend the definition of building so that it excludes gondolas and associated structures.	Building	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 23, 26, 27, 28, 30, 32, 33, 34, 35, 36, 37, 41, 42, 43,	Reject	Refer Issue 2
805.17		Transpower New Zealand Limited	New def: Reverse Sensitivity	Oppose	Add a new definition: "Reverse Sensitivity: is the legal vulnerability of an established activity to complaint from a new land use. It arises when an established use is causing adverse environmental impact to nearby land, and a new, benign activity is proposed for the land. The 'sensitivity' is this: if the new use is permitted, the established use may be required to restrict its operations or mitigate its effects so as not to adversely affect the new activity."	Reverse Sensitivity	4, 8, 11, 16, 22, 30, 36,	Accept in Part	Refer Issue 11
805.17	FS1077.65	Board of Airline Representatives of New Zealand (BARNZ)		Oppose	Do not include a definition of reverse sensitivity	Reverse Sensitivity		Reject	Refer Issue 11
805.17	FS1211.20	New Zealand Defence Force		Support	Considers it appropriate. Seeks this provision to be allowed.	Reverse Sensitivity		Accept in Part	Refer Issue 11
68.1		Nigel Sadler	2.2 Definitions - Ground level	Support	Retain the Definition of 'Ground Level' as proposed.	Ground Level	2, 9, 12, 13, 14, 16, 21, 22, 23, 27, 32, 37, 41	Accept in Part	Refer Issue 6
370.1		Paterson Pitts Group	Definitions	Other	Amend the definition of site, which refers to the Unit Titles Act 1972, to include 'and replacement Acts', or 'or Unit Titles Act 2010'. References to the Unit Titles Act 1972 throughout the Plan also include reference to replacement legislation. i.e. for now, the Unit Titles Act 2010.	Site	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 23, 26, 27, 28, 30, 32, 33, 35, 36, 37, 41, 42, 43	Accept in Part	Refer Issue 13

**Appendix 3. Summary of Submissions Already Addressed in
Preceding Hearings**

Appendix 3 to the Section 42A Report for Chapter 2 - Definitions.

Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
170.1		Cameron Steele	Oppose	Delete the following text from the definition of Building: Notwithstanding the definition set out in the Building Act 2004, a building shall include: • Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.	Building	Reject	Temporary Activities & Relocated Building
243.4		Christine Byrch	Other	Rewrite the definitions based on the following comments: Activity Sensitive To Aircraft Noise (ASAN) - this should specifically include outdoor spaces associated with residential, visitor accommodation, community, and day care activities. eg "Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with these activities and any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices."	Activity Sensitive To Aircraft Noise	Reject	Low Density Residential, Airport Mixed Use
243.4	FS1224.4	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Activity Sensitive To Aircraft Noise	Accept	Low Density Residential, Airport Mixed Use
243.41		Christine Byrch	Other	Rewrite the definitions based on the following comments: Residential activity - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit. Residential (in general): Residential buildings and living in those residential buildings - two activities and needs to be more clearly stated as such in the definitions. Is it necessary to call residential buildings residential activity? Residential unit?	Residential activity Residential	Reject	Low Density Residential
243.41	FS1224.41	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Residential activity Residential	Accept	Low Density Residential
243.42		Christine Byrch	Other	Rewrite the definitions based on the following comments: Residential flat - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.	Residential Flat	Accept in Part	Rural, Low Density Residential
243.42	FS1224.42	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Residential Flat	Reject	Rural, Low Density Residential
243.43		Christine Byrch	Other	Rewrite the definitions based on the following comments: Residential unit - definition needs to be clearly written and perhaps renamed to make clear whether you are referring to the building or the use of the building. At the moment, they are very muddled. Also clarify Secondary unit.	Residential unit	Reject	Low Density Residential
243.43	FS1224.43	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Residential unit	Accept	Low Density Residential
433.30		Queenstown Airport Corporation	Support	Residential Activity: Retain the definition as notified.	Residential Activity	Accept	Low Density Residential
433.30	FS1117.86	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Residential Activity	Reject	Low Density Residential

Appendix 3 to the Section 42A Report for Chapter 2 - Definitions.

Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.30	FS1097.316	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Residential Activity	Reject	Low Density Residential
433.31		Queenstown Airport Corporation	Other	Residential Flat: Oppose in part. The definition should be amended to clarify that a residential flat is limited to one per residential unit or one per site, whichever is less.	Residential Flat	Reject	Rural, Low Density Residential
433.31	FS1117.87	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Residential Flat	Accept	Rural, Low Density Residential
433.31	FS1097.317	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Residential Flat	Accept	Rural, Low Density Residential
433.32		Queenstown Airport Corporation	Support	Residential Unit: Retain the definition as notified.	Residential Unit	Accept	Low Density Residential
433.32	FS1117.88	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Residential Unit	Reject	Low Density Residential

Appendix 3 to the Section 42A Report for Chapter 2 - Definitions.

Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.32	FS1097.318	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Residential Unit	Reject	Low Density Residential
438.2		New Zealand Fire Service	Other	Supports the definition of community activity and requests this be retained. Proposes new definition of "Emergency Service Facilities". Suggested wording as set out below: <i>"means the facilities of authorities that are responsible for the safety and welfare of people and property in the community, and includes fire stations, ambulance stations, police stations and emergency coordination facilities".</i>	Emergency Service Facilities	Accept in Part	Low Density Residential
524.1		Ministry of Education	Oppose	Delete the definition and term: Educational Facility: Replace with the following: Education Activity: Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities. Where the term Education Facility occurs within the Proposed District plan this is replaced with the proposed new Education Activity" and definition	Educational Facility	Accept	Low Density Residential
524.1	FS1117.202	Remarkables Park Limited	Oppose	Amendment to the definition of Education Facilities is not necessary.	Educational Facility	Reject	Low Density Residential
524.2		Ministry of Education	Other	Support in part Modify definition as follows: Community Activity Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools, education activities hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.	Community Activity	Accept	Low Density Residential
524.2	FS1061.33	Otago Foundation Trust Board	Support	That the submission is accepted.	Community Activity	Accept	Low Density Residential
524.2	FS1117.203	Remarkables Park Limited	Oppose	Amendment to the definition of community activity (deleting reference to schools) is not necessary.	Community Activity	Reject	Low Density Residential
524.3		Ministry of Education	Oppose	Remove the term "Community Facility" from the Proposed Plan and replace with the term Community Activity. OR Modify as follows: Community Facility: In relation to a community facility sub zone. Means the use of land and/or buildings for Health Care services, Hospital activities, ambulance and education activities facilities, elderly person housing and carparking and residential accommodation ancillary to any of these activities.	Community Facility	Reject	Low Density Residential
524.3	FS1061.34	Otago Foundation Trust Board	Support	That the submission is accepted.	Community Facility	Reject	Low Density Residential
524.3	FS1117.204	Remarkables Park Limited	Support	Amendment to the definition of community facility so that it applies to all land (not just land in a community facility sub-zone) and includes education facilities is supported.	Community Facility	Reject	Low Density Residential

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
524.4		Ministry of Education	Other	Oppose in part Day Care Facility Amend definition as follows: Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site and does not include early childhood education that provide the Ministry of Education early childhood education curriculum.	Day Care Facility	Reject	Low Density Residential
524.4	FS1117.205	Remarkables Park Limited	Oppose	The amendment to the definition of day care facility is not necessary.	Day Care Facility	Accept	Low Density Residential
271.2		Board of Airline Representatives of New Zealand (BARNZ)	Other	The definition of Activities Sensitive to Aircraft Noise (ASAN) omits to include educational classrooms, educational buildings and educational playgrounds. These are clearly activities sensitive to aircraft noise and they were included within the definition of ASAN in PC19. Amend Definition of activities sensitive to aircraft noise to include educational classrooms, educational buildings and educational playgrounds within the definition of Activities Sensitive to Aircraft Noise.	Activities Sensitive to Aircraft Noise	Reject	Low Density Residential, Airport Mixed Use
350.1		Dalefield Trustee Ltd	Support	The submitter SUPPORTS the proposed definition of 'residential flat'. This definition assists in providing a pathway to affordability for landowners in the District.	Residential Flat	Accept in Part	Rural, Low Density Residential
568.9		Grant Laurie Bissett	Other	Support in part. That the residential flat definition is maintained as currently proposed along with the Permitted Activity status in the Rural Landscape Classification.	Residential Flat	Accept in Part	Rural, Low Density Residential
678.1		Southern District Health Board	Support	The SDHB supports the definition of Community Activity.	Community Activity	Accept	Low Density Residential
678.2		Southern District Health Board	Oppose	The SDHB seeks the deletion of the definition Community Facility and reference to this term in the proposed plan unless a community facility sub-zone is reinstated in the proposed plan and over the hospital site.	Community Facility	Reject	Low Density Residential
836.5		Arcadian Triangle Limited	Not Stated	Definitions - Dwelling Issue: (a) The Operative District Plan refers only to a "residential unit" and contains no reference to "Dwelling". That approach has operated very well for the past 20 years, without causing any difficulties. It is unclear why a new definition of "Dwelling" has now been included, particularly when it is intended to have the same meaning as "residential unit". Including this new definition, together with use of the term "Dwelling" in other parts of the plan, adds an unnecessary complication without achieving anything. Relief Requested: (b) Delete the definition of "Dwelling" and amend every other reference to "Dwelling" in the District Plan to read "residential unit".	Dwelling	Accept	Low Density Residential
836.12		Arcadian Triangle Limited	Not Stated	Definition - Residential Flat Relief Requested: (b) The following relief is requested: (i) Replace the 70m2 GFA limitation with the previous 35% GFA limitation formula. (ii) Delete the reference to leasing, or shift it into the Advice Notes below (refer following point) and make it clear that the reference to "leasing" means any form of use by somebody other than the occupants of the residential unit, whether commercial or non-commercial. (iii) Either delete the Notes or make it clear that they are Advice Notes for information purposes and are not part of the definition.	Residential Flat	Accept in Part	Rural, Low Density Residential
408.2		Otago Foundation Trust Board	Other	Change the definition of 'Activity Sensitive to Aircraft Noise (ASAN)' to strikeout 'community activity' in relation to the subject site (Section 130, Blk I Shotover SD, 2.0023ha, Section 31, Blk I Shotover SD, 2.0.34ha and Part of Section 132, Blk I Shotover SD, 2.0.34ha). I.e. "Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices."	Activity Sensitive To Aircraft Noise	Reject	Low Density Residential, Airport Mixed Use
408.2	FS1167.5	Peter and Margaret Arnott	Oppose	Conditionally opposes. Agrees that no provision has been made within the submitters proposal to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road and the Proposed District Plan states that access should be encouraged. Seeks that the whole of the submission be disallowed unless provision is made to enable access through the site from the submitters land to the roundabout on the Eastern Arterial Road.	Activity Sensitive To Aircraft Noise	Accept in Part	Low Density Residential, Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
408.2	FS1340.2	Queenstown Airport Corporation	Oppose	It would be inappropriate to remove the term "Community Activity" (in so far as it relates to the submitters site) from the definition as it would undermine the intent and purpose of the definition and how it is applied throughout the Proposed Plan.	Activity Sensitive To Aircraft Noise	Accept	Low Density Residential, Airport Mixed Use
408.2	FS1077.16	Board of Airline Representatives of New Zealand (BARNZ)	Oppose	Retain community activity within the definition of ASAN.	Activity Sensitive To Aircraft Noise	Accept	Low Density Residential, Airport Mixed Use
408.2	FS1077.17	Board of Airline Representatives of New Zealand (BARNZ)	Oppose	To the extent that any of this land falls within the Queenstown Airport ANB or OCB BARNZ opposes the change and asks that the land be retained in its proposed zone.	Activity Sensitive To Aircraft Noise	Accept	Low Density Residential, Airport Mixed Use
408.2	FS1270.31	Hansen Family Partnership	Support	Supports. Seeks the submission be allowed, subject to a consistent zoning regime being applied to the land north of and adjoining State Highway 6 between Hansen Road and Ferry Road.	Activity Sensitive To Aircraft Noise	Reject	Low Density Residential, Airport Mixed Use
408.2	FS1097.274	Queenstown Park Limited	Support	Requests that 'community activity' is deleted from definition of ASANs	Activity Sensitive To Aircraft Noise	Reject	Low Density Residential, Airport Mixed Use
208.43		Pounamu Body Corporate Committee	Oppose	Opposes the definition of Floor Area Ratio. Delete the definition.	Floor Area Ratio	Accept	High Density Residential
836.8		Arcadian Triangle Limited	Not Stated	Definitions - Minor Alterations and Additions to a Building Issue: (a) This submission point is lodged to enable this definition to be reconsidered. The following points are made: (i) Are there any other kinds of timber apart from "natural... timber", and if there are, why are they excluded? (ii) Why is there any concern about the material (or colour) of an exterior deck? (iii) Many natural timbered decks start a dark colour but then bleach very pale over time. There are clear stains intended to maintain a darker colour. Why does the definition allow dark stains but not allow clear stains? (iv) Why does the definition exclude modern products which are not timber but are designed and intended to look like timber (and last longer, without warping)? (v) Why is it necessary to say that a deck must comply with applicable rules and standards for activities and not apply the same comment to other external alterations referred to in the other two bullet points? (the point being that the second sentence of the first bullet point is unnecessary). (vi) In the third bullet point, the third use of the word "materials" makes a nonsense of the bullet point.	Minor Alterations and Additions to a Building	Accept in Part	Arrows Residential Historic Management Zone
752.2		Michael Farrier	Not Stated	The meaning of character of Arrows is fully defined.	Character of Arrows	Reject	Arrows Residential Historic Management Zone
344.10		Sam Flewellen	Oppose	Amend the definition of Building Supplier as follows: Building Supplier (Three Parks and Industrial B Zones) [...]	Building Supplier	Accept	Business Mixed Use
344.10	FS1314.9	Bunnings Ltd	Support	Bunnings support this submission in that is consistent with the Bunnings submission.	Building Supplier	Accept	Business Mixed Use
344.11		Sam Flewellen	Oppose	Insert new definition for 'trade supplier' as follows: <u>Trade Supplier</u> <u>means a business engaged in sales to businesses and institutional customers and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following categories:</u> <u>- automotive and marine suppliers;</u> <u>- building suppliers;</u> <u>- catering equipment suppliers;</u> <u>- farming and agricultural suppliers;</u> <u>- garden and patio suppliers;</u> <u>- hire services (except hire or loan of books, video, DVD and other similar home entertainment items);</u> <u>- industrial clothing and safety equipment suppliers; and</u> <u>- office furniture, equipment and systems suppliers.</u>	Trade Supplier	Accept	Business Mixed Use
344.11	FS1164.1	Shotover Park Limited	Support	Supports for the reasons stated in SPL's primary submission.	Trade Supplier	Accept	Business Mixed Use
344.11	FS1314.10	Bunnings Ltd	Oppose	Bunnings opposes this submission to the extent that it is inconsistent with Bunnings' submission.	Trade Supplier	Reject	Business Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
746.5		Bunnings Limited	Not Stated	Amend the definition for Building Supplier to read: Building Supplier (Three Parks and Industrial B Zones) Means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings and without limiting the generality of this term, includes: <ul style="list-style-type: none"> • glaziers; • locksmiths; and • suppliers of: • awnings and window coverings; • • timber and building materials; and • <u>garden and patio supplies</u> 	Building Supplier	Accept in Part	Business Mixed Use
746.6		Bunnings Limited	Not Stated	Amend the definition of “Commercial Activity”, “Retail Activity” and “Large Format Retail” to specifically exclude “Building Supplier” as follows: “... <u>and excludes Building Supplier</u> ”	Commercial Activity, Retail Activity, Large Format Retail	Reject	Business Mixed Use
746.6	FS1164.13	Shotover Park Limited	Support	Supports that the suggested amendment (to exclude building supplier from commercial, retail and LFR) recognises that such activities have different effects and land requirements.	Commercial Activity, Retail Activity, Large Format Retail	Reject	Business Mixed Use
243.34		Christine Byrch	Other	Rewrite the definitions based on the following comments: Aircraft Operations – why is “aircraft using the Airport as an alternative to landing at a scheduled airport” excluded?	Aircraft Operations	Reject	Airport Mixed Use
243.34	FS1224.34	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Aircraft Operations	Reject	Airport Mixed Use
383.3		Queenstown Lakes District Council	Other	1. Amend the definition of Aircraft as follows: 'Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth. <u>Excludes remotely piloted aircraft that weigh less than 15 kilograms.</u> ' 2. Add a new definition of Remotely Piloted Aircraft as follows: ' <u>Remotely Piloted Aircraft: Means an unmanned aircraft that is piloted from a remote station.</u> '	Aircraft	Accept	Airport Mixed Use
383.3	FS1340.3	Queenstown Airport Corporation	Support	QAC submits that it is appropriate to exclude remotely piloted aircraft from the definition of aircraft, however considers that all definitions should be consistent with Civil Aviation Authority definitions.	Aircraft	Accept	Airport Mixed Use
433.1		Queenstown Airport Corporation	Other	The definitions contained in the Proposed Plan should be consistent with and give effect to recent Environment Court decisions on: 1. Plan Change 19 (Frankton Flats B Zone); 2. Plan Change 26 Wanaka Airport; and 3. Plan Change 35 Queenstown Airport. The definitions that were in place at the time the above plan changes were promulgated should also be included in the Proposed Plan to ensure the accurate interpretation and application of the provisions introduced by these plan changes.	Consistency	Accept	Airport Mixed Use
433.1	FS1030.1	Jeremy Bell Investments Limited	Support	JBIL seeks that this part of the submission be allowed.	Consistency	Accept	Airport Mixed Use
433.1	FS1077.18	Board of Airline Representatives of New Zealand (BARNZ)	Support	To the extent any changes to definitions are required to make them consistent with recent Environment Court decisions on plan changes affecting airports in the Queenstown Lakes District, then such changes should occur.	Consistency	Accept	Airport Mixed Use
433.1	FS1117.57	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Consistency	Reject	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.1	FS1097.287	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Consistency	Reject	Airport Mixed Use
433.2		Queenstown Airport Corporation	Support	Activity Sensitive To Aircraft Noise (ASAN) : Retain the definition as notified.	Activity Sensitive To Aircraft Noise	Accept	Low Density Residential, Airport Mixed Use
433.2	FS1117.58	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Activity Sensitive To Aircraft Noise	Reject	Low Density Residential, Airport Mixed Use
433.2	FS1097.288	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Activity Sensitive To Aircraft Noise	Reject	Low Density Residential, Airport Mixed Use
433.3		Queenstown Airport Corporation	Other	Activity Sensitive To Aircraft Noise (ASAN) Wanaka : Support in part. Delete the definition and replace it with definition of 'Activities Sensitive to Aircraft Noise (ASAN)'; or Retain the definition as notified.	Activity Sensitive To Aircraft Noise - Wanaka	Accept	Airport Mixed Use
433.3	FS1117.59	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Activity Sensitive To Aircraft Noise - Wanaka	Reject	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.3	FS1097.289	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Activity Sensitive To Aircraft Noise - Wanaka	Reject	Airport Mixed Use
433.5		Queenstown Airport Corporation	Support	Aircraft : Retain the definition as notified.	Aircraft	Reject	Airport Mixed Use
433.5	FS1117.61	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Aircraft	Reject	Airport Mixed Use
433.5	FS1097.291	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Aircraft	Reject	Airport Mixed Use
433.6		Queenstown Airport Corporation	Support	Aircraft Operations : Retain the definition as notified.	Aircraft Operations	Reject	Airport Mixed Use
433.6	FS1117.62	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Aircraft Operations	Reject	Airport Mixed Use
433.6	FS1097.292	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Aircraft Operations	Reject	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.7		Queenstown Airport Corporation	Oppose	Air Noise Boundary: Delete the definition.	Air Noise Boundary	Accept	Airport Mixed Use
433.7	FS1117.63	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Air Noise Boundary	Reject	Airport Mixed Use
433.7	FS1097.293	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Air Noise Boundary	Reject	Airport Mixed Use
433.8		Queenstown Airport Corporation	Support	Air Noise Boundary Queenstown (ANB): Retain the definition as notified.	Air Noise Boundary - Queenstown	Accept	Airport Mixed Use
433.8	FS1117.64	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Air Noise Boundary - Queenstown	Reject	Airport Mixed Use
433.8	FS1097.294	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Air Noise Boundary - Queenstown	Reject	Airport Mixed Use
433.9		Queenstown Airport Corporation	Other	Airport Activity: Support in part. Retain the definition as notified, however include a minor amendment as follows: Airport Activity – Queenstown Airport	Airport Activity - Queenstown Airport	Accept	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.9	FS1117.65	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Activity - Queenstown Airport	Reject	Airport Mixed Use
433.9	FS1097.295	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Activity - Queenstown Airport	Reject	Airport Mixed Use
433.10		Queenstown Airport Corporation	Other	New Definition: <u>Airport Activity – Wanaka Airport</u> . Submitter requests that the following new definition be included in the Proposed Plan: <u>Airport Activity – Wanaka Airport</u> <u>Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to:</u> <u>(a) aircraft operations, rotary wing aircraft operations, helicopter aprons, and associated touch down and lift off areas, aircraft servicing, general aviation, navigational and safety aids, lighting, aviation schools, space research and associated activities, facilities and activities associated with veteran, vintage and classic aircraft operations, aviation museums and aero recreation;</u> <u>(b) Runways, taxiways, aprons, and other aircraft movement or safety areas.</u> <u>(c) Terminal buildings, hangars, rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, freight facilities, quarantine and incineration facilities, medical facilities, fuel storage and fuelling facilities, and associated offices.</u>	Airport Activity - Wanaka	Accept in Part	Airport Mixed Use
433.10	FS1088.2	Ross and Judith Young Family Trust	Support	The Trust considers that these definitions accurately outline the extent of Airport Activity and Airport Related Activity and around Wanaka Airport. The Trust seeks that this part of the submission be allowed.	Airport Activity - Wanaka	Accept in Part	Airport Mixed Use
433.10	FS1123.1	Airways New Zealand Ltd	Support	Support in part. Seeks the following amendments to the suggested definition: Airport Activities: Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to: (a) aircraft operations, private aircraft traffic, domestic and international aircraft traffic, rotary wing operations, aircraft servicing, general aviation, airport or aircraft training facilities and associated offices. (b) Runways, taxiways, aprons, and other aircraft movement areas. (c) Terminal buildings, hangars, control towers, air traffic control facilities. flight information services, navigation and safety aids rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, freight facilities, Airways seek that the definition suggested for Airport Activity- Wanaka subject to Airways modification be allowed.	Airport Activity - Wanaka	Accept	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.10	FS1117.66	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Activity - Wanaka	Reject	Airport Mixed Use
433.10	FS1097.296	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Activity - Wanaka	Reject	Airport Mixed Use
433.11		Queenstown Airport Corporation	Support	Airport Aerodrome: Delete the definition as proposed.	Airport Aerodrome	Accept	Airport Mixed Use
433.11	FS1117.67	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Aerodrome	Reject	Airport Mixed Use
433.11	FS1097.297	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Aerodrome	Reject	Airport Mixed Use
433.12		Queenstown Airport Corporation	Support	Airport Operator: Retain the definition as notified.	Airport Operator	Accept	Airport Mixed Use
433.12	FS1117.68	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Operator	Reject	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.12	FS1097.298	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Operator	Reject	Airport Mixed Use
433.13		Queenstown Airport Corporation	Other	Airport Related Activity: Support in part. Retain the definition as notified, subject to a minor amendment as follows: Airport Related Activity -- <u>Queenstown Airport</u>	Airport Related Activity	Accept	Airport Mixed Use
433.13	FS1117.69	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Related Activity	Reject	Airport Mixed Use
433.13	FS1097.299	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Related Activity	Reject	Airport Mixed Use
433.14		Queenstown Airport Corporation	Other	<u>New Definition: Airport Related Activity – Wanaka Airport</u> Include the following new definition in the Proposed Plan: <u>Airport Related Activity – Wanaka Airport</u> <i>Means any retail activity, restaurants and other food and beverage facilities, industrial and commercial activities, provided they are connected with and ancillary to the use of the Airport. Also includes Temporary Activities associated with Air Shows, Conferences and Meetings, and rental vehicles, valet activities and public transport facilities. Includes Military Training Operations.</i>	Airport Related Activity - Wanaka Airport	Accept in Part	Airport Mixed Use
433.14	FS1030.2	Jeremy Bell Investments Limited	Support	JBIL seeks that this part of the submission be allowed.	Airport Related Activity - Wanaka Airport	Accept in Part	Airport Mixed Use
433.14	FS1088.3	Ross and Judith Young Family Trust	Support	The Trust considers that these definitions accurately outline the extent of Airport Activity and Airport Related Activity and around Wanaka Airport. The Trust seeks that this part of the submission be allowed.	Airport Related Activity - Wanaka Airport	Accept in Part	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.14	FS1117.70	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Related Activity - Wanaka Airport	Reject	Airport Mixed Use
433.14	FS1211.13	New Zealand Defence Force	Support	Agrees that the inclusion of "Military Training Operations" provides clarification that TMTA can be carried out within this zone, which is appropriate, as TMTA can include activities involving the use of aircraft.	Airport Related Activity - Wanaka Airport	Accept	Airport Mixed Use
433.14	FS1097.300	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Airport Related Activity - Wanaka Airport	Reject	Airport Mixed Use
433.15		Queenstown Airport Corporation	Other	Boundary: Oppose in part. Amend the definition as follows: <i>Boundary:</i> <i>Means any boundary of the net area of a site and includes any road boundary or internal boundary.</i> <u><i>This definition does not apply the Air Noise or Outer Control Boundary at Queenstown or Wanaka Airport.</i></u>	Boundary	Reject	Airport Mixed Use
433.15	FS1117.71	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Boundary	Reject	Airport Mixed Use
433.15	FS1097.301	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Boundary	Reject	Airport Mixed Use
433.16		Queenstown Airport Corporation	Support	Commercial Activity: Retain the definition as notified.	Commercial Activity	Accept	Business Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.16	FS1097.302	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Commercial Activity	Reject	Business Mixed Use
433.17		Queenstown Airport Corporation	Support	Community Activity: Retain the definition as notified.	Community Activity	Accept	Low Density Residential
433.17	FS1117.73	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Community Activity	Reject	Low Density Residential
433.17	FS1097.303	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Community Activity	Reject	Low Density Residential
433.18		Queenstown Airport Corporation	Other	Critical Listening Environment: Support in part. Amend the definition as follows: "Critical Listening Environment" <i>Means any space that is regularly used for high quality listening or communication, for example principal living areas, bedrooms and classrooms, but excludes " Non-critical living Listening environments".</i>	Critical Listening Environment	Accept	Airport Mixed Use
433.18	FS1117.74	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Critical Listening Environment	Reject	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.18	FS1097.304	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Critical Listening Environment	Reject	Airport Mixed Use
433.19		Queenstown Airport Corporation	Support	Day Care Facility: Retain the definition as notified.	Day Care Facility	Accept	Low Density Residential
433.19	FS1117.75	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Day Care Facility	Reject	Low Density Residential
433.19	FS1097.305	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Day Care Facility	Reject	Low Density Residential
433.20		Queenstown Airport Corporation	Support	Design Sound Level: Retain the definition as notified.	Design Sound Level	Accept	Airport Mixed Use
433.20	FS1117.76	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Design Sound Level	Reject	Airport Mixed Use
433.20	FS1097.306	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Design Sound Level	Reject	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.21		Queenstown Airport Corporation	Support	Educational Facility: Retain the definition as notified.	Educational Facility	Accept	Low Density Residential
433.21	FS1117.77	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Educational Facility	Reject	Low Density Residential
433.21	FS1097.307	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Educational Facility	Reject	Low Density Residential
433.23		Queenstown Airport Corporation	Support	Indoor Design Sound Level: Retain the definition as notified.	Indoor Design Sound Level	Accept	Airport Mixed Use
433.23	FS1117.79	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Indoor Design Sound Level	Reject	Airport Mixed Use
433.23	FS1097.309	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Indoor Design Sound Level	Reject	Airport Mixed Use
433.25		Queenstown Airport Corporation	Support	Landslide: Retain the definition as notified.	Landslide	Accept	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.25	FS1117.81	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Landslide	Reject	Airport Mixed Use
433.25	FS1097.311	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Landslide	Reject	Airport Mixed Use
433.26		Queenstown Airport Corporation	Support	Non Critical Listening Environment: Retain the definition as notified.	Non Critical Listening Environment	Accept	Airport Mixed Use
433.26	FS1117.82	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Non Critical Listening Environment	Reject	Airport Mixed Use
433.26	FS1097.312	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Non Critical Listening Environment	Reject	Airport Mixed Use
433.27		Queenstown Airport Corporation	Support	Outer Control Boundary (OCB) Queenstown: Retain the definition as notified.	Outer Control Boundary Queenstown	Accept	Airport Mixed Use
433.27	FS1117.83	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Outer Control Boundary Queenstown	Reject	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.27	FS1097.313	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Outer Control Boundary Queenstown	Reject	Airport Mixed Use
433.28		Queenstown Airport Corporation	Other	Outer Control Boundary (OCB) Wanaka: Support in part. Amend the definition as follows: <i>Outer Control Boundary (OCB) Wanaka</i> <i>Means a boundary, as shown on the District Plan Map 5-18A, the location of which is based on the predicted day/night sound levels of 55 dBA Ldn from airport operations in 2036.</i>	Outer Control Boundary Wanaka	Accept	Airport Mixed Use
433.28	FS1117.84	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Outer Control Boundary Wanaka	Reject	Airport Mixed Use
433.28	FS1097.314	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Outer Control Boundary Wanaka	Reject	Airport Mixed Use
433.29		Queenstown Airport Corporation	Other	<u>Projected Annual Aircraft Noise Contour (AANC): Support in part.</u> Amend the definition as follows: <u>Projected Annual Aircraft Noise Contour (AANC)</u> <u>Means the Projected Annual Aircraft Noise Contours calculated as specified by the Aerodrome Purposes Designation 2, Condition 13.</u>	Projected Annual Aircraft Noise Contour	Accept	Airport Mixed Use
433.29	FS1117.85	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Projected Annual Aircraft Noise Contour	Reject	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.29	FS1097.315	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Projected Annual Aircraft Noise Contour	Reject	Airport Mixed Use
433.34		Queenstown Airport Corporation	Support	Visitor Accommodation: Retain the definition as notified.	Visitor Accommodation	Reject	Airport Mixed Use
433.34	FS1117.90	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Visitor Accommodation	Reject	Airport Mixed Use
433.35		Queenstown Airport Corporation	Support	2037 Noise Contours: Retain the definition as notified.	2037 Noise Contours	Accept	Airport Mixed Use
433.35	FS1117.91	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	2038 Noise Contours	Reject	Airport Mixed Use
433.35	FS1097.321	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	2039 Noise Contours	Reject	Airport Mixed Use
433.36		Queenstown Airport Corporation	Support	2037 60 dB Noise Contours: Retain the definition as notified.	2037 60 dB Noise Contours	Accept	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.36	FS1117.92	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	2038 60 dB Noise Contours	Reject	Airport Mixed Use
433.36	FS1097.322	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	2039 60 dB Noise Contours	Reject	Airport Mixed Use
271.2	FS1117.22	Remarkables Park Limited	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	2040 60 dB Noise Contours	Reject	Airport Mixed Use
271.2	FS1097.105	Queenstown Park Limited	Oppose	The Queenstown Airport is adequately protected from reverse sensitivity effects under the operative District Plan and Plan Change 50. Queenstown Airport should strive to minimise the adverse effects generated by it. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	2041 60 dB Noise Contours	Reject	Airport Mixed Use
296.1		Royal New Zealand Aero Club Inc/Flying NZ	Other	Define 'aircraft' as 'motorised aircraft' so that any rules are targeted to the primary issue of noise.	Aircraft	Reject	Airport Mixed Use
566.1		Airways Corporation of New Zealand	Other	Amend the definition of 'Airport Activities' to specifically provide for air traffic control facilities, flight information services, navigation and safety aids.	Airport Activities	Accept in Part	Airport Mixed Use
566.1	FS1340.4	Queenstown Airport Corporation	Support	QAC supports the inclusion of 'flight information services' in this definition, however notes that "control towers" and "navigation and safety aids" are already provided for in the definition of Airport Activity.	Airport Activities	Accept in Part	Airport Mixed Use
584.3		Air new Zealand Limited (ANZL)	Other	the definition of ASAN's be amended consistent with the Council's decision with respect to PC19	Activities Sensitive to Aircraft Noise	Reject	Airport Mixed Use
584.3	FS1077.55	Board of Airline Representatives of New Zealand (BARNZ)	Support	To the extent any changes to definitions are required to make them consistent with recent Environment Court decisions on plan changes affecting airports in the Queenstown Lakes District, then such changes should occur.	Activities Sensitive to Aircraft Noise	Reject	Airport Mixed Use
584.3	FS1117.227	Remarkables Park Limited	Support	For the reasons outlined in RP L's primary submission.	Activities Sensitive to Aircraft Noise	Reject	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
807.90		Remarkables Park Limited	Support	The definitions section of the PDP includes underlined definitions that have arisen out of Plan Change 35 (PC35). These are supported provided they are consistent with PC35.	PC35 consistency	Accept	Airport Mixed Use
836.1		Arcadian Triangle Limited	Not Stated	Definitions - Activity Sensitive to Aircraft Noise (ASAN) Issue (a) The definition of ASAN should be amended by deleting the words "... as defined in this District Plan...". Defined terms are used in many definitions, and this formula does not appear to be repeated elsewhere and is unnecessary. (b) It is difficult to see any justification for the one minor difference between the definition of "ASAN" and the definition of "ASAN (Wanaka)". The definition of "ASAN (Wanaka)" can probably be deleted without any consequential adverse effect. Relief Requested: (c) Amend the District Plan to address the issues raised above, plus make any consequential amendments to other relevant plan provisions.	Activities Sensitive to Aircraft Noise	Accept in Part	Airport Mixed Use
836.2		Arcadian Triangle Limited	Not Stated	Definitions - Aerodrome/Airport Issue: (a) It is unclear why there is a definition of "Aerodrome" in the District Plan, when the other definitions which are relevant to an airport, such as "Airport Activity" and "Airport Operator", all refer to "Airport" rather than "Aerodrome". Relief Requested: (b) Delete the definition "Aerodrome", replace it with an equivalent definition for "Airport", and delete any other reference to "Aerodrome" in the District Plan.	Aerodrome/Airport	Reject	Airport Mixed Use
836.3		Arcadian Triangle Limited	Not Stated	Definitions - Air Noise Boundary Issue: (a) It is unclear why there needs to be two separate definitions of "Air Noise Boundary", with one applying to all air noise boundaries and the second applying just to the Queenstown ANB. It is also unclear why these two identical definitions should be slightly differently worded. It is difficult to see how deleting one of them could have any meaningful consequence. Relief Requested: (b) Delete one of the two ANB definitions and make any consequential changes to other relevant plan provisions.	Air Noise Boundary	Accept	Airport Mixed Use
836.11		Arcadian Triangle Limited	Not Stated	Definitions - OCB Issue: (a) The following points are noted: (i) There are two separate definitions, one of which appears to relate to Queenstown Airport and the other to Wanaka Airport, but there is no reference to either Queenstown Airport or Wanaka Airport in the relevant definition; (ii) The wording in the two definitions is inconsistent, particularly noting one reference to "55 dB Ldn" and another to "55 dBA Ldn"; (iii) Are the two year references meant to be different? Relief Requested: (b) Amend these two definitions to address the issues detailed above.	Outer Control Boundary	Reject	Airport Mixed Use
251.32		PowerNet Limited	Oppose	Oppose in part the definition of Minor Upgrading. PowerNet seeks that this definition is amended to include the replacement of equipment, including but not limited to structures, transformers, and switch rooms.	Minor Upgrading	Accept in Part	Energy & Utilities
383.2		Queenstown Lakes District Council	Other	Add new definition of Energy Activities: 'Energy Activities • Small and Community-Scale Distributed Electricity Generation and Solar Water Heating • Renewable Electricity Generation • Non-renewable Electricity Generation • Wind Electricity Generation • Solar Electricity Generation • Solar Water Heating • Stand-Alone Power Systems (SAPS) • Biomass Electricity Generation • Hydro Generation Activity • Mini and Micro Hydro Electricity Generation	Energy Activities	Accept	Energy & Utilities
383.4		Queenstown Lakes District Council	Other	Add the following to the definition of "Utility": flood protection works.	Utility	Accept	Energy & Utilities
383.6		Queenstown Lakes District Council	Other	Regarding the definitions of 'Sensitive Activities-Transmission Corridor' and 'National Grid Sensitive Activities' - clarify whether separate definitions are necessary and combine into a single definition if possible.	Sensitive Activities - Transmission Corridor, National Grid Sensitive Activities	Accept	Energy & Utilities
719.3		NZ Transport Agency	Not Stated	Amend the definition of 'Utility' by adding the bullet point • "structures for transport on land by cycleways, rail, roads, walkways, or any other means."	Utility	Reject	Energy & Utilities

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
719.3	FS1097.693	Queenstown Park Limited	Support	Support in part. Support suggested definition of utilities if it incorporates gondola as a transport link, to recognise the benefits associated with providing gondola linkage between Remarkables Park Zone and the Remarkables Ski field		Reject	
781.3		Chorus New Zealand Limited	Oppose	Definition of Building Amend the definition to refer to the Building Act 2004 definition.	Building	Reject	Energy & Utilities
781.4		Chorus New Zealand Limited	Support	Retain the Definition of Height.	Height	Accept	Energy & Utilities
781.5		Chorus New Zealand Limited	Other	Support in part. Amend the definition of Minor Upgrading to read: - Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone; -The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone; -An increase by no more than 30% in any dimension for utility poles, structures, or cabinets or antenna. -Addition of lines and ancillary equipment to existing poles	Minor Upgrading	Accept in Part	Energy & Utilities
781.5	FS1121.3	Aurora Energy Limited	Support	Agrees that providers of Regional Significant Infrastructure require the ability to maintain, replace and upgrade assets to ensure that a safe and reliable electricity supply can be maintained. The amendments sought by the submitters are therefore supported. This submission is aligned with the relief sought by Aurora in its original submissions.	Minor Upgrading	Accept in Part	Energy & Utilities
781.5	FS1342.7	Te Anau Developments Limited	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	Minor Upgrading	Accept in Part	Energy & Utilities
781.6		Chorus New Zealand Limited	Other	Support in part. Definition of Telecommunication Facility Retain and amend to include: Means devices, such as aerials, dishes, antennae, wi-fi and microcells, lines (including cables), wires, cables, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and telecommunication kiosks telephone boxes, used for the transmitting, emission or receiving of communications.	Telecommunication Facility	Accept	Energy & Utilities
781.6	FS1342.6	Te Anau Developments Limited	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	Telecommunication Facility	Accept	Energy & Utilities
781.7		Chorus New Zealand Limited	Other	Support in part. Definition of Utility Retain and amend sixth bullet point: "structures, facilities, plant, antennas, lines (including cables), equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities);" OR Delete definition and use RMA definition of 'infrastructure' instead.	Utility	Reject	Energy & Utilities
781.7	FS1342.8	Te Anau Developments Limited	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	Utility	Reject	Energy & Utilities
179.3		Vodafone NZ	Oppose	Definition of Building. Amend the definition of Building to refer to the Building Act 2004 definition.	Building	Reject	Energy & Utilities
179.3	FS1097.51	Queenstown Park Limited	Support	Partial support - support the application of the Building Act 2004 definition subject to the amendments outlined in QPL's original submission.	Building	Reject	Energy & Utilities
179.3	FS1255.17	Arcadian Triangle Limited	Oppose	Disallow the submission and retain exemptions listed in the definition of "Building".	Building	Accept	Energy & Utilities
179.4		Vodafone NZ	Support	Definition of height - retain.	Height	Accept	Energy & Utilities
179.5		Vodafone NZ	Support	Support in part. Definition of Minor Upgrading - Amend the definition to read: Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural Zone. The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone. An increase by no more than 30% in any dimension for utility poles, structures, or cabinets or antenna. Addition of lines and ancillary equipment to existing poles.	Minor Upgrading	Accept in Part	Energy & Utilities
179.5	FS1121.1	Aurora Energy Limited	Support	Agrees that providers of Regional Significant Infrastructure require the ability to maintain, replace and upgrade assets to ensure that a safe and reliable electricity supply can be maintained. The amendments sought by the submitters are therefore supported. This submission is aligned with the relief sought by Aurora in its original submissions.	Minor Upgrading	Accept in Part	Energy & Utilities
179.5	FS1132.2	Federated Farmers of New Zealand	Oppose	The submitter's concerns are already sufficiently addressed by the Walking Access Commission, including maps. Replicating these maps in the District Plan would be unnecessary, and may require updates to the plan as the maps are subject to change.	Minor Upgrading	Reject	Energy & Utilities
179.5	FS1301.5	Transpower New Zealand Limited (Transpower)	Support	Support in part - Allow, but provide the relief sought via a new definition for telecommunications activities, and amend „minor upgrading? as per the relief sought in Transpower's original submission	Minor Upgrading	Reject	Energy & Utilities
179.6		Vodafone NZ	Support	Support in part. Definition of Telecommunication Facility - Retain and amend to include: Means devices such as aerials, dishes, antennae, wi-fi and microcells, lines (including cables) wires, cables, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings telecommunication kiosks telephone boxes, used for the transmitting, emission or receiving of communications.	Telecommunication Facility	Accept	Energy & Utilities
179.7		Vodafone NZ	Support	Support in part. Definition of Utility - Retain and amend sixth bullet point: "structures, facilities, plant, antennas, lines (including cables), equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities)" OR Delete definition and use RMA definition of 'infrastructure' instead.	Utility	Reject	Energy & Utilities

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
179.7	FS1132.3	Federated Farmers of New Zealand	Oppose	We consider there is an important distinction between the location specific nature of utilities, and the lines and cables extending from those utilities. This can include impositions upon other legitimate land use, and we consider antennas and lines should be treated in a different manner in relation to resource management.	Utility	Accept	Energy & Utilities
191.2		Spark Trading NZ Limited	Other	Building: Amend the definition to refer to the Building Act 2004 definition.	Building	Reject	Energy & Utilities
191.2	FS1097.58	Queenstown Park Limited	Support	Partial support - support the application of the Building Act 2004 definition subject to the amendments outlined in QPL's primary submission.	Building	Reject	Energy & Utilities
191.2	FS1255.18	Arcadian Triangle Limited	Oppose	Disallow the submission and retain exemptions listed in the definition of "Building".	Building	Accept	Energy & Utilities
191.3		Spark Trading NZ Limited	Support	Height: retain as notified.	Height	Accept	Energy & Utilities
191.4		Spark Trading NZ Limited	Support	Support in part. Minor Upgrading: Amend the definition to read: Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone; The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone; An increase by no more than 30% in any dimension for utility poles, structures, or cabinets or antenna. Addition of lines and ancillary equipment to existing poles	Minor Upgrading	Accept in Part	Energy & Utilities
191.4	FS1121.2	Aurora Energy Limited	Support	Agrees that providers of Regional Significant Infrastructure require the ability to maintain, replace and upgrade assets to ensure that a safe and reliable electricity supply can be maintained. The amendments sought by the submitters are therefore supported. This submission is aligned with the relief sought by Aurora in its original submissions.	Minor Upgrading	Accept in Part	Energy & Utilities
191.4	FS1132.8	Federated Farmers of New Zealand	Oppose	Where the upgrading of infrastructure requires a greater footprint, there is potential for it to encroach upon other legitimate land uses, including primary production. In these instances we consider that Council should consider the upgrade to be more than minor.	Minor Upgrading	Reject	Energy & Utilities
191.4	FS1301.6	Transpower New Zealand Limited (Transpower)	Support	Support in part - Allow, but provide the relief sought via a new definition for telecommunications activities, and amend „minor upgrading? as per the relief sought in Transpower?s original submission	Minor Upgrading	Reject	Energy & Utilities
191.4	FS1097.59	Queenstown Park Limited	Oppose	Oppose relief sought - a 30% increase in size of utilities can cause adverse effects and is more than a minor upgrade.	Minor Upgrading	Accept	Energy & Utilities
191.5		Spark Trading NZ Limited	Support	Support in part. Telecommunication Facility: Amend to read as follows: Means devices, such as aerials, dishes, antennae, wi-fi and microcells, lines (including cables), wires, cables, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and telecommunication kiosks telephone boxes, used for the transmitting, emission or receiving of communications.	Telecommunication Facility	Accept	Energy & Utilities
191.6		Spark Trading NZ Limited	Support	Support in part. Utility: Amend to read as follows: sixth bullet point: "structures, facilities, plant, antennas, lines (including cables), equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities);" OR Delete definition and use RMA definition of 'infrastructure' instead.	Utility	Reject	Energy & Utilities
191.6	FS1121.5	Aurora Energy Limited	Support	Agrees that providers of Regional Significant Infrastructure require the ability to maintain, replace and upgrade assets to ensure that a safe and reliable electricity supply can be maintained. The amendments sought by the submitters are therefore supported.	Utility	Reject	Energy & Utilities
191.6	FS1132.9	Federated Farmers of New Zealand	Oppose	We consider there is an important distinction between the location specific nature of utilities, and the lines and cables extending from those utilities. This can include impositions upon other legitimate land use, and we consider antennas and lines should be treated in a different manner in relation to resource management.	Utility	Accept	Energy & Utilities
191.6	FS1097.60	Queenstown Park Limited	Support	Support in part - Support deletion of definition of utility and use of RMA definition of infrastructure. Support consistency with the RMA.	Utility	Reject	Energy & Utilities
421.2		Two Degrees Mobile Limited	Oppose	Building - Requests the definition of Building be amended to be consistent with the Building Act 2004 definition, and remove additional exclusions.	Building	Reject	Energy & Utilities
421.2	FS1117.55	Remarkables Park Limited	Oppose	RPL is excluded from the District Plan review, and therefore any amendments to the definitions, as suggested by the submitter, should not apply to the RPZ.	Building	Reject	Energy & Utilities
421.2	FS1097.279	Queenstown Park Limited	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Building	Reject	Energy & Utilities
421.3		Two Degrees Mobile Limited	Support	Supports the definition of Height and supports the exclusions from the definition of height as pragmatic and reasonable	Height	Accept	Energy & Utilities
421.4		Two Degrees Mobile Limited	Other	Supports in part the definition of Minor Upgrading - requests amendment as identified in submission 421	Minor Upgrading	Accept in Part	Energy & Utilities
421.5		Two Degrees Mobile Limited	Other	Supports in part the definition of Telecommunications Facility - requests minor amendments to improve certainty as identified in submission 421	Telecommunication Facility	Accept	Energy & Utilities
421.6		Two Degrees Mobile Limited	Other	Supports in part the definition of Utility - seeks minor amendments to clarify that antennas are included as part of the equipment on a telecommunication and radio communication facility and to more closely align with the terminology of the Telecommunications Act 2001. Suggested amendments identified in submission 421.	Utility	Reject	Energy & Utilities

Appendix 3 to the Section 42A Report for Chapter 2 - Definitions.

Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
635.1		Aurora Energy Limited	Not Stated	Insert Definition of Critical Electricity Line which include the sub-transmission network within the District. Critical Electricity Line Electrical lines throughout the region that are not covered by National Policy Statement on Electricity Transmission and that are or have the potential to be crucial to the region's quality, reliability and security of electrical supply. These electricity lines are crucial because they contribute to the social and conomic wellbeing and health and safety of the region and are lines that: i. Supply essential public services; or ii. Supply large industrial or commercial electricity consumers; or iii. Supply high numbers of consumers; or iv. Are difficult to replace with an alternative electricity supply if they are compromised. Specified distances from Critical Electricity Lines are to be measured from a point directly below the centreline of the line or cluster of lines, as shown in Fig 1 below. Fig 1 (See submission for a diagram of Figure 1). While only critical electricity lines are identified on the planning maps, works in close proximity to all electric lines can be dangerous. Compliance with NZECP 34:2001 as amended from time to time is mandatory for buildings, earthworks, and when using machinery or equipment within close proximity to any electric lines. Include appropriate references throughout the Proposed Plan to CELs and provide objectives, policies and rules as detailed below in this submission.	Critical Electricity Line	Accept in Part	Energy & Utilities
635.1	FS1301.1	Transpower New Zealand Limited (Transpower)	Not Stated	Neutral, but oppose terminology - Disallow the term 'critical electricity line' and if Council accepts Aurora's relief sought, amend Aurora's proposed definition for 'electricity line distribution corridor' and the associated definitions, rules and maps, as per the relief sought by Transpower below	Critical Electricity Line	Accept in Part	Energy & Utilities
635.1	FS1132.37	Federated Farmers of New Zealand	Oppose	Federated Farmers supports Council giving effect to the National Policy Statement on Electricity Transmission (NPSET). However the requirements set out under the NPSET apply only to the National Grid, or assets owned by Transpower, not distribution lines (or local lines), even those deemed to meet the criteria outlined by the submitter. We consider it is reasonable to for the district plan to note that the following is relevant to local lines, however; Compliance with NZECP 34:2001 as amended from time to time is mandatory for buildings, earthworks, and when using machinery or equipment within close proximity to any electric lines	Critical Electricity Line	Reject	Energy & Utilities
635.2		Aurora Energy Limited	Support	Retain the definition of Development as notified.	Development	Accept	Energy & Utilities
635.3		Aurora Energy Limited	Not Stated	Insert definition of "Electricity Distribution" Electricity Distribution Means the conveyance of electricity via electricity distribution lines, cables, support structures, substations, transformers, switching stations, kiosks, cabinets and ancillary buildings and structures, including communication equipment, by a network utility operator. For the avoidance of doubt, this includes, but is not limited to Aurora Energy Limited assets shown on the planning maps.	Electricity Distribution	Accept in Part	Energy & Utilities
635.3	FS1301.2	Transpower New Zealand Limited (Transpower)	Support	Allow	Electricity Distribution	Accept in Part	Energy & Utilities
635.3	FS1132.38	Federated Farmers of New Zealand	Oppose	Federated Farmers supports Council giving effect to the National Policy Statement on Electricity Transmission (NPSET). However the requirements set out under the NPSET apply only to the National Grid, or assets owned by Transpower, not distribution lines (or local lines), even those deemed to meet the criteria outlined by the submitter. We consider it is reasonable to for the district plan to note that the following is relevant to local lines, however; Compliance with NZECP 34:2001 as amended from time to time is mandatory for buildings, earthworks, and when using machinery or equipment within close proximity to any electric specifically for transmission assets that were not part of the National Grid, and this creates some confusion. However we oppose electricity distribution infrastructure being provided the same regulatory treatment as the National Grid. The National Policy Statement on Electricity Transmission (NPSET) requirements specifically apply only to the National Grid, or assets owned by Transpower, not distribution lines/infrastructure (or local lines/infrastructure). Nor do we consider it relevant to specifically list the owner (Aurora) within the definition. The submitter's concerns can be addressed simply by defining the electricity transmission network and noting it is distinct to the National Grid.	Electricity Distribution	Reject	Energy & Utilities
635.4		Aurora Energy Limited	Not Stated	Insert a definition of "electricity distribution line corridor": Electricity Distribution Line Corridor Means a buffer area around electricity distribution lines, support structures and substations operated by a network utility operator. For the avoidance of doubt, this applies to Aurora Energy Limited's assets shown on the planning maps.	Electricity Distribution Line Corridor	Reject	Energy & Utilities
635.4	FS1301.3	Transpower New Zealand Limited (Transpower)	Not Stated	Neutral, but oppose terminology - Allow, but amend the definition as per the relief sought by Transpower	Electricity Distribution Line Corridor	Reject	Energy & Utilities

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
635.4	FS1132.39	Federated Farmers of New Zealand	Oppose	The submitter is seeking to expand the scope of the NPSET by seeking that the district plan treat local electricity transmission/distribution assets in a similar manner to the National Grid. However, the NPSET specifically refers to assets owned by Transpower, and specifically excludes local lines. This distinction is important from a primary production perspective. Both National Grid and local transmission/distribution lines traverse private land, including large swathes of farmland, and the location, maintenance and upgrading of these assets can significantly impact farming operations. We agree with the submitter's position that a separate definition should be adopted for Electricity Distribution, and that an advisory note is included in the district plan noting that compliance with NZECP 34:2001 as amended from time to time is mandatory for buildings, earthworks, and when using machinery or equipment within close proximity to the electricity distribution network. However, beyond this we see no good reason why the district plan should develop provisions which seek to apply the NPSET to local lines. Where the submitter has concerns with the application of NZECP 34:2001 in respect to local lines, they are better addressing these with the individual landowners or those working in proximity to lines.	Electricity Distribution Line Corridor	Accept in Part	Energy & Utilities
635.5		Aurora Energy Limited	Other	Amend the definition of Minor Upgrading as follows: Minor Upgrading means an increase in the carrying capacity, efficiency or security of transmission and distribution lines utilising the existing support structures or structures of a similar scale, intensity and character and includes: Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone; - The addition of up to three four new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone; - Replacement of conductors or lines provided they do not exceed 30mm in diameter or the bundling together of any wire, cable or similar conductor provided that the bundle does not exceed 30mm in diameter; - Re-sagging of existing lines; - Replacement of insulators provided they are less or similar in length; and - Addition of lightning rods, earth-peaks and earth-wires. - The addition of circuits and conductors. - The re-conducting of the line with higher capacity conductors. - The re-sagging of conductors. - The bonding of conductors. - The addition of longer or more efficient insulators. - The addition of earth wires that may contain telecommunication lines, earth peaks and lightning rods. - Support structure replacement within the same or immediately adjacent location within the existing alignment of the distribution corridor. - The replacement of existing cross-arms with cross-arms of an alternative design. - An increase in support structure height required to comply with the New Zealand Electrical Code of Practice 34:2001 by not more than 15% of the base height of the support structure and where the base height is defined as the height of the structure at date of public notification of the District Plan.	Minor Upgrading	Accept in Part	Energy & Utilities
635.5	FS1301.4	Transpower New Zealand Limited (Transpower)	Support	Support in Part - Allow, subject to the relief sought in Transpower's original submission	Minor Upgrading	Accept in Part	Energy & Utilities
635.5	FS1132.40	Federated Farmers of New Zealand	Oppose	Where the upgrading of infrastructure requires a greater footprint, there is potential for it to encroach upon other legitimate land uses, including primary production. In these instances we consider that Council should consider the upgrade to be more than minor.	Minor Upgrading	Accept	Energy & Utilities
635.6		Aurora Energy Limited	Not Stated	Insert new definition for Regionally Significant Infrastructure as follows: Regionally significant infrastructure is: (1) Strategic land transport network and arterial roads (2) Queenstown Airport (3) Wanaka Airport (4) Telecommunication facilities (5) Electricity generation, transmission and distribution networks (6) Sewage collection, treatment and disposal networks (7) Community land drainage infrastructure (8) Community potable water systems (9) Established community-scale irrigation and stockwater infrastructure (10) Transport hubs (11) Bulk fuel supply infrastructure including terminals, wharf lines and pipelines. (12) Life line utilities as defined in the Civil Defence and Emergency Management Act.	Regionally Significant Infrastructure	Accept in Part	Strategic Direction, Energy & Utilities
635.6	FS1077.56	Board of Airline Representatives of New Zealand (BARNZ)	Support	Add a definition of regionally significant infrastructure, either as requested by Aurora Energy or Transpower in submission 805.16	Regionally Significant Infrastructure	Accept	Strategic Direction, Energy & Utilities
635.6	FS1132.41	Federated Farmers of New Zealand	Oppose	We see no need for an additional definition covering such a wide range of varying types of infrastructure; we prefer these are treated individually and distinct from one another, where necessary. We seek that this submission and the subsequent submissions related to the specific treatment of "Regionally Significant Infrastructure" are not adopted.	Regionally Significant Infrastructure	Reject	Strategic Direction, Energy & Utilities
635.6	FS1211.14	New Zealand Defence Force	Support	Support in part (with addition of 'defence facilities'). Otherwise oppose. Believes that this insertion is appropriate given that defence facilities are key strategic infrastructure of national and regional importance, playing a significant role in both military training and civil and/or national defence operations. While defence facilities within the region are currently limited, this does not preclude the potential for NZDF to need larger or additional facilities in the West Coast Region in the future. Seeks this provision to be allowed with amendments. Otherwise disallow.	Regionally Significant Infrastructure	Reject	Strategic Direction, Energy & Utilities
635.6	FS1097.640	Queenstown Park Limited	Support	Support in part. Support suggested definition of regionally significant infrastructure because it includes gondola (in that it is part of a strategic land transport network)	Regionally Significant Infrastructure	Reject	Strategic Direction, Energy & Utilities

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
635.7		Aurora Energy Limited	Not Stated	Insert new definition for Support Structure as follows: Support Structure Means a utility pole or tower that forms part of the electricity distribution network or National Grid that supports conductors as part of an electricity distribution line or transmission line. This includes any ancillary equipment, such as communication equipment or transformers, used in the conveyance of electricity.	Support Structure	Accept in Part	Energy & Utilities
635.7	FS1301.8	Transpower New Zealand Limited (Transpower)	Support	Allow, subject to the following amendments: "Means a utility pole or tower, irrespective of its physical construction, that forms part of the electricity distribution network or National Grid ..."	Support Structure	Accept in Part	Energy & Utilities
635.7	FS1132.42	Federated Farmers of New Zealand	Oppose	The proposed definition conflates the National Grid and local lines. For clarity's sake we consider the support structures referenced should be appropriately distinguished as either forming a component of the National Grid or as forming a component of the Electricity Distribution Network.	Support Structure	Reject	Energy & Utilities
635.9		Aurora Energy Limited	Other	Amend the definition of Utility as follows: Utility Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including but not limited to: <ul style="list-style-type: none"> • substations, transformers, lines and necessary and incidental structures and equipment for the transmission and distribution of electricity; • pipes and necessary incidental structures and equipment for transmitting and distributing gas; • storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage; • water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks); • structures, facilities, plant and equipment for the treatment of water; • structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities); • structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards; • structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards. • structures, facilities, plant and equipment necessary for navigation by water or air; • waste management facilities; and Anything described as a network utility operation in s166 of the Resource Management Act 1991. Utility does not include structures or facilities used for electricity generation (excluding temporary emergency generators), the manufacture and storage of gas, or the treatment of sewage.	Utility	Accept in Part	Energy & Utilities
635.9	FS1301.7	Transpower New Zealand Limited (Transpower)	Support	Allow, subject to the relief sought in Transpower's original submission	Utility	Accept in Part	Energy & Utilities
805.4		Transpower New Zealand Limited	Support	Retain definition of 'Amenity or Amenity Values'	Amenity, Amenity Values	Accept	Energy & Utilities
805.5		Transpower New Zealand Limited	Oppose	Add new definition - 'Artificial crop protection structure': "Artificial Crop Protection Structure: means structures of cloth used to protect crops and / or enhance growth."	Artificial crop protection structure	Reject	Energy & Utilities
805.6		Transpower New Zealand Limited	Oppose	Add a new definition for "crop support structure"	Crop support structure	Reject	Energy & Utilities
805.7		Transpower New Zealand Limited	Oppose	Add a new definition: "Earthworks within the National Grid Yard: means earthworks but includes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees."	Earthworks within the National Grid	Reject	Energy & Utilities
805.11		Transpower New Zealand Limited	Other	Support with amendments definition of 'Minor Upgrading'. Amend definition as follows: Minor Upgrading (in relation to transmission and distribution electricity lines): Means an increase in the carrying capacity, efficiency or security of transmission and distribution electricity lines utilising the existing support structures or structures of a similar scale, intensity and character, and includes the: <ul style="list-style-type: none"> Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone; The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone; Replacement of conductors or lines provided they do not exceed 30mm in diameter or the bundling together of any wire, cable or similar conductor provided that the bundle does not exceed 30mm in diameter; a) Addition of circuits and conductors; b) Reconducting of the line with higher capacity conductors; c) Re-sagging of conductors existing lines; d) Bonding of conductors; e) Replacement of Addition of longer or more efficient insulators provided they are less or similar in length; and f) Addition of electrical fittings; g) Addition of earthwires which may contain lightning rods, and earth-peaks and earth-wires; h) Support structure replacement within the same location as the support structure that is to be replaced; i) Replacement of existing cross-arms with cross-arms of an alternative design; and j) Increase in support structure height required to comply with NZECP34:2001 by not more than 15% of the base height of the support structure, and where the base height is defined as the height of the structure at date of public notification of the Plan. 	Minor Upgrading	Accept in Part	Energy & Utilities
805.12		Transpower New Zealand Limited	Oppose	Add a new definition: National Grid means the same as in the National Policy Statement on Electricity Transmission 2008.	National Grid	Accept in Part	Energy & Utilities

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
805.13		Transpower New Zealand Limited	Other	Support with amendments the definition of 'National Grid Corridor'. Amend the definition to: National Grid Subdivision Corridor: means the area measured either side of the centreline of above ground National Grid line as follows: 16m for the 110kV lines on pi poles 32m for 110kV lines on towers 37m for the 220kV transmission lines Note: The National Grid Corridor and National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.	National Grid Corridor	Accept	Energy & Utilities
805.14		Transpower New Zealand Limited	Support	Retain the definition of 'National Grid Sensitive Activities'	National Grid Sensitive Activities	Accept in Part	Energy & Utilities
805.15		Transpower New Zealand Limited	Oppose	Amend definition of 'National Grid Yard' as follows: Means: – the area located 12 metres in any direction from the outer edge of a National Grid support structure; and – the area located 12 metres either side of the centreline of any overhead National Grid line; (as shown in dark grey in diagram below) Note: The National Grid Corridor and National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.	National Grid Yard	Reject	Energy & Utilities
805.16		Transpower New Zealand Limited	Oppose	Add a new definition: “Regionally significant infrastructure: includes the following: a) Renewable electricity generation facilities, where they supply the national electricity grid and local distribution network; and b) The National Grid; and c) The Electricity distribution network; and d) Telecommunication and radio communication facilities; and e) Road classified as being of national or regional importance; and f) Marinas and Airports; and g) Structures for transport by rail.”	Regionally Significant Infrastructure	Accept in Part	Strategic Direction, Energy & Utilities
805.16	FS1121.6	Aurora Energy Limited	Support	Agrees that a new definition of Regionally Significant Infrastructure should be inserted into the Proposed Plan to provide certainty around the nature and type of infrastructure that is significant on a regional scale. This submission is aligned with the relief sought by Aurora in its original submissions.	Regionally Significant Infrastructure	Accept in Part	Strategic Direction, Energy & Utilities
805.16	FS1159.1	PowerNet Ltd	Support	Support in Part - PowerNet supports the inclusion of a new definition for “Regionally Significant Infrastructure”. However, PowerNet considers that this definition should be refined to better reflect the regionally significant infrastructure in this District, which would likely not include marinas and rail structures. Further, PowerNet seeks that reference to this new definition be included throughout the relevant chapters of the Proposed Plan.	Regionally Significant Infrastructure	Accept in Part	Strategic Direction, Energy & Utilities
805.16	FS1340.7	Queenstown Airport Corporation	Support	QAC supports the inclusion of a new definition for “Regionally Significant Infrastructure”. Further, QAC seeks that reference to this new definition be included throughout the relevant chapters of the Proposed Plan.	Regionally Significant Infrastructure	Accept in Part	Strategic Direction, Energy & Utilities
805.16	FS1077.64	Board of Airline Representatives of New Zealand (BARNZ)	Support	Add a definition of regionally significant infrastructure, either as requested by Transpower or Aurora Energy or in submission 635.6	Regionally Significant Infrastructure	Accept	Strategic Direction, Energy & Utilities
805.16	FS1106.10	Chorus New Zealand Limited	Support	Support in part. If this term is adopted in the objectives and policies, it is appropriate to have a definition. For the avoidance of doubt as to what is covered by the definition, the following amendment is proposed to clause (d): (d) telecommunication and radio communication facilities and networks: and For example, mobile copper and fibre networks are critical to the prosperity of the district and surrounding regions and accordingly are regionally significant infrastructure.	Regionally Significant Infrastructure	Reject	Strategic Direction, Energy & Utilities
805.16	FS1208.10	Vodafone New Zealand Limited	Support	Supports in part. Agrees that if this term is adopted in the objectives and policies, it is appropriate to have a definition. Proposes. for the avoidance of doubt, the following amendment to clause (d): telecommunication and radio communication facilities and networks: and. States that mobile copper and fibre networks are critical to the prosperity of the district and surrounding regions and accordingly are regionally significant infrastructure.	Regionally Significant Infrastructure	Reject	Strategic Direction, Energy & Utilities
805.16	FS1211.19	New Zealand Defence Force	Support	Supports in part (with addition of ‘defence facilities). Otherwise opposes. States that NZDF does not currently have facilities within the Queenstown Lakes District, therefore, it is important to provide for future facilities. Believes that defence facilities provide important security and other services to districts and regions, and therefore it is appropriate to include these facilities in the definition of Regionally Significant Infrastructure. Seeks this provision to be allowed with amendments. Otherwise disallows.	Regionally Significant Infrastructure	Reject	Strategic Direction, Energy & Utilities
805.16	FS1253.10	Spark New Zealand Trading Limited	Support	Supports in part. Believes that if this term is adopted in the objectives and policies, it is appropriate to have a definition. For the avoidance of doubt as to what is covered by the definition, proposes to clause (d): telecommunication and radio communication facilities and networks: and. Agrees that mobile, copper and fibre networks are critical to the prosperity of the district and surrounding regions and accordingly are regionally significant infrastructure.	Regionally Significant Infrastructure	Reject	Strategic Direction, Energy & Utilities
805.17		Transpower New Zealand Limited	Oppose	Add a new definition: “Reverse Sensitivity: is the legal vulnerability of an established activity to complaint from a new land use. It arises when an established use is causing adverse environmental impact to nearby land, and a new, benign activity is proposed for the land. The ‘sensitivity’ is this: if the new use is permitted, the established use may be required to restrict its operations or mitigate its effects so as not to adversely affect the new activity.”	Reverse Sensitivity	Reject	Energy & Utilities
805.17	FS1077.65	Board of Airline Representatives of New Zealand (BARNZ)	Oppose	Do not include a definition of reverse sensitivity	Reverse Sensitivity	Accept	Energy & Utilities
805.17	FS1211.20	New Zealand Defence Force	Support	Considers it appropriate. Seeks this provision to be allowed.	Reverse Sensitivity	Reject	Energy & Utilities

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
805.18		Transpower New Zealand Limited	Oppose	Add a new definition: "Protective Canopy: means a structure partly enclosed with impermeable material to provide protection to crops, but does not include artificial crop protection structures."	Protective Canopy	Reject	Energy & Utilities
805.19		Transpower New Zealand Limited	Other	Support with amendments. Delete definition and retain the definition "National Grid Sensitive Activities".	National Grid Sensitive Activities	Accept in Part	Energy & Utilities
805.20		Transpower New Zealand Limited	Support	Retain definition of 'Structure'	Structure	Accept	Energy & Utilities
805.21		Transpower New Zealand Limited	Oppose	Amend definition of utility as follows: Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including but not limited to: – transformers, lines and necessary incidental structures and equipment for the transmissions and distribution of electricity; – pipes and necessary incidental structures and equipment for transmitting and distributing gas; – storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage; – water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks); – structures, facilities, plant and equipment for the treatment of water; – structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities); – structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards; – structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards. – structures, facilities, plant and equipment necessary for navigation by water or air; – waste management facilities; and – Anything described as a network utility operation in s166 of the Resource Management act 1991 Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.	Utility	Accept in Part	Energy & Utilities
836.9		Arcadian Triangle Limited	Not Stated	Definitions - National Grid Issue: (a) The definitions relating to the National Grid have probably been supplied by Transpower. No thought appears to have been put into amending them to fit into this District Plan. The following points are noted: (i) There is no definition of "National Grid". (ii) The definition of "National Grid Sensitive Activities" uses terms similar to, but different from, terms defined in this District Plan. For example it includes reference to "Child Day Care Activity" and "Day Care Activity" whereas the defined term in this District Plan is "Day Care Facility" (and there are other similar mis-references. (b) The diagram in the definition of "National Grid Yard" is meaningless because, the way it is copied, the diagram does not show the different parts detailed in the Legend. Relief Requested: (c) Review and amend all definitions relating to the National Grid so that they make sense, are understandable, and are consistent with defined terms in this District Plan.	National Grid	Accept	Energy & Utilities
243.45		Christine Byrch	Other	Rewrite the definitions based on the following comments: Temporary Activities - improve the wording.	Temporary Activities	Accept in part	Temporary Activities & Relocated Building
243.45	FS1224.45	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Temporary Activities	Accept in part	Temporary Activities & Relocated Building
243.46		Christine Byrch	Other	Rewrite the definitions based on the following comments: Temporary Events - 'uses similar in character' to what? Unit - you refer to 'visitor accommodation unit' but this is not defined anywhere.	Temporary Events	Reject	Temporary Activities & Relocated Building
243.46	FS1224.46	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Temporary Events	Accept	Temporary Activities & Relocated Building
1365.1		New Zealand Defence Force	Support	Request to use the following definition for Temporary Military Training Activity (TMTA) "Temporary Military Training Activity means a temporary military activity undertaken for defence purposes. The term 'defence purpose' is as described in the Defence Act 1990"	Temporary Military Training Activity	Accept	Temporary Activities & Relocated Building

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
496.4		House Movers Section of New Zealand Heavy Haulage Association (Inc)	Not Stated	the definitions section of the plan to accord with trade practice and usage so as to distinguish between the activities of removal, re-siting, and relocation of dwellings and buildings. - Expressly provide in the proposed plan (whether in the definitions or in the activity rules) for the demolition and removal and re-siting of buildings as a permitted activity in all areas and zones, except in relation to any scheduled identified heritage buildings, or any properly established conservation heritage precinct. Suggested drafting to give effect to this submission is as follows (or the same or similar effect but without limiting the relief sought): Definitions "Relocated Building means any previously used building which is transported in whole or in parts and re-located from its original site to its destination site; but excludes any pre-fabricated building which is delivered dismantled to a site for erection on that site." "Removal of a Building means the shifting of a building off a site" "Relocation of a Building means the placement of a relocated building on its destination site" "Re-siting of a Building" means shifting a building within a site.	Removal, re-siting, relocation	Accept	Temporary Activities & Relocated Building
519.7		New Zealand Tungsten Mining Limited	Not Stated	Amend the definition of Temporary Activity as follows: 'Means the use of land, buildings, vehicles and structures for activities of short duration and are outside the usual use of a site, that include the following: - Temporary events - Temporary filming - Temporary activities related to building construction - <u>Temporary exploration and prospecting</u> - Temporary military training - Temporary storage - Temporary utilities - Temporary use of a site as an airport for certain community events. A Temporary activity does not include the extension of an activity authorised buy a resource consent where in contravention to any conditions of the resource consent.'	Temporary Activity	Reject	Temporary Activities & Relocated Building
519.7	FS1356.7	Cabo Limited	Oppose	All the relief sought be declined	Temporary Activity	Accept in part	Temporary Activities & Relocated Building
519.7	FS1015.43	Straterra	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Temporary Activity	Reject	Temporary Activities & Relocated Building
607.44		Te Anau Developments Limited	Not Stated	Insert definition for "temporary storage"	Temporary storage	Reject	Temporary Activities & Relocated Building
		Cardrona Alpine Resort Limited	Oppose	Insert definition for "temporary storage"	Temporary storage	Reject	Temporary Activities & Relocated Building
615.42	FS1105.42	Cardrona Valley Residents and Ratepayers Society Inc	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities.	Temporary storage	Reject	Temporary Activities & Relocated Building
615.42	FS1137.43	Kay Curtis	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Temporary storage	Reject	Temporary Activities & Relocated Building
		Real Journeys Limited	Not Stated	Definitions Insert definition for "temporary storage"	Temporary storage	Reject	Temporary Activities & Relocated Building
635.8		Aurora Energy Limited	Support	The definition for Temporary Activities is supported and is to be retained.	Temporary activities	Accept in part	Temporary Activities & Relocated Building
433.33		Queenstown Airport Corporation	Support in part	"Temporary Activity" - Amend the definition to include airshows.	Temporary Activity	Reject	Temporary Activities & Relocated Building

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.33	FS1117.89	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Temporary Activity	Accept	Temporary Activities & Relocated Building
433.18		Queenstown Airport Corporation	Other	Critical Listening Environment: Support in part. Amend the definition as follows: "Critical Listening Environment" <i>Means any space that is regularly used for high quality listening or communication, for example principal living areas, bedrooms and classrooms, but excludes " Non-Critical Living Listening Environments".</i>	Critical Listening Environment	Accept	Airport Mixed Use
433.18	FS1117.74	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Critical Listening Environment	Reject	Airport Mixed Use
433.18	FS1097.304	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Critical Listening Environment	Reject	Airport Mixed Use
433.20		Queenstown Airport Corporation	Support	Design Sound Level: Retain the definition as notified.	Design Sound Level	Accept	Airport Mixed Use
433.20	FS1117.76	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Design Sound Level	Reject	Airport Mixed Use

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433.20	FS1097.306	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Design Sound Level	Reject	Airport Mixed Use
433.23		Queenstown Airport Corporation	Support	Indoor Design Sound Level: Retain the definition as notified.	Indoor Design Sound Level	Accept	Airport Mixed Use
433.23	FS1117.79	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Indoor Design Sound Level	Reject	Airport Mixed Use
433.23	FS1097.309	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Indoor Design Sound Level	Reject	Airport Mixed Use
433.26		Queenstown Airport Corporation	Support	Non Critical Listening Environment: Retain the definition as notified.	Non Critical Listening Environment	Accept	Airport Mixed Use
433.26	FS1117.82	Fil Holdings Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Non Critical Listening Environment	Reject	Airport Mixed Use
433.26	FS1097.312	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Non Critical Listening Environment	Reject	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
649.20		Southern District Health Board	Not Stated	Part 1 Definitions Definition 'Notional boundary': The concept is essential for predominantly rural districts to recognise effects of noise upon people not land <i>per se</i> are the issue for noise under RMA, but the term 'facade' is inappropriate. The submitter supports in part but with the following amendment: Replace 'the facade' with 'any side' For the following reason: Concept is essential for predominantly rural districts to recognise effects of noise upon people not land <i>per se</i> are the issue for noise under RMA, but the term 'facade' is inappropriate and inconsistent with the measurement and assessment standards cited for noise which were amended in 1999 to remove the term facade after the Environment Court deemed the term had connotations of "frontage" which were not always inherent in notional boundary and were sometimes contrary to the purpose of the concept as an applied assessment location.	Notional boundary	Accept	Airport Mixed Use
84.1		Richard Hanson	Other	Amend the proposed definition of Ski Area Activities to replace b: with (b) cable cars, gondolas, chairlifts, T-bars, platter lifts, rope tows and conveyor lifts to facilitate commercial recreational activities .	Ski Area Activities	Accept in Part	Rural
84.1	FS1097.16	Queenstown Park Limited	Support	Support for the reasons provided by the submitter.	Ski Area Activities	Accept in Part	Rural
220.1		Clive Manners Wood	Oppose	Delete the proposed definition of Informal Airports.	Informal Airports	Reject	Rural
243.36		Christine Byrch	Other	Rewrite the definitions based on the following comments: Ecosystem Services – are not just the services that people benefit from.	Ecosystem Services	Reject	Rural
243.36	FS1224.36	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Ecosystem Services		Further submission not specifically related to 'ecosystem'
243.37		Christine Byrch	Other	Rewrite the definitions based on the following comments: Farming Activity – write more clearly.	Farming activity	Reject	Rural
243.37	FS1224.37	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Farming activity	Accept	Rural
243.39		Christine Byrch	Other	Rewrite the definitions based on the following comments: Nature Conservation Values - surely you need to define the values here. Their 'preservation and protection etc' does not define these values.	Nature Conservation Values	Reject	Rural
243.39	FS1224.39	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Nature Conservation Values	Accept in part	Rural
243.44		Christine Byrch	Other	Rewrite the definitions based on the following comments: Ski Area Activities - delete points (a) and (d) - too broad. Point (c) - should it be 'or' or 'of'?	Ski Area Activities	Reject	Rural
243.44	FS1117.15	Remarkables Park Limited	Oppose	The definition of ski area activities is appropriate and provides for the activities anticipated within a ski field.	Ski Area Activities	Accept in part	Rural
243.44	FS1224.44	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Ski Area Activities	Accept in part	Rural
243.44	FS1229.28	NX Ski Limited	Oppose	NZ Ski Limited opposes the submitters proposed deletions of activities from the definition of Ski Area Activities. To exclude these activities would result in an inefficient use of a restricted land resource that has been identified as appropriate to contain and consolidate outdoor recreational activities and their associated effects. NZ Ski Limited seeks that this submission be disallowed by QLDC.	Ski Area Activities	Accept	Rural
252.2		HW Richardson Group	Support	The submitter supports the following definition: Mining activity	Mining Activity	Accept in part	Rural
252.4		HW Richardson Group	Support	The submitter supports the following definition: Rural industrial activity	Rural Industrial Activity	Accept	Rural
356.1		X-Ray Trust Limited	Other	Insert definitions of the following terms: "sensitive activities", "valuable ecological remnants" or "ecological remnants", "nature conservation values".	Sensitive activities, valuable ecological remnants, ecological remnants, nature conservation values		Millbrook
376.1		Southern Hemisphere Proving Grounds Limited	Other	Add the following to the definition of 'Ski Area Activities' in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories. and driver training activities.	Ski Area Activities	Accept	Rural
400.7		James Cooper	Oppose	Amend the definitions of "clearance" and "vegetation" to exclude relevance to application of water.	Clearance, Vegetation	Reject	Rural
400.7	FS1091.9	Jeremy Bell Investments Limited	Support	Allow	Clearance, Vegetation	Reject	Rural
433.4		Queenstown Airport Corporation	Support	Aerodrome : Retain the definition as notified.	Aerodrome	Accept	Airport Mixed Use

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.4	FS1117.60	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Aerodrome	Reject	Airport Mixed Use
433.4	FS1097.290	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Aerodrome	Reject	Airport Mixed Use
433.22		Queenstown Airport Corporation	Other	Hangar: Support in part. Amend the definition as follows: Hangar Means a structure used to store aircraft, including for maintenance, servicing and/or repair purposes.	Hangar	Accept	Airport Mixed Use
433.22	FS1117.78	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Hangar	Reject	Airport Mixed Use
433.22	FS1097.308	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Hangar	Reject	Airport Mixed Use
433.24		Queenstown Airport Corporation	Support	Informal Airport: Retain the definition as notified.	Informal Airports	Accept	Rural

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433.24	FS1117.80	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Informal Airports	Reject	Rural
433.24	FS1097.310	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Informal Airports	Reject	Rural
624.37		D & M Columb	Not Stated	Definition – Farming Activity Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock, and the use or storage of vehicles and heavy machinery.	Farming activity	Reject	Rural
784.1		Jeremy Bell Investments Limited	Oppose	Clearance of Vegetation - delete the following: clearance of vegetation includes the deliberate application of water where it would change the ecological conditions such that the resident indigenous plants are killed by competitive exclusion includes dry land cushion field species.	Clearance of vegetation	Reject	Rural
784.2		Jeremy Bell Investments Limited	Not Stated	Exclude irrigation structures from the definition of "building" and any other amendment necessary to ensure that pivot irrigators are permitted in the Rural Zone.	Building	Reject	Rural
784.2	FS1097.708	Queenstown Park Limited	Support	Support exclusion of irrigators from the definition of building.	Building	Reject	Rural
296.2		Royal New Zealand Aero Club Inc/Flying NZ	Other	Define 'informal airports' as remote landing areas used by infrequently by helicopter operations;	Informal Airports	Reject	Rural
315.1		The Alpine Group Limited	Oppose	Remove the second paragraph of the definition relating to Clearance of Indigenous Vegetation	Clearance of Indigenous Vegetation	Reject	Indigenous Vegetation
339.9		Evan Alty	Oppose	Vegetation Clearance. Amend as follows: Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, soil disturbance including direct drilling, spraying with herbicide or other substance, burning. Clearance of vegetation includes the deliberate application of water or other substance, where it would change the ecological conditions such that the resident indigenous plant(s) are killed or threatened by competitive exclusion, or disease. Includes dry land cushion field species.	Vegetation Clearance	Accept in part	Indigenous Vegetation
339.9	FS1097.153	Queenstown Park Limited	Oppose	Submitter suggests amendment to definition of vegetation clearance. Suggested amendments are unnecessary and impractical.	Vegetation Clearance	Reject	Indigenous Vegetation
339.10		Evan Alty	Oppose	Exotic Amend as follows: In relation to trees and plants means species which are not indigenous to that part of the New Zealand Non native plant and tree species introduced into an area where they do not occur naturally.	Exotic	Reject	Indigenous Vegetation
339.11		Evan Alty	Oppose	Indigenous Vegetation Amend as follows: Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand through natural processes without human assistance. Intervention.	Indigenous Vegetation	Reject	Indigenous Vegetation
339.12		Evan Alty	Support	Support Nature Conservation Values	Nature Conservation Values	Support	Strategic Direction
339.13		Evan Alty	Other	Add new definition: 'Margin' Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.	Margin	Reject	Rural
339.13	FS1097.154	Queenstown Park Limited	Oppose	Submitter requests a definition of 'margin' is inserted. This is not necessary.	Margin	Accept	Rural
373.1		Department of Conservation	Other	Amend the definition of 'Clearance of Vegetation' as follows: Clearance of vegetation includes, the deliberate application of water, or over sowing, where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.	Clearance of vegetation	Reject	Indigenous Vegetation

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
373.1	FS1040.3	Forest and Bird	Support	Support	Clearance of vegetation	Reject	Indigenous Vegetation
373.1	FS1091.1	Jeremy Bell Investments Limited	Oppose	Disallow. The definition for clearance of vegetation will severely constrict land use activities across the District. To include oversowing as clearance of vegetation further reduces the ability for land users to use their land without requiring resource consent. DOC has also suggested in their discussion of 33.2.2.3 that grazing of stock should be considered clearance of indigenous vegetation. This would create a significant fetter on land use within the district which is not necessary to achieve the objectives and policies relating to indigenous vegetation.	Clearance of vegetation	Accept	Indigenous Vegetation
373.1	FS1132.22	Federated Farmers of New Zealand	Oppose	Over sowing should not in and of itself be considered vegetation clearance. Some degree of significance is required; we would rather the concerns are addressed through specific rules rather than through amendment to the definition of 'Vegetation Clearance'.	Clearance of vegetation	Accept in part	Indigenous Vegetation
373.1	FS1347.18	Lakes Land Care	Oppose	Opposes oversewing as a vegetation clearance definition. Assures that it is a management practice used to improve grazing species.	Clearance of vegetation	Accept	Indigenous Vegetation
373.2		Department of Conservation	Other	Include new definition for 'biodiversity offsets or offsetting' as follows: Measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation and mitigation measures have been taken. The goal of biodiversity offsetting is to achieve no net loss and preferably a net gain of biodiversity on the ground.	Biodiversity offsets or offsetting	Reject	Indigenous Vegetation
373.2	FS1040.4	Forest and Bird	Support	Support in Part	Biodiversity offsets or offsetting	Reject	Indigenous Vegetation
373.2	FS1287.1	New Zealand Tungsten Mining Limited	Oppose	That the submission be refused insofar as the submission seeks to amend the definition of biodiversity offsetting	Biodiversity offsets or offsetting	Accept	Indigenous Vegetation
373.2	FS1313.2	Darby Planning LP	Not Stated	Support/Oppose. Seek that the part of the submission relating to new definition of biodiversity offsetting and no net loss, be disallowed to the extent they conflict with the original submission from DPL. DPL supports the concept of biodiversity offsetting and related definitions to clarify the intended meaning within the PDP. DPL oppose the proposed relief to the extent it conflicts with the outcomes sought in its original submissions.	Biodiversity offsets or offsetting	Accept	Indigenous Vegetation
373.2	FS1342.23	Te Anau Developments Limited	Oppose	Not allow relief sought (or other similar relief sought by another submitter) unless otherwise agreed through the submission process	Biodiversity offsets or offsetting	Accept	Indigenous Vegetation
373.2	FS1347.19	Lakes Land Care	Oppose	Opposes oversewing as a vegetation clearance definition. Assures that it is a management practice used to improve grazing species.	Biodiversity offsets or offsetting	Accept	Indigenous Vegetation
373.2	FS1097.215	Queenstown Park Limited	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Biodiversity offsets or offsetting	Accept	Indigenous Vegetation
373.3		Department of Conservation	Other	Include a definition of 'no net loss' as follows: No overall reduction in biodiversity as measured by type, amount and condition.	No net loss	Reject	Indigenous Vegetation
373.3	FS1040.5	Forest and Bird	Support	Support in Part	No net loss	Reject	Indigenous Vegetation
373.3	FS1287.2	New Zealand Tungsten Mining Limited	Oppose	That the submission be refused insofar as the submission seeks to introduce a new definition for 'no net loss'	No net loss	Accept	Indigenous Vegetation
373.3	FS1313.3	Darby Planning LP	Not Stated	Support/Oppose. Seek that the part of the submission relating to new definition of biodiversity offsetting and no net loss, be disallowed to the extent they conflict with the original submission from DPL. DPL supports the concept of biodiversity offsetting and related definitions to clarify the intended meaning within the PDP. DPL oppose the proposed relief to the extent it conflicts with the outcomes sought in its original submissions.	No net loss	Accept	Indigenous Vegetation
373.3	FS1132.23	Federated Farmers of New Zealand	Oppose	Accounts for biodiversity as a 'stock' of net biodiversity values. We would rather attention is given specifically to the protection of threatened species rather than the biodiversity stock overall.	No net loss	Accept in part	Indigenous Vegetation
373.3	FS1347.20	Lakes Land Care	Oppose	Opposes oversewing as a vegetation clearance definition. Assures that it is a management practice used to improve grazing species.	No net loss	Accept	Indigenous Vegetation
373.3	FS1097.216	Queenstown Park Limited	Oppose	Oppose for the reasons outlined in QPL's primary submission.	No net loss	Accept	Indigenous Vegetation
400.2		James Cooper	Other	That Council provide in the definition of "building" and "structure" that the same does not include irrigation pivots or other irrigation infrastructure.	Building, Structure	Reject	Rural
400.2	FS1097.261	Queenstown Park Limited	Support	Definition of building and structure should not apply to irrigation pivots and irrigation infrastructure.	Building, Structure	Reject	Rural
407.1		Mount Cardrona Station Limited	Other	Supports the definition of ski area activities but seeks the following modifications: (a) Insert a new definition for "Passenger Lift Systems" as follows: Passenger Lift Systems Means any mechanical system used to convey or transport passengers within or to a Ski Area Sub-Zone, including chairlifts, gondolas, T-bars and rope tows, and including all moving, fixed and ancillary components of such systems such as towers, pylons, cross arms, pulleys, cables, chairs, cabins, and structures to enable the embarking and disembarking of passengers. (b) Modify the definition of "Ski Area Activities" as follows: Ski Area Activities Means the use of natural and physical resources for the purpose of providing for: [...] (a) recreational activities either commercial or non commercial. (b) chairlifts, t-bars and rope tows to facilitate commercial recreational activities. Passenger lift systems [...] (f) buildings for or ancillary to the activities in (a) – (e) above	Ski Area Activities	Accept in part	Rural

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
407.1	FS1329.8	Soho Ski Area Ltd and Blackmans Creek Holdings No. 1 LP	Support	We seek that the part of the submission seeking to add a new definition of passenger lift system be allowed. Soho supports the proposed new definition of "Passenger Lift System" as it relates to the proposed changes sought in the Soho submission to the definition of ski area activities.	Ski Area Activities	Accept in part	Rural
407.1	FS1330.4	Treble Cone Investments Limited	Support	seek that the part of the submission seeking to add a new definition of passenger lift system be allowed for the reasons expressed within this submission	Ski Area Activities	Accept	Rural
407.1	FS1097.262	Queenstown Park Limited	Support	Support for the reasons outlined in QPL's primary submission.	Ski Area Activities	Accept in part	Rural
519.1		New Zealand Tungsten Mining Limited	Not Stated	Add the following new definition of Exploration: 'Exploration means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and to explore has a corresponding meaning.'	Exploration	Accept	Rural
519.1	FS1356.1	Cabo Limited	Oppose	All the relief sought be declined	Exploration	Reject	Rural
519.1	FS1015.37	Straterra	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Exploration	Accept	Rural
519.1	FS1040.22	Forest and Bird	Oppose	Oppose	Exploration	Reject	Rural
519.2		New Zealand Tungsten Mining Limited	Not Stated	Add the following new definition of Mining: 'Mining: (a) means to take, win or extract, by whatever means, - (i) a mineral existing in its natural state in land; or (ii) a chemical substance from a mineral existing in its natural state in land; and (b) includes - (i) the injection of petroleum into an underground gas storage facility; and (ii) the extraction of petroleum from an underground gas storage facility; but (c) does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph (a).'	Mining	Reject	Rural
519.2	FS1356.2	Cabo Limited	Oppose	All the relief sought be declined	Mining	Accept	Rural
519.2	FS1015.38	Straterra	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Mining	Reject	Rural
519.3		New Zealand Tungsten Mining Limited	Not Stated	Clarify the definition of mining activity as follows: Mining Activity (a) means operations in connection with mining, exploring, or prospecting for any mineral; and (b) includes, when carried out at or near the site where the mining, exploration, or prospecting is undertaken - (i) the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and (ii) the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and (iii) the removal of overburden by mechanical or other means, and treatment of any substance considered to contain any mineral; and (iv) the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations; and'	Mining Activity	Accept	Rural
519.3	FS1356.3	Cabo Limited	Oppose	All the relief sought be declined	Mining Activity	Reject	Rural
519.3	FS1015.39	Straterra	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Mining Activity	Accept	Rural
519.3	FS1040.23	Forest and Bird	Oppose	Oppose	Mining Activity	Reject	Rural
519.4		New Zealand Tungsten Mining Limited	Not Stated	Add the following new definition of Mining Building: 'Means a building (as defined) necessary for the undertaking of mining activities (as defined).'	Mining Building	Reject	Rural
519.4	FS1356.4	Cabo Limited	Oppose	All the relief sought be declined	Mining Building	Accept	Rural
519.4	FS1015.40	Straterra	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Mining Building	Reject	Rural
519.5		New Zealand Tungsten Mining Limited	Not Stated	Amend the definition of Prospecting so it is defined as 'Mineral Prospecting'.	Mineral Prospecting	Accept	Rural
519.5	FS1356.5	Cabo Limited	Oppose	All the relief sought be declined	Mineral Prospecting	Reject	Rural
519.5	FS1015.41	Straterra	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Mineral Prospecting	Accept	Rural
519.6		New Zealand Tungsten Mining Limited	Not Stated	Amend the definition of Prospecting as follows: 'Mineral Prospecting: Means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes the following activities: - Geological, geochemical, and geophysical surveys; - The taking of samples by hand or hand held methods; - Aerial surveys. - Taking small samples by low impact mechanical methods.'	Prospecting	Accept in part	Rural
519.6	FS1356.6	Cabo Limited	Oppose	All the relief sought be declined	Prospecting	Reject	Rural
519.6	FS1015.42	Straterra	Support	I support this submission in its entirety as providing appropriately for minerals and mining activities in the District, in a way that is consistent with the letter and intent of the RMA.	Prospecting	Accept in part	Rural
600.4		Federated Farmers of New Zealand	Other	Definition of building: The definition is amended to specifically exclude irrigation and associated infrastructure from the definition of 'building'.	Building	Reject	Rural
600.4	FS1034.4	Upper Clutha Environmental Society (Inc.)	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Building	Reject	Rural
600.4	FS1209.4	Richard Burdon	Support	Support entire submission	Building	Reject	Rural
600.4	FS1091.15	Jeremy Bell Investments Limited	Support	Allow	Building	Reject	Rural
600.4	FS1097.541	Queenstown Park Limited	Support	Farm irrigators are necessary for productive farming and are an anticipated activity in the rural area.	Building	Reject	Rural

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
600.5		Federated Farmers of New Zealand	Not Stated	Definition of 'Clearance of Vegetation': The definition is rewritten to exclude the application of water, as below: "Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, spraying with herbicide or burning. Clearance of vegetation includes, the deliberate application of water where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species."	Clearance of Vegetation	Reject	Indigenous Vegetation
600.5	FS1034.5	Upper Clutha Environmental Society (Inc.)	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Clearance of Vegetation	Accept	Indigenous Vegetation
600.5	FS1209.5	Richard Burdon	Support	Support entire submission	Clearance of Vegetation	Reject	Indigenous Vegetation
600.5	FS1040.39	Forest and Bird	Oppose	Oppose	Clearance of Vegetation	Accept	Indigenous Vegetation
600.5	FS1091.16	Jeremy Bell Investments Limited	Support	Allow.	Clearance of Vegetation	Reject	Indigenous Vegetation
600.6		Federated Farmers of New Zealand	Support	Adopt the following definitions as proposed: Factory Farming Farming Activity Flood Protection Work Holding informal Airport Minor Upgrading National Grid Corridor National Grid Sensitive Activities National Grid Yard Nature Conservation Values Registered Homestay Rural Selling Place Sensitive Activities-Transmission Corridor Utility Visitor Accommodation Waste Management Facility	Factory Farming, Farming Activity, Flood Protection Work, Holding, Informal Airport, Minor Upgrading, National Grid Corridor, National Grid Sensitive Activities, National Grid Yard, Nature Conservation Values, Registered Homestay, Rural Selling Place, Sensitive Activities - Transmission Corridor, Utility, Visitor Accommodation, Waste Management Facility	Accept in part	Rural, Energy & Utilities, Indigenous Vegetation
600.6	FS1034.6	Upper Clutha Environmental Society (Inc.)	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	As above	Reject	Rural, Energy & Utilities, Indigenous Vegetation
600.6	FS1209.6	Richard Burdon	Support	Support entire submission	As above	Reject	Rural, Energy & Utilities, Indigenous Vegetation
600.6	FS1342.5	Te Anau Developments Limited	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	As above	Reject	Rural, Energy & Utilities, Indigenous Vegetation
600.7		Federated Farmers of New Zealand	Other	The definition of Farm Building is amended as follows (or words to similar effect): Means a building (as defined) necessary for the exercise used for the purpose of farming activities (as defined) and: (a) Excludes buildings for the purposes of residential activities, home occupations, factory farming and forestry activities. (b) Excludes visitor accommodation and temporary accommodation.	Farm Building	Reject	Rural
600.7	FS1034.7	Upper Clutha Environmental Society (Inc.)	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Farm Building	Accept	Rural
600.7	FS1209.7	Richard Burdon	Support	Support entire submission	Farm Building	Reject	Rural
600.7	FS1097.542	Queenstown Park Limited	Support	The suggested amendment to the definition of farm building provides greater clarity	Farm Building	Reject	Rural
600.8		Federated Farmers of New Zealand	Other	The definition of Forestry is amended as follows (or words to similar effect): Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of 0.5ha 1 hectare in area.	Forestry	Reject	Rural
600.8	FS1034.8	Upper Clutha Environmental Society (Inc.)	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Forestry	Accept	Rural
600.8	FS1209.8	Richard Burdon	Support	Support entire submission	Forestry	Reject	Rural
600.10		Federated Farmers of New Zealand	Other	The definition of Indigenous Vegetation is amended as follows (or words to similar effect): Means plant communities dominated by species vegetation that occurs naturally in New Zealand, or arrived in New Zealand without human assistance. This may include a minor element of exotic vegetation but does not include regrowth in pasture.	Indigenous Vegetation	Reject	Indigenous Vegetation
600.10	FS1034.10	Upper Clutha Environmental Society (Inc.)	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Indigenous Vegetation	Accept	Indigenous Vegetation
600.10	FS1040.41	Forest and Bird	Oppose	Oppose	Indigenous Vegetation	Accept	Indigenous Vegetation
600.10	FS1209.10	Richard Burdon	Support	Support entire submission	Indigenous Vegetation	Reject	Indigenous Vegetation

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
610.20		Soho Ski Area Limited and Blackmans Creek No. 1 LP	Other	Support in part. 1. To amend the definition of building, as follows: 'Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004: Fences and walls not exceeding 2m in height. Retaining walls that support no more than 2 vertical metres of earthworks. Structures less than 5m ² in area and in addition less than 2m in height above ground level. Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. Uncovered terraces or decks that are no greater than 1m above ground level. The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race. Flagpoles not exceeding 7m in height. Building profile poles, required as part of the notification of Resource Consent applications. Public outdoor art installations sited on Council-owned land. Pergolas less than 2.5 metres in height either attached or detached to a building. All components associated with passenger lift or other systems, including lift towers, cross arms, pulleys, cables, chairs, cabins, and top or bottom stations. Notwithstanding the definition set out in the Building Act 2004, a building shall include: Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.	Building	Reject	Rural
610.20	FS1097.586	Queenstown Park Limited	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Building	Reject	Rural
610.22		Soho Ski Area Limited and Blackmans Creek No. 1 LP	Other	Support in part. Amend the definition of ski area activities, as follows: Means the use of natural and physical resources for the purposes of providing for establishing, operating and maintaining the following activities and structures : (a) recreational activities either commercial or non commercial (b) chairlifts, t-bars, and rope tows or any passenger lift or other systems to facilitate commercial recreational activities. (c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities. (d) activities ancillary to commercial recreational activities. (e) in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories. (f) Visitor and residential accommodation associated with ski area activities (g) Commercial activities associated with ski area activities or recreation activities (h) Guest facilities including ticketing, offices, restaurants, cafes, ski hire and retailing associated with any commercial recreation activity (i) Ski area operations, including avalanche control and ski patrol (j) Installation and operation of snow making infrastructure, including reservoirs, pumps, snow makers and associated elements. (k) The formation of trails and other terrain modification necessary to operate the ski area. (l) The provision of vehicle and passenger lift or other system access and parking (m) The provisions of servicing infrastructure, including water supply, wastewater disposal, telecommunications and electricity	Ski Area Activities	Reject	Rural
610.22	FS1153.2	Mount Cardrona Station Ltd	Support	Seeks that submission 610 (in relation to the definition of ski area activities) is adopted.	Ski Area Activities	Reject	Rural
610.22	FS1229.24	NX Ski Limited	Support	NZSki Limited supports in part the amendments to the definition of Ski Area Activities. The submitters amended definition provides clarity of the operations that occur within the Ski Area Sub-Zone and provides for an appropriate diversification of commercial activities associated with recreation activities which supports the intention to make Ski Area Sub-Zones year round destinations. However, it is submitted that point (f) be deleted as visitor accommodation is subject to its own definition. Including visitor accommodation in the definition of a Ski Area Activity would by default make it a Permitted Activity within the Ski Area Sub-Zone (pursuant to Rule 21.4.18) which does not align with NZSki Limited's proposed Controlled Activity rule or the submitters proposed rules 21.5.32 and 21.5.33. Further, residential activity is opposed by NZSki and should also not be a Permitted Activity in accordance with Rule 21.4.18). NZSki Limited seeks that this submission be accepted in part by QLDC.	Ski Area Activities	Reject	Rural
610.22	FS1097.588	Queenstown Park Limited	Support	Support in part/ Support that part of the submission requesting amendment of the definition to include the range of activities needed to support a ski area, including passenger lifts.	Ski Area Activities	Reject	Rural

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
613.20		Treble Cone Investments Limited.	Other	Support in part. 1. To amend the definition of building, as follows: 'Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004: Fences and walls not exceeding 2m in height. Retaining walls that support no more than 2 vertical metres of earthworks. Structures less than 5m ² in area and in addition less than 2m in height above ground level. Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. Uncovered terraces or decks that are no greater than 1m above ground level. The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race. Flagpoles not exceeding 7m in height. Building profile poles, required as part of the notification of Resource Consent applications. Public outdoor art installations sited on Council-owned land. Pergolas less than 2.5 metres in height either attached or detached to a building. All components associated with passenger lift or other systems systems, including lift towers, cross arms, pulleys, cables, chairs, cabins, and top and bottom stations and all associated infrastructure, services and facilities located within the SASZs. Notwithstanding the definition set out in the Building Act 2004, a building shall include: Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.'	Building	Reject	Rural
613.20	FS1097.593	Queenstown Park Limited	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Building	Reject	Rural
613.21		Treble Cone Investments Limited.	Other	Support in part. Amend the definition of ski area activities, as follows: Means the use of natural and physical resources for the purposes of providing for establishing, operating and maintaining the following activities and structures: (a) recreational activities either commercial or non commercial (b) chairlifts, t-bars, and rope tows, passenger lift or other systems to facilitate access and commercial recreational activities. (c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities. (d) activities ancillary to commercial recreational activities. (e) in the Waiorau Snow Farm SASZ vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories (f) Visitor and residential accommodation associated with ski area activities (g) Commercial activities associated with ski area activities or recreation activities (h) Guest facilities including ticketing, offices, restaurants, cafes, ski hire and retailing associated with any commercial recreation activity (i) Ski area operations, including avalanche control and ski patrol (j) Installation and operation of snow making infrastructure, including reservoirs, pumps, snow makers and associated elements. (k) The formation of trails and other terrain modification necessary to operate the SASZ. (l) The provision of vehicle and passenger lift or other system access and parking (m) The provisions of servicing infrastructure, including water supply, wastewater disposal, telecommunications and electricity	Ski Area Activities	Reject	Rural
613.21	FS1097.595	Queenstown Park Limited	Support	Support in part. Support that part of the submission requesting amendment of the definition to include the range of activities needed to support a ski area, including passenger lifts.	Ski Area Activities	Reject	Rural
615.21		Cardrona Alpine Resort Limited	Oppose	Amend definition as follows: Ski Area Activities Means the use of natural and physical resources for the purpose of providing for: (a) recreational activities either commercial or non-commercial (b) chairlifts, gondolas, surface lifts, t-bars and rope tows to facilitate commercial recreational activities. (c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities. (d) activities ancillary to commercial recreational activities, including earthworks and vegetation clearance. (e) in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.	Ski Area Activities	Reject	Rural
615.21	FS1105.21	Cardrona Valley Residents and Ratepayers Society Inc	Support	Support all aspects of the Cardrona Alpine Resort Limited submission and seek that the relief sought by Cardrona Alpine Resort Limited is allowed by the Council, to ensure: • The resort is able to continue to cater for guests of all abilities and disciplines so that it remains the most diverse ski-field in New Zealand and remains a premier resort for snow sports in Australasia. • The resort is able to develop, operate, maintain and upgrade its network of infrastructure, accommodation, food and beverage service, retail and mountain based tourism activities. • The resort is able to operate year round and continue to invest in and grow new four season visitor attractions activities, with significant growth in the provision of summer activities.	Ski Area Activities	Reject	Rural
615.21	FS1137.22	Kay Curtis	Support	Seeks that the relief sought by Cardrona Alpine Resort Limited is accepted by the Council. Has an interest in the proposal that is greater than the interest the general public has.	Ski Area Activities	Reject	Rural
615.21	FS1229.26	NXski Limited	Support	NZski Limited support the proposed amendment to the definition of Ski Area Activities that incorporates earthworks and the clearance of indigenous vegetation. NZski support the existing provisions that exclude earthworks within the Ski Area Sub-Zone and their primary submission seeks to require indigenous vegetation clearance in these areas to be Permitted. As such, incorporating these two activities into the definition of Ski Area Activities which are Permitted by virtue of proposed Rule 21.4.18 is supported. NZski Limited seeks that this submission be accepted by QLDC.	Ski Area Activities	Reject	Rural

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701.1		Paul Kane	Not Stated	Relief Sought 33. Delete the phrase "clearance of vegetation includes the deliberate application of water where it would change the ecological conditions such that the resident indigenous plants are killed by competitive exclusion. Includes dry land cushion field species" from the definition of "Clearance of Vegetation" in chapter 2.	Clearance of vegetation	Reject	Indigenous Vegetation
701.1	FS1162.36	James Wilson Cooper	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Clearance of vegetation	Reject	Indigenous Vegetation
701.2		Paul Kane	Not Stated	Relief Sought 34. Clarify the status of irrigation infrastructure under the definitions. It may be preferable to specifically define it as the normal controls for buildings and structures are not a good fit.	Irrigation Infrastructure	Reject	Rural
701.2	FS1162.37	James Wilson Cooper	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Irrigation Infrastructure	Reject	Rural
706.2		Forest and Bird NZ	Not Stated	Exotic Amend as follows: In relation to trees and plants means species which are not indigenous to that part of the New Zealand Non native plant and tree species introduced into an area where they do not occur naturally.	Exotic	Reject	Indigenous Vegetation
706.2	FS1162.56	James Wilson Cooper	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Exotic	Reject	Indigenous Vegetation
706.3		Forest and Bird NZ	Not Stated	Indigenous Vegetation Amend as Follows: Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand through natural processes without human assistance. Intervention.	Indigenous Vegetation	Accept in part	Indigenous Vegetation
706.3	FS1162.57	James Wilson Cooper	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Indigenous Vegetation	Reject	Indigenous Vegetation
706.4		Forest and Bird NZ	Support	Nature Conservation Values	National Conservation Values	Accept	Indigenous Vegetation
706.4	FS1162.58	James Wilson Cooper	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	National Conservation Values	Reject	Indigenous Vegetation
706.5		Forest and Bird NZ	Not Stated	Add new definition: 'Margin' Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.	Margin	Reject	Rural
706.5	FS1132.51	Federated Farmers of New Zealand	Oppose	There is no need for the district plan to include a definition for margins. In addition, the definition is so vague as to be of no practical use to plan users.	Margin	Accept in part	Rural
706.5	FS1162.59	James Wilson Cooper	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Margin	Accept	Rural
791.1		Tim Burdon	Oppose	Exclude the deliberate application of water in the definition of Clearance of Vegetation.	Clearance of vegetation	Reject	Indigenous Vegetation
791.1	FS1091.29	Jeremy Bell Investments Limited	Support	Allow.	Clearance of vegetation	Reject	Indigenous Vegetation
791.2		Tim Burdon	Oppose	Indigenous vegetation: Means vegetation that occurs naturally in NZ or arrived in NZ without human assistance. Amend to: Plant communities dominated by species that occur naturally in NZ or arrived in NZ without human assistance.	Indigenous Vegetation	Reject	Indigenous Vegetation
791.3		Tim Burdon	Other	Building: Oppose in part. Exclude irrigation infrastructure from building definition.	Building	Reject	Rural
794.1		Lakes Land Care	Oppose	Exclude the deliberate application of water in the definition of Clearance of Vegetation.	Clearance of Vegetation	Reject	Indigenous Vegetation
794.1	FS1091.30	Jeremy Bell Investments Limited	Support	Allow.	Clearance of Vegetation	Reject	Indigenous Vegetation
794.2		Lakes Land Care	Oppose	Indigenous vegetation: Means vegetation that occurs naturally in NZ or arrived in NZ without human assistance. Amend to: Plant communities dominated by species that occur naturally in NZ or arrived in NZ without human assistance.	Indigenous Vegetation	Reject	Indigenous Vegetation
794.3		Lakes Land Care	Other	Building: Oppose in part. Exclude irrigation infrastructure from building definition.	Building	Reject	Rural
805.8		Transpower New Zealand Limited	Support	Retain definition of 'Factory Farming'	Factory Farming	Accept	Rural
805.9		Transpower New Zealand Limited	Support	Retain definition of 'Farming Activity'	Farming activity	Accept	Rural
805.10		Transpower New Zealand Limited	Support	Retain definition of 'Farm Building'	Farm building	Accept	Rural
806.6		Queenstown Park Limited	Oppose	Amend the definition of building so that it excludes gondolas and associated structures.	Building	Reject	Rural
836.8		Arcadian Triangle Limited	Not Stated	Definitions - Minor Alterations and Additions to a Building Issue: (a) This submission point is lodged to enable this definition to be reconsidered. The following points are made: (i) Are there any other kinds of timber apart from "natural... timber", and if there are, why are they excluded? (ii) Why is there any concern about the material (or colour) of an exterior deck? (iii) Many natural timbered decks start a dark colour but then bleach very pale over time. There are clear stains intended to maintain a darker colour. Why does the definition allow dark stains but not allow clear stains? (iv) Why does the definition exclude modern products which are not timber but are designed and intended to look like timber (and last longer, without warping)? (v) Why is it necessary to say that a deck must comply with applicable rules and standards for activities and not apply the same comment to other external alterations referred to in the other two bullet points? (the point being that the second sentence of the first bullet point is unnecessary). (vi) In the third bullet point, the third use of the word "materials" makes a nonsense of the bullet point.	Minor Alterations and Additions to a Building	Accept in part	Arrowtown Residential Historic Management Zone

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Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
836.10		Arcadian Triangle Limited	Not Stated	Amend the definition of "Nature Conservation Values" as follows: "means the preservation and protection of the natural resources of the District having regard to their intrinsic values, and having special regard to indigenous flora and fauna , and natural ecosystems, and landscape."	Nature Conservation Values	Accept in Part	Indigenous Vegetation
836.10	FS1341.28	Real Journeys Limited	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	Nature Conservation Values	Accept in Part	Indigenous Vegetation
836.10	FS1342.18	Te Anau Developments Limited	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	Nature Conservation Values	Accept in Part	Indigenous Vegetation
836.10	FS1097.722	Queenstown Park Limited	Support	Support the intent of the submission for the reasons provided in QPL's original submission.	Nature Conservation Values	Accept in Part	Indigenous Vegetation
836.10	FS1117.284	Remarkables Park Limited	Support	Supports the intent of the submission for the reasons provided in RPL's original submission.	Nature Conservation Values	Accept in Part	Indigenous Vegetation
243.40		Christine Byrch	Other	Rewrite the definitions based on the following comments: Noise - Ldn: delete the day/night level, . I thought that this measure was not accepted by QLDC when last advertised? Any level of noise can be made to meet a standard by averaging it over a long enough time period. This level has been introduced simply to allow helicopter noise. Why are helicopters a special case? They should meet the noise standards as every other activity is required to do.	Noise	Reject	Noise
243.40	FS1340.1	Queenstown Airport Corporation	Oppose	QAC submits that the noise definition should be consistent with NZS6802:2008 Acoustics – Environmental Noise, as per the notified provision.	Noise	Accept	Airport Mixed Use
243.40	FS1224.40	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Noise	Accept	Airport Mixed Use
607.50		Te Anau Developments Limited	Not Stated	Insert new rule to permit any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions. Suggested wording is as follows: <u>Temporary food/beverage retail activity</u> <u>Any temporary food/beverage retail activity, for the direct purpose of serving people at temporary events and functions is a permitted activity.</u>	Temporary food / beverage retail activity	Reject	Temporary Activities & Relocated Building
607.5	FS1097.544	Queenstown Park Limited	Support	Support for the reasons outlined in QPL's primary submission.	Temporary food / beverage retail activity	Reject	Temporary Activities & Relocated Building
607.5	FS1117.238	Remarkables Park Limited	Support	For the reasons outlined in RPL's primary submission.	Temporary food / beverage retail activity	Reject	Temporary Activities & Relocated Building
696.1		Millbrook Country Club Ltd	Oppose	Definition of "urban Development" Replace definition with wording along the lines of: Means any development/activity within any zone other than the Rural Zones, including any development/activity which in terms of its characteristics (such as density) and its effects (apart from bulk and location) could be established as of right in any such zone; or any activity within an urban boundary as shown on the District Planning Maps. Means development and/or activities which: a) Creates or takes place on a site of 1500m2 or smaller; and b) Is connected to reticulated Council or community water and wastewater infrastructure; and c) Forms part of 10 or more contiguous sites which achieve both a) and b) above; but d) Does not include resort style development such as that within the Millbrook Zone	Urban Development	Accept in Part	Strategic Direction
706.1		Forest and Bird NZ	Not Stated	Amend as follows: <u>Avoid significant adverse effects on nature conservation values. In relation to adverse effects on nature conservation values that are not significant :</u> (a) these are avoided in the first instance; (b) where they cannot be avoided, they are remedied; (c) where they cannot be remedied they are mitigated; and residual adverse effects that cannot be mitigated are offset.	Nature Conservation Values	Accept in part	Strategic Direction
706.1	FS1091.24	Jeremy Bell Investments Limited	Oppose	Disallow. Including irrigation within the definition of "Clearance of Vegetation" will prevent irrigation Society throughout the district. The relief sought by RFBPS regarding clearance, including activities that are "threatening indigenous vegetation" is ambiguous at best. It is not clear what "threatening" would constitute. Such an amendment to the definition would unduly fetter land use activities throughout the district and provide blanket protection to all indigenous vegetation, significant or not. This is inconsistent with the RMA. Further, the amendment proposed is ultra vires due to its uncertainty.	Nature conservation Values	Accept in part	Strategic Direction
706.1	FS1132.50	Federated Farmers of New Zealand	Oppose	These are matters better addressed through specific policies rather than through definitions. The amendments sought do not provide for a balanced assessment of the four wellbeings, particularly economic wellbeing in the rural area. The amendments sought do not provide for active management of rural production land.	Nature conservation Values	Accept in part	Strategic Direction

Appendix 3 to the Section 42A Report for Chapter 2 - Definitions.

Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
706.1	FS1162.55	James Wilson Cooper	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Nature conservation Values	Accept in part	Strategic Direction
706.1	FS1015.106	Straterra	Oppose	I seek that 706.1 be allowed, subject to the proposed amendments below: "Avoid, remedy or mitigate significant the adverse effects of development on nature conservation values, and where these values are significant, protect them from inappropriate subdivision, use, and development.. In relation to adverse effects on nature conservation values that are not significant:-"	Nature conservation Values	Accept in part	Strategic Direction
243.39		Christine Byrch	Other	Rewrite the definitions based on the following comments: Nature Conservation Values - surely you need to define the values here. Their 'preservation and protection etc' does not define these values.	Nature Conservation Values	Accept in part	Strategic Direction
243.39	FS1224.39	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Nature Conservation Values	Accept in part	Strategic Direction
339.12		Evan Alty	Support	Support Nature Conservation Values	Nature Conservation Values	Accept in part	Strategic Direction
706.4		Forest and Bird NZ	Support	Nature Conservation Values	Nature Conservation Values	Accept in part	Strategic Direction
706.4	FS1162.58	James Wilson Cooper	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Nature Conservation Values	Accept in part	Strategic Direction
836.10		Arcadian Triangle Limited	Not Stated	Amend the definition of "Nature Conservation Values" as follows: "means the preservation and protection of the natural resources of the District having regard to their intrinsic values, and having special regard to indigenous flora and fauna , and natural ecosystems, and landscape."	Nature Conservation Values	Accept in part	Strategic Direction
836.10	FS1341.28	Real Journeys Limited	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Real Journeys (unless otherwise agreed through the submission process)	Nature Conservation Values	Accept in part	Strategic Direction
836.10	FS1342.18	Te Anau Developments Limited	Support	Allow relief sought to the extent that is does not undermine or prevent the relief originally sought by Te Anau Developments (unless otherwise agreed through the submission process)	Nature Conservation Values	Accept in part	Strategic Direction
836.10	FS1097.722	Queenstown Park Limited	Support	Support the intent of the submission for the reasons provided in QPL's original submission.	Nature Conservation Values	Accept in part	Strategic Direction
836.10	FS1117.284	Remarkables Park Limited	Support	Supports the intent of the submission for the reasons provided in RPL's original submission.	Nature Conservation Values	Accept in part	Strategic Direction
243.37		Christine Byrch	Other	Rewrite the definitions based on the following comments: Farming Activity – write more clearly.	Farming activity	Reject	Rural
243.37	FS1224.37	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Farming activity	Accept	Rural
624.37		D & M Columb	Not Stated	Definition – Farming Activity Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock, and the use or storage of vehicles and heavy machinery.	Farming activity	Reject	Rural
805.9		Transpower New Zealand Limited	Support	Retain definition of 'Farming Activity'	Farming activity	Accept	Rural
243.44		Christine Byrch	Other	Rewrite the definitions based on the following comments: Ski Area Activities - delete points (a) and (d) - too broad. Point (c) - should it be 'or' or 'of'?	Ski Area Activities	Reject	Rural
243.44	FS1117.15	Remarkables Park Limited	Oppose	The definition of ski area activities is appropriate and provides for the activities anticipated within a ski field.	Ski Area Activities	Accept in part	Rural
243.44	FS1224.44	Matakauri Lodge Limited	Oppose	The submitter opposes this submission and considers that the Proposed District Plan and Visitor Accommodation Sub-zone is an appropriate method to recognise and enable visitor accommodation on Lot 2 DP 27037. Seeks it to be disallowed.	Ski Area Activities	Accept in part	Rural
243.44	FS1229.28	NXski Limited	Oppose	NZski Limited opposes the submitters proposed deletions of activities from the definition of Ski Area Activities. To exclude these activities would result in an inefficient use of a restricted land resource that has been identified as appropriate to contain and consolidate outdoor recreational activities and their associated effects. NZski Limited seeks that this submission be disallowed by QLDC.	Ski Area Activities	Accept	Rural
376.1		Southern Hemisphere Proving Grounds Limited	Other	Add the following to the definition of 'Ski Area Activities' in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories. and driver training activities.	Ski Area Activities	Accept	Rural
433.24		Queenstown Airport Corporation	Support	Informal Airport: Retain the definition as notified.	Informal Airport	Accept	Rural

Appendix 3 to the Section 42A Report for Chapter 2 - Definitions.

Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
433.24	FS1117.80	Remarkables Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35. Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Informal Airport	Reject	Rural
433.24	FS1097.310	Queenstown Park Limited	Oppose	Oppose all amendments to definitions that are inconsistent with Plan Change 35 Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35. Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone. Oppose all amendments that seek to undermine or circumvent the Plan Change 35 and Lot 6 NoR proceedings that are currently before the Environment Court. Oppose all amendments that seek to enable urban activities on airport land where such activities are constrained on land adjoining or near the airport (Frankton and Remarkables Park). Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones. Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone. Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.	Informal Airport	Reject	Rural
296.2		Royal New Zealand Aero Club Inc/Flying NZ	Other	Define 'informal airports' as remote landing areas used by infrequently by helicopter operations;	Informal Airport	Reject	Rural
339.10		Evan Alty	Oppose	Exotic Amend as follows: In relation to trees and plants means species which are not indigenous to that part of the New Zealand Non native plant and tree species introduced into an area where they do not occur naturally.	Exotic	Reject	Indigenous Vegetation
339.13		Evan Alty	Other	Add new definition: 'Margin' Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.	Margin	Reject	Rural
339.13	FS1097.154	Queenstown Park Limited	Oppose	Submitter requests a definition of 'margin' is inserted. This is not necessary.	Margin	Accept	Rural
600.7		Federated Farmers of New Zealand	Other	The definition of Farm Building is amended as follows (or words to similar effect): Means a building (as defined) necessary for the exercise used for the purpose of farming activities (as defined) and: (a) Excludes buildings for the purposes of residential activities, home occupations, factory farming and forestry activities. (b) Excludes visitor accommodation and temporary accommodation.	Farm Building	Reject	Rural
600.7	FS1034.7	Upper Clutha Environmental Society (Inc.)	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Farm Building	Accept	Rural
600.7	FS1209.7	Richard Burdon	Support	Support entire submission	Farm Building	Reject	Rural
600.7	FS1097.542	Queenstown Park Limited	Support	The suggested amendment to the definition of farm building provides greater clarity	Farm Building	Reject	Rural
600.8		Federated Farmers of New Zealand	Other	The definition of Forestry is amended as follows (or words to similar effect): Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of 0.5ha 1 hectare in area.	Forestry	Reject	Rural
600.8	FS1034.8	Upper Clutha Environmental Society (Inc.)	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Forestry	Accept	Rural
600.8	FS1209.8	Richard Burdon	Support	Support entire submission	Forestry	Reject	Rural
706.2		Forest and Bird NZ	Not Stated	Exotic Amend as follows: In relation to trees and plants means species which are not indigenous to that part of the New Zealand Non native plant and tree species introduced into an area where they do not occur naturally.	Exotic	Reject	Indigenous Vegetation
706.2	FS1162.56	James Wilson Cooper	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Exotic	Reject	Indigenous Vegetation
706.5		Forest and Bird NZ	Not Stated	Add new definition: 'Margin' Land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.	Margin	Reject	Rural
706.5	FS1132.51	Federated Farmers of New Zealand	Oppose	There is no need for the district plan to include a definition for margins. In addition, the definition is so vague as to be of no practical use to plan users.	Margin	Accept in part	Rural
706.5	FS1162.59	James Wilson Cooper	Oppose	Believes that the relief sought in the submission does not result in sound resource management planning. Seeks that all of the relief sought be declined.	Margin	Accept	Rural

Appendix 3 to the Section 42A Report for Chapter 2 - Definitions.

Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
805.10		Transpower New Zealand Limited	Support	Retain definition of 'Farm Building'	Farm Building	Accept	Rural
784.2		Jeremy Bell Investments Limited	Not Stated	Exclude irrigation structures from the definition of "building" and any other amendment necessary to ensure that pivot irrigators are permitted in the Rural Zone.	Building	Reject	Rural
784.2	FS1097.708	Queenstown Park Limited	Support	Support exclusion of irrigators from the definition of building.	Building	Reject	Rural
600.4		Federated Farmers of New Zealand	Other	Definition of building: The definition is amended to specifically exclude irrigation and associated infrastructure from the definition of 'building'.	Building	Reject	Rural
600.4	FS1034.4	Upper Clutha Environmental Society (Inc.)	Oppose	The Society OPPOSES the entire submission and seeks that the entire submission is DISALLOWED.	Building	Reject	Rural
600.4	FS1209.4	Richard Burdon	Support	Support entire submission	Building	Reject	Rural
600.4	FS1091.15	Jeremy Bell Investments Limited	Support	Allow	Building	Reject	Rural
600.4	FS1097.541	Queenstown Park Limited	Support	Farm irrigators are necessary for productive farming and are an anticipated activity in the rural area.	Building	Reject	Rural
610.20		Soho Ski Area Limited and Blackmans Creek No. 1 LP	Other	Support in part. 1. To amend the definition of building, as follows: 'Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004: Fences and walls not exceeding 2m in height. Retaining walls that support no more than 2 vertical metres of earthworks. Structures less than 5m ² in area and in addition less than 2m in height above ground level. Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. Uncovered terraces or decks that are no greater than 1m above ground level. The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race. Flagpoles not exceeding 7m in height. Building profile poles, required as part of the notification of Resource Consent applications. Public outdoor art installations sited on Council-owned land. Pergolas less than 2.5 metres in height either attached or detached to a building. All components associated with passenger lift or other systems, including lift towers, cross arms, pulleys, cables, chairs, cabins, and top or bottom stations. Notwithstanding the definition set out in the Building Act 2004, a building shall include: Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.	Building	Reject	Rural
610.20	FS1097.586	Queenstown Park Limited	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Building	Reject	Rural
613.20		Treble Cone Investments Limited.	Other	Support in part. 1. To amend the definition of building, as follows: 'Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004: Fences and walls not exceeding 2m in height. Retaining walls that support no more than 2 vertical metres of earthworks. Structures less than 5m ² in area and in addition less than 2m in height above ground level. Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. Uncovered terraces or decks that are no greater than 1m above ground level. The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race. Flagpoles not exceeding 7m in height. Building profile poles, required as part of the notification of Resource Consent applications. Public outdoor art installations sited on Council-owned land. Pergolas less than 2.5 metres in height either attached or detached to a building. All components associated with passenger lift or other systems systems, including lift towers, cross arms, pulleys, cables, chairs, cabins, and top and bottom stations and all associated infrastructure, services and facilities located within the SASZs. Notwithstanding the definition set out in the Building Act 2004, a building shall include: Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.'	Building	Reject	Rural
613.20	FS1097.593	Queenstown Park Limited	Support	Support the intent of the submission for the reasons stated in QPL's original submission	Building	Reject	Rural
701.2		Paul Kane	Not Stated	Relief Sought 34. Clarify the status of irrigation infrastructure under the definitions. It may be preferable to specifically define it as the normal controls for buildings and structures are not a good fit.	Building	Reject	Rural
701.2	FS1162.37	James Wilson Cooper	Support	Believes that the relief sought in the submission will result in sound resource management planning. Seeks that all of the relief sought be allowed.	Building	Reject	Rural
791.3		Tim Burdon	Other	Building: Oppose in part. Exclude irrigation infrastructure from building definition.	Building	Reject	Rural
794.3		Lakes Land Care	Other	Building: Oppose in part. Exclude irrigation infrastructure from building definition.	Building	Reject	Rural
400.2		James Cooper	Other	That Council provide in the definition of "building" and "structure" that the same does not include irrigation pivots or other irrigation infrastructure.	Building, Structure	Reject	Rural
400.2	FS1097.261	Queenstown Park Limited	Support	Definition of building and structure should not apply to irrigation pivots and irrigation infrastructure.	Building, Structure	Reject	Rural
635.2		Aurora Energy Limited	Support	Retain the definition of Development as notified.	Development	Accept	Energy & Utilities
805.4		Transpower New Zealand Limited	Support	Retain definition of 'Amenity or Amenity Values'	Amenity or Amenity Values	Accept	Energy & Utilities
781.4		Chorus New Zealand Limited	Support	Retain the Definition of Height.	Height	Accept	Energy & Utilities
805.20		Transpower New Zealand Limited	Support	Retain definition of 'Structure'	Structure	Accept	Energy & Utilities

Appendix 3 to the Section 42A Report for Chapter 2 - Definitions.

Original Point No.	Further Submission No	Submitter	Submitter Position	Submission Summary	Definition	Planner Recommendation	Chapters the definition/submission has been considered in
179.4		Vodafone NZ	Support	Definition of height - retain.	Height	Accept	Energy & Utilities
421.3		Two Degrees Mobile Limited	Support	Supports the definition of Height and supports the exclusions from the definition of height as pragmatic and reasonable	Height	Accept	Energy & Utilities
781.3		Chorus New Zealand Limited	Oppose	Definition of Building Amend the definition to refer to the Building Act 2004 definition.	Building	Reject	Energy & Utilities
179.3		Vodafone NZ	Oppose	Definition of Building. Amend the definition of Building to refer to the Building Act 2004 definition.	Building	Reject	Energy & Utilities
179.3	FS1097.51	Queenstown Park Limited	Support	Partial support - support the application of the Building Act 2004 definition subject to the amendments outlined in QPL's orimary submission.	Building	Reject	Energy & Utilities
179.3	FS1255.17	Arcadian Triangle Limited	Oppose	Disallow the submission and retain exemptions listed in the definition of "Building".	Building	Accept	Energy & Utilities
191.2		Spark Trading NZ Limited	Other	Building: Amend the definition to refer to the Building Act 2004 definition.	Building	Reject	Energy & Utilities
191.2	FS1097.58	Queenstown Park Limited	Support	Partial support - support the application of the Building Act 2004 definition subject to the amendments outlined in QPL's primary submission.	Building	Reject	Energy & Utilities
191.2	FS1255.18	Arcadian Triangle Limited	Oppose	Disallow the submission and retain exemptions listed in the definition of "Building".	Building	Accept	Energy & Utilities
421.2		Two Degrees Mobile Limited	Oppose	Building - Requests the definition of Building be amended to be consistent with the Building Act 2004 definition, and remove additional exclusions.	Building	Reject	Energy & Utilities
421.2	FS1117.55	Remarkables Park Limited	Oppose	RPL is excluded from the District Plan review, and therefore any amendments to the definitions, as suggested by the submitter, should not apply to the RPZ.	Building	Accept	Energy & Utilities
421.2	FS1097.279	Queenstown Park Limited	Oppose	Oppose for the reasons outlined in QPL's primary submission.	Building	Accept	Energy & Utilities
356.1		X-Ray Trust Limited	Other	Insert definitions of the following terms: "sensitive activities", "valuable ecological remnants" or "ecological remnants", "nature conservation values".	Sensitive Activities, Valuable Ecological Remnants, Ecological Remnants, Nature Conservation Values	Accept in part	Nature Conservation Values - Strategic Direction, Valuable Ecological Remnants and Ecological Remnants - Millbrook

Appendix 4. Section 32AA Assessment

Appendix 4

Section 32AA Assessment

This evaluation assesses the costs, benefits, efficiency, and effectiveness of the various new (and, where of significance) amended and deleted definitions that are being recommended in the s 42A report.

Note: The relevant definitions from the revised chapter are set out below, showing additions to the notified text in underlining and deletions in ~~strike-through~~ text (ie as per the revised chapter). The changes recommended in the s42A reports and right of replies on chapters that have already been before the Hearings Panel are shown in green underlined text for additions and ~~green strike through~~ for deletions. No section 32AA assessment is provided here for the amendments identified in green as these have been provided as part of the chapters previously considered by the Panel in other hearing streams. A copy of the s32AA assessments for these amendments is included as Appendix 6 to the s42A report.

The section 32AA assessment then follows in a separate table underneath each of the provisions.

Recommended New Notes

- The definitions in this chapter apply throughout the Plan whenever the defined term is used.
- In this Plan where a word or phrase has been expressly defined, the definition has primacy over other definitions elsewhere. However, where a term is not defined within the Plan, reliance will be placed upon the Resource Management Act 1991 definition where there is such a definition, otherwise, the ordinary dictionary meaning shall apply.
- Where a definition includes reference to another defined term in this chapter, this definition should be relied upon in the interpretation of the first definition.
- Where a word or phrase is defined in this chapter, its definition includes any variations of the word or phrase that are plural or singular.
- Any notes included within the definitions listed below are purely for information or guidance purposes only and do not form part of the definition.
- Definitions are also provided within Chapter 5: Tangata Whenua (glossary). These defined terms are to be applied across the entire Plan and supplement the definitions within this Chapter.
- Further definitions are provided within Chapter 26: Historic Heritage (terms used in this chapter). These definitions apply only to Chapter 26.
- Where a definition title is followed by a zone or specific notation, the application of the definition shall only be limited to the specific zone or scenario described.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • These notes provide greater clarity about how definitions 	<ul style="list-style-type: none"> • These notes are effective and efficient as they will

	<p>are to be utilised in the interpretation of the District Plan provisions.</p> <ul style="list-style-type: none"> • The notes will improve the consistent application of the definitions within the PDP, and ensure any dispute as to their application in the future is avoided or at least, mitigated. 	<p>reduce the potential ambiguity and uncertainty as to the interpretation of definitions in the PDP.</p> <ul style="list-style-type: none"> • The notes will be more effective and efficient as they specify which definition has primacy between Chapter 2 and the RMA.
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Recommended Deleted Unnecessary Definitions

Below are all of the definitions which are recommended to be deleted due to the term not being included within any of the Stage 1 chapters:

Access Lot	Means a lot which provides the legal access or part of the legal access to one or more lots, and which is held in the same ownership or by tenancy-in-common in the same ownership as the lot(s) to which it provides legal access.
Airport Operator	Means the person or body that has the necessary statutory authority for the establishment, maintenance, operation or management of the airport.
All Weather Standard	Means a pavement which has been excavated to a sound subgrade, backfilled and compacted to properly designed drainage gradients with screened and graded aggregate and is usable by motor vehicles under all weather conditions, and includes metalled and sealed surfaces.
Amenity Tree Planting	Means the planting of trees in the immediate vicinity of buildings.
Amenity Vegetation	Means vegetation, including trees, in the immediate vicinity of buildings.
Automotive and Marine Supplier (Three Parks and Industrial B Zones)	Means a business primarily engaged in selling automotive vehicles, marine craft, accessories to and parts for such vehicles and craft, and without limiting the generality of this term, includes suppliers of: <ul style="list-style-type: none"> • boats and boating accessories; • cars and motor cycles; • auto parts and accessories; • trailers and caravans; and • tyres and batteries.
Back Lane Site (Three Parks Zone)	Means a site that gains vehicular access via a private back lane, as opposed to directly off the street, where the back lane is between 5m and 6m in width,
Backpacker Hostel	Means visitor accommodation where rooms and other facilities are shared by more than one person and beds are let as distinct from guest rooms.
Balcony	Means a floor at other than ground level having at least one side completely open except for a balustrade of a maximum height of 1.2m above balcony floor level. The balcony may be roofed and shall have direct access to the residential unit it serves.
Block Plans (Three Parks Zone)	A comprehensive plan covering at least one street block which shows how all the land will be developed and which includes fixed lot boundaries and building platforms, building typologies including elevations, the outdoor living spaces, and the location, design, and

	dimensions of carparking, driveways, and accessways.
Boundary Fencing	In the Mount Cardrona Station Special Zone means any fence that is located on or near the site boundary, and which demarcates the boundary of the private allotment from surrounding sites and public spaces.
Building (Remarkables Park Zone)	Includes any vertical element of a building (excluding fences) which is separately identifiable by either height or bulk or form or external architectural design or roof form ("Discrete Building Component").
Bus Shelters (Mount Cardrona Station Special Zone)	In the Mount Cardrona Station Special Zone means buildings providing shelter for passengers using bus services.
Comprehensive Residential Development	Means a comprehensively planned and designed collection of two or more Residential units where: <ul style="list-style-type: none"> (a) the building and subdivision consents are submitted concurrently; (b) the net area for a residential unit is less than 450m² (c) the net area of the site containing all residential units is 2000m² or larger
Condominiums	Means residential units built in groups so as to achieve high density development of land, often on multiple levels.
Design Review Board	In the Mount Cardrona Station Special Zone means a panel of at least four members who assess the design of subdivisions and buildings, who are agreed to by the Council and the developer and who are qualified in the following professions: landscape architecture, architecture, resource management planning, urban design.
Elderly Persons Housing Unit	Means one of a group of residential units developed solely for the accommodation of elderly persons, and where not owned by the Crown or a local authority, is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to elderly persons.
Erection of a Building	In relation to a subdivision means the completion of all framing, firewalls, fire ceilings and fire floors, and the affixing of all roof materials.
Farming and Agricultural Supplier (Three Parks and Industrial B Zones)	Means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or in animal husbandry and without limiting the generality of this term, includes: <ul style="list-style-type: none"> • equestrian and veterinary suppliers; • farming and horticultural equipment suppliers; • seed and grain merchants; and • stock and station outlets.
Farm Yard Car Park	In the Mount Cardrona Station Special Zone means an area providing parking for adjacent residential units and secondary units, and includes all parking spaces and manoeuvre areas.
Flatboard	Means a portable sign that is not self-supporting.
Food and Beverage Outlet (Three Parks Zone)	Means the use of land or buildings primarily for the sale of food and/or beverages prepared for immediate consumption on or off the premises to the general public. It includes restaurants, taverns, cafes and takeaway bars, and excludes supermarkets.
Free Standing Sign	Means a self-supporting sign not attached to a building and includes a sign on a fence and a sandwich board.
Front Site	Means a site having one or more frontages to a road or private road, at

	least one such frontage to be not less than 6m.
Garden and Patio Supplier (Three Parks and Industrial B Zones)	<p>Means a business primarily engaged in selling goods for permanent exterior installation or planting and without limiting the generality of this term, includes:</p> <ul style="list-style-type: none"> ● garden centres; ● landscape suppliers; and ● suppliers of: <ul style="list-style-type: none"> —— bark and compost; —— clothes hoists and lines; —— conservatories, sheds and other outbuildings; —— fencing, gates and trellises; —— firewood; —— garden machinery; —— outdoor recreational fixtures and installations; —— monumental masonry; —— patio furniture and appliances; —— paving and paving aggregates; —— statuary and ornamental garden features; and —— swimming and spa pools
Ground Level (Remarkables Park Zone)	<p>Means the actual ground level being either:</p> <p>(i) the ground level shown on the Remarkables Park Zone Survey Contour Plan dated 31st July 2004;</p> <p>or</p> <p>(ii) the ground level shown on the contour plan (certified by a Registered Surveyor) approved by the first implemented resource consent to recontour that land after 31 July 2004.</p> <p>Excluding any excavation carried out for basements or underground car parks for buildings.</p> <p>With respect to buildings:</p> <p>“Ground level” shall be calculated:</p> <p>(i) at the external walls of each discrete building component (excluding basement accessways), and</p> <p>(ii) as either average or rolling ground levels where:</p> <ul style="list-style-type: none"> ● “Average ground level” means the horizontal average of the ground level measured at one metre intervals. ● “Rolling ground level” means the ground level at any given point on a plane extended across the coverage of buildings.
Habitable Space (Three Parks Zone)	Means any internal space within a building, other than garages, bathrooms, laundries, or storage (including wardrobes).

Hazardous Wastes	Means wastes of any hazardous substance(s).
Health Care Facility	Means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasia, weight control clinics or beauticians.
Historic Equipment	In the Mount Cardrona Station Special Zone means items of an historic nature that reflect the past goldmining and pastoral activities undertaken within the Cardrona Valley.
Home Occupation (Three Parks Zone)	Means the use of a site for a non-residential activity (trade, occupation, profession, or business) in addition to the use of that site for a residential activity, where the non-residential activity occupies no more than 40m ² of the GFA of all buildings on the site and where at least one person engaged in the non-residential activity resides permanently on the site and no more than one full-time equivalent person engaged in the activity resides permanently off-site. Home occupations exclude the operation of any visitor accommodation activity or homestay.
Large Format Retail (Three Parks Zone)	Any single retail tenancy which occupies more than 400m ² of GFA. Refer definition of GFA
Manufacturing of Hazardous Substances	Means any process that produces a substance that is hazardous under the United Nations Transportation of Dangerous Goods Code; and includes any process that includes the mixing of material or making a compound product that is hazardous under the United Nations Transportation of Dangerous Goods Code.
Meeting Place	Has the same meaning as places of assembly.
Multi Unit Development	Relates to any residential development in the Three Parks Zone, that results in three or more residential units either on a site or across a number of sites; and Relates to any development in Activity Area 3 of the Peninsula Bay Zone that involves three or more residential units within a single building. Does not include additions, alterations or accessory buildings.
Night-Time Noise Boundary Wanaka	Means a boundary, as shown in District Plan Map 18a the location of which is based on predicted sound levels of SEL 95 dBA.
North Three Parks Area	Means that area of land shown on the Three Parks Structure Plan as North Three Parks Area.
Office Furniture, Equipment and Systems Suppliers (Three Parks and Industrial B Zones)	Means a business primarily engaged in selling goods for office-type use or consumption and without limiting the generality of this term, includes suppliers of: <ul style="list-style-type: none"> ● computers and related equipment; ● copiers, printers and facsimile machines; ● integrated telephone systems and equipment; and ● office furniture, equipment and utensils.
On-Site Workers (Three Parks and Industrial B Zones)	Means the maximum number of workers that the building has been designed to accommodate at any one time. This may include consultants as well as employees.
Outline Development Plan	Means a plan within a zone or over an area of land or a site which delineates the performance standards and/or activities in the identified areas of the zone, or on the site or area of land.
Park and Ride Facility	Means an area to leave vehicles and transfer to public transport or car pool to complete the rest of a journey into an urban area. Park and Ride Facilities include car parking areas, public transport interchange and associated security measures, fencing, lighting, ticketing systems, shelter and ticketing structures, landscape planting and earthworks.
Place of Assembly	Means any land or building used for public and private assembly

	<p>primarily for worship, recreation, education and discussion and includes churches, church halls, sports clubrooms, pavilions, indoor sports facilities and community centres whether such building has a general ancillary licence or not. It does not include any place of entertainment or licensed premises, other than general ancillary licensed premises.</p>
Place of Entertainment	<p>Means any theatre, amusement parlour, dance hall or other place used principally for any public meeting, performance or amusements whether a charge is made for admission or not.</p>
Retention Mechanism	<p>Means those binding agreements which ensure the long term affordability of Community Housing for existing and future generations, such as Stakeholder Deeds, or the use of covenants, encumbrances or similar legal instruments.</p>
Rural Selling Place	<p>Means any land, building or part of a building located in a rural or rural living zone, on or in which farm or garden produce, wine or handcrafts are offered for sale by wholesale and/or retail.</p>
Sandwich Board	<p>Means a self-supporting and portable sign.</p>
Secondary Rear Access Lane	<p>In the Mount Cardrona Station Special Zone means any road, access lane or access lot established at the time of subdivision for the purpose of providing side or rear access for vehicular traffic to any site or sites.</p>
Secondary Unit	<p>In the Mount Cardrona Station Special Zone means a residential activity that:</p> <ul style="list-style-type: none"> ● Consists of no more than one unit in the same ownership as the residential unit; and ● Has a gross floor area of between 35m² and 60m² (excluding accessory buildings); and ● Contains no more than one kitchen and one laundry; and ● Is within the same certificate of title as the residential unit.
Secondhand Goods Outlet (Three Parks and Industrial B Zones)	<p>Means a business primarily engaged in selling pre-used merchandise and without limiting the generality of this term, includes:</p> <ul style="list-style-type: none"> ● antique dealers; ● auctioneers; ● charity shops; ● pawnbrokers; ● secondhand shops; and ● suppliers of <ul style="list-style-type: none"> ● demolition goods and materials; and ● trade in goods.
Sign Area	<p>The area of a sign means the surface area of a sign and the area of a sign includes all the area actually or normally enclosed, as the case may be, by the outside of a line drawn around the sign and enclosing the sign.</p>
Sign Types	<p>Above Ground Floor Sign: means a sign attached to a building above the verandah or above 3 metres in height from the ground.</p> <p>Arcade Directory Sign:</p>

means an externally located sign which identifies commercial activities that are accessed internally within a building or arcade.

Banner:

means any sign made of flexible material, suspended in the air and supported on more than one side by poles or cables.

Flag:

means any sign made of flexible material attached by one edge to a staff or halyard and includes a flagpole.

Flashing Sign:

means an intermittently illuminated sign.

Flat Board Sign:

means a portable flat board sign which is not self-supporting.

Free Standing Sign:

means any sign which has a structural support or frame that is directly connected to the ground and which is independent of any other building or structure for its support; and includes a sign on a fence.

Hoarding:

means any sign that is for purely commercial brand awareness purposes and which does not relate to land use activity conducted on the site.

Moving Sign:

means a sign other than a flag or a banner that is intended to move or change whether by reflection or otherwise.

Off-Site Sign:

means a sign which does not relate to goods or services available at the site where the sign is located and excludes a Hoarding.

Roof Sign:

means any sign painted on or attached to a roof and any sign projecting above the roof line of the building to which it is attached.

Sandwich Board:

means a self-supporting and portable sign.

Signage Platform:

means a physical area identified for the purpose of signage.

Temporary Event Sign:

means any sign established for the purpose of advertising or announcing a single forthcoming temporary event, function or occurrence including carnivals, fairs, galas, market days, meetings exhibitions, parades, rallies, filming, sporting and cultural events, concerts, shows, musical and theatrical festivals and entertainment; but does not include Electioneering Signs, Real Estate Signs, Construction Signs, a Land Development Sign, Off-Site Sign or Temporary Sale Sign.

Temporary Sale Sign:

means any sign established for the purpose of advertising or announcing the sale of products at special prices.

	<p>Under Verandah Sign: means a sign attached to the underside of a verandah.</p> <p>Upstairs Entrance Sign: means a sign which identifies commercial activities that are located upstairs within a building.</p> <p>Wall Sign: means a sign attached to the wall of a building.</p>
Specialty Retail (Three Parks Zone)	Any single retail tenancy which occupies less than or equal to 400m ² of GFA. Refer definition of GFA.
Stakeholder Deed	Means a legal instrument between a developer or landowner and the Council that runs with the land, setting out those matters which may be achieved or delivered outside of the District Plan.
Step-In Plan	Means a break in the continuity of an exterior wall of any building or block or line of residential units, whether of one or more storeys, by stepping the wall of the building or any unit or units a minimum specified distance measured at right angles to the long axis of the building or block or line of units.
Storey (Three Parks Zone)	Means a habitable floor level and includes mezzanine levels, garages, bathrooms, and semi-basements. The following are not deemed to be a separate 'storey': <ul style="list-style-type: none"> • Full basements/ collars of no more than 40% of the total floor plate of the residential unit (excluding accessory buildings) and which have no external access; • A change in level of up to 0.75m within a storey (as in the case of split level dwellings); • Wholly underground carparks in the Commercial Core Subzone where the only visible frontage when viewed from ground level is the vehicle access.
Temporary Worker Household – In The Three Parks Zone	Means a household whose members are employed in the District but maintain a primary residence outside of the District.
Tenancy (Three Parks Zone)	Means one retail activity occupancy created by freehold, leasehold, licence, or any other arrangement to occupy.
Under Verandah Sign	Means a sign attached to the under side of a verandah.
Visually Opaque Fence	Means a fence located within the front setback of a property that is composed primarily of solid materials through which little or no view or light can be gained when seen from an elevation drawn parallel to the fence line. Brick, solid panel or overlapping boards are examples of opaque materials while live landscape planting is not considered opaque.
Wall Sign	Means a sign attached to a wall within the ground floor area.
Yard Based Industrial Activity	Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing or associated storage of goods, where no more than 40% of the site is covered by built form.
Yard Based Service Activity	Means the use of land and buildings for the primary purpose of the transport, storage, maintenance and repair of goods, where no more than 40% of the site is covered by built form.
Yard Based Supplier (Three Parks and Industrial B Zones)	Means any retail activity selling or hiring products for construction or external use (which, for the avoidance of doubt, includes activities such as sale of vehicles and garden supplies), where more than 50% of the

	<p>area devoted to sales or display is located in covered or uncovered external yard or forecourt space as distinct from within a secured and weatherproofed building. For the purpose of this definition, areas of a site providing rear access and all other areas devoted to customer, staff and service vehicle access and parking (including parking driveways) are not to be included in the extent of yard area devoted to sales or display. Drive-in or drive-through covered areas devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yardspace for the purpose of this definition.</p>
Zone Standards	For an explanation of this term, refer to Part 1.4 of the Operative District Plan.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Definitions will have to be considered in the drafting of all of the Stage 2 chapters (although this would have had to occur anyway). • 	<ul style="list-style-type: none"> • Deletion of redundant definitions will make the chapter more succinct. As they are not used in any Stage 1 chapters, they have no regulatory effect or purpose in Stage 1 and their deletion reduces any potential confusion. • The consideration of definitions within the context of the Stage 2 chapters will allow more critical and appropriate assessment of whether a definition is required or not and ensures that the definition is specific to the provisions that it is used within. 	<ul style="list-style-type: none"> • The deletion of these definitions is more effective and efficient as they are terms which are not used within the Stage 1 chapters, or they relate to a zone that is not included within Stage 1 of the District Plan review.

The below assessment relates to definitions which are recommended to be added, deleted or amended as outlined in the s42A report:

Recommended Amended Definitions – Boundary, Internal Boundary and Road Boundary

Boundary	<p>Means any boundary of the net area of a site and includes any road boundary or internal boundary. Site boundary shall have the same meaning as boundary.</p> <p>Note: also see definitions of INTERNAL BOUNDARY and ROAD BOUNDARY.</p>
Internal Boundary	<p>Means any boundary of the net area of a site other than a road boundary.</p> <p>Note: also see definitions of BOUNDARY and ROAD BOUNDARY.</p>
Road Boundary	<p>Means any boundary of a site abutting a legal road (other than an accessway or service land) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.</p>

Note: also see definitions of BOUNDARY and INTERNAL BOUNDARY

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Deletion of these notes will make the chapter more succinct. 	<ul style="list-style-type: none"> • The deletion of these notes is more efficient as they are unnecessary and not consistent with other definitions within the chapter. • The Council intends to make the final plan available in an E-Plan format, which will be more efficient and effective as it will allow for hyperlinks to be created to identify defined terms within the PDP text.

Recommended New Definition – Cleanfill

<u>Cleanfill</u>	<u>Means asphalt (cured), bricks, ceramics, concrete, fibre cement building products, glass, road sub-base, soils, rock, gravel and clay.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. . 	<ul style="list-style-type: none"> • This definition is identical to the definition adopted via PC49 and therefore provides continuity for plan users. • The inclusion of a definition which has already been through the PC49 process provides both time and cost efficiencies 	<ul style="list-style-type: none"> • This new definition is effective and efficient as it corresponds to the recommended amendments to the definition of earthworks. • The new definition will also be effective as it will improve interpretation of the PDP provisions.

Recommended New Definition – Cleanfill Facility

<u>Cleanfill Facility</u>	<u>Means a site used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, landscaping and rehabilitation works.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • This definition is identical to the definition adopted via PC49 and therefore provides continuity for plan users. • The inclusion of a definition which has already been through the PC49 process provides both time and cost 	<ul style="list-style-type: none"> • This new definition is effective and efficient as it corresponds to the recommended amendments to the definition of earthworks. • The new definition will also be effective as it will

	efficiencies.	improve interpretation of the PDP provisions.
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Recommended Updated Definition – Domestic Livestock

Domestic Livestock	<p>Means the keeping of livestock bred, reared and/or kept on a property, excluding that which is for the purpose of commercial gain.</p> <ul style="list-style-type: none"> • In all Zones, other than the Rural General, Rural Lifestyle and Rural Residential Zones, it is limited to 5 adult poultry <u>per site</u>, and does not include adult roosters <u>or peacocks</u>; and • In the Rural General, Rural Lifestyle and Rural Residential Zones it includes any number of livestock bred, reared and/or kept on a <u>site property in a Rural Zone</u> for family consumption, as pets, or for hobby purposes and from which no financial gain is derived, except that in the Rural Residential Zone it is limited to only one adult rooster <u>and peacock</u> per site. <p>Note: Domestic livestock not complying with this definition shall be deemed to be commercial livestock and a farming activity as defined by the Plan.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The restriction on the number of peacocks may have implications for people who breed them within the District (this is unknown). 	<ul style="list-style-type: none"> • The exceptions relating to adult peacocks will avoid potential noise and amenity effects that may arise from their keeping. 	<ul style="list-style-type: none"> • This amended definition is effective and efficient as it reflects the name of the Rural zone in the PDP. • The new definition will also be effective as it will improve interpretation of the PDP provisions through providing a better explanation as to what the term includes and not only what is excluded.

Recommended Updated Definition – Earthworks

Earthworks	<p>Means the disturbance of land surfaces by the removal or depositing of material.</p> <p><u>Earthworks includes excavation, filling, cuts, batters and</u> or the formation of roads, access banks, and tracks <u>and the use of cleanfill but earthworks does not include:</u></p> <ul style="list-style-type: none"> • Excludes <u>the cultivation of land, planting of vegetation including trees.</u> • <u>mining activities.</u> • <u>cleanfill facilities.</u>
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	<ul style="list-style-type: none"> <u>removal or deposition of material associated with new fence lines in the Rural zone, for farming uses only, where any cut or fill does not exceed 1 metre in height and 1 metre in width.</u> <p>and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> This definition is identical to the definition adopted via PC49 and therefore provide continuity for plan uses. The inclusion of a definition that has already been through the PC49 process provides both time and cost efficiencies. 	<ul style="list-style-type: none"> This amended definition is effective and efficient as it includes reference to other related definitions in the PDP. The updated definition will also be effective as it will improve interpretation of the PDP provisions.

Recommended Updated Definition – Ground Level

Ground Level	<p>Ground Level <u>Means:</u></p> <p>The surface of the ground prior to any earthworks on the site, except that where the surface of the ground has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974 “ground level” means the finished surface of the ground following completion of works associated with the most recently completed subdivision.</p> <ul style="list-style-type: none"> “Eearthworks” has the meaning given in the definition of that term in this Plan and includes earthworks carried out at any time in the past. “Ccompleted subdivision” means a subdivision in respect of which a certificate pursuant to section 224(c) of the Resource Management Act 1991 or a completion certificate under the Local Government Act 1974 has been issued. <u>“Eearthworks carried out as part of a subdivision” does not include earthworks that are authorized under any land use consent for earthworks, separate from earthworks approved as part of a subdivision consent after 29 April 2016.</u> <u>Ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history.</u> <u>Changes to the surface of the ground as a result of earthworks associated with building activity do not affect the “ground level” of a site.</u> <u>Subdivision that does not involve earthworks has no effect on “ground level”.</u>
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	<p>Notes</p> <ul style="list-style-type: none"> • See interpretive diagrams in the definition of BUILDING HEIGHT Height. • Ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history. • Changes to the surface of the ground as a result of earthworks associated with building activity do not affect the “ground level” of a site. • Subdivision that does not involve earthworks has no effect on “ground level”. • Special height rules apply in the Queenstown Town Centre, where “metres above sealevel” is used. “Original ground level” <u>This</u> is not affected by the definition of “ground level” above, which applies elsewhere. <p>This definition does not affect or supersede the definition of “Ground Level” for the Remarkables Park Zone or the Industrial B Zone (Connell Terrace Precinct).</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • In the case of the Industrial B zone, the definition will need to be considered in the context of the review of the Industrial B zone in Stage 2, which will incur additional time and cost in drafting (however, the definition would have needed to be considered in either case). 	<ul style="list-style-type: none"> • The amended definition will remove the potential confusion that may occur relating to historical subdivision consents and the earthworks that may have been consented via land use consent. • The incorporation of three of the ‘notes’ within the definition reflects that these statements are integral to the definition and are not purely guidance. • The Remarkables Park and Industrial Park zones are not included in Stage 1, so the definitions do not apply to them. 	<ul style="list-style-type: none"> • The amended definition is more effective and efficient than the notified version as it provides clarity that the exception relating to earthworks carried out as part of subdivision does not apply pre-PC49. • The removal of the last point in relation to the definition not being applicable to two zones is not applicable as these zones are not included within the Stage 1 District Plan review. Removing this unnecessary reference will be more effective and efficient through avoiding possible ambiguity and making the plan more succinct.

Recommended Deleted Definition – Hapu

Hapu	Means sub-tribe.
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Costs	Benefits	Effectiveness & Efficiency
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<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Removes duplication in the PDP. 	<ul style="list-style-type: none"> • This change is effective and efficient as it removes duplication of definitions within the PDP. All defined Māori terms are to be included within the glossary in Chapter 5.
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Recommended Amended Definition – Informal Airport

Informal Airport	<p>Means any defined area of land or water intended or designed to be used for the landing, departure movement or servicing of aircraft and specifically excludes the designated ‘Aerodromes’, shown as designations 2, 64, and 239 in the District Plan.</p> <p>Note: This definition does not apply to <u>excludes</u> the airspace above land or water located on any adjacent site over which an aircraft may transit when arriving and departing from an informal airport.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The content of the note is fundamental to the interpretation of the definition and therefore provides clarity to users when it is included in the definition's explanation. 	<ul style="list-style-type: none"> • Incorporation of the note content within the definition will reduce potential confusion with the interpretation of the definition and therefore is more effective.

Recommended Deleted Definition – Iwi

Iwi	Means Tribe
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Removes duplication of definitions within the PDP. 	<ul style="list-style-type: none"> • This change is effective and efficient as it removes duplication of definitions within the PDP. All defined Māori terms are to be included within the glossary in Chapter 5.

Recommended Deleted Definition – Koiwi Tangata

Koiwi Tangata	Means unidentified human skeletal remains.
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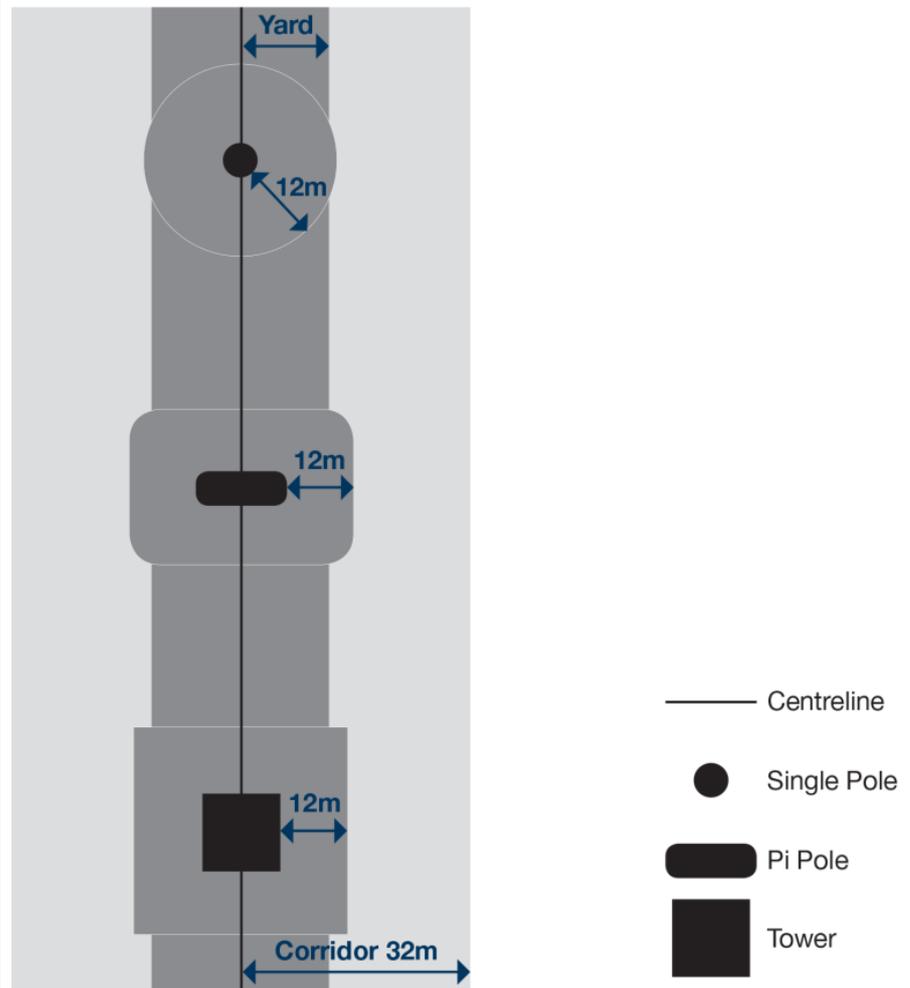
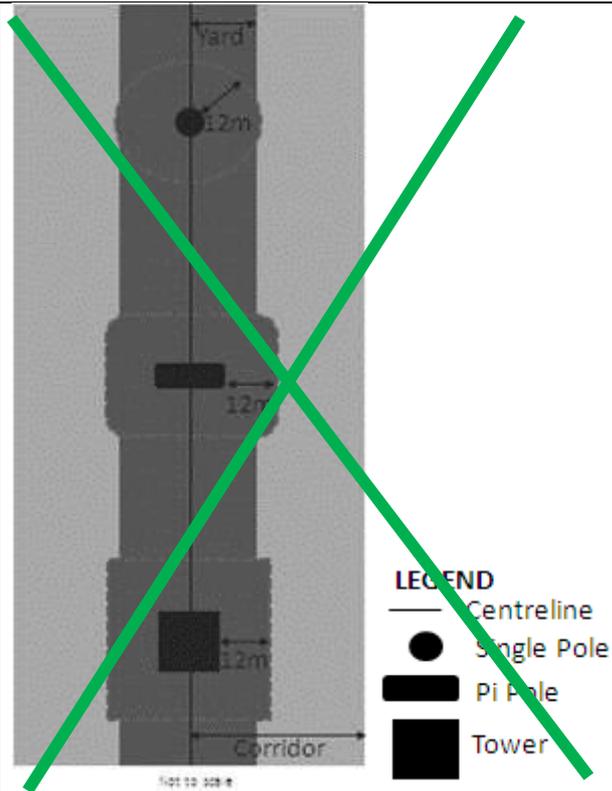
Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Deletion of this unnecessary definition will make the chapter more succinct and 	<ul style="list-style-type: none"> • The deletion of this definition is more effective and efficient as it is in

	reduce any potential confusion.	relation to a zone not included within Stage 1 of the District Plan review with the exception of within the designations chapter which does not rely upon Chapter 2 for defined terms.
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Recommended Amended Definitions – National Grid Subdivision Corridor and National Grid Yard¹

<u>National Grid Subdivision Corridor</u>	<p><u>Means the area measured either side of the centreline of an above ground National Grid line as follows:</u></p> <ul style="list-style-type: none"> • <u>16m for the 110kV lines on pi poles</u> • <u>32m for 110kV lines on towers</u> • <u>37m for the 220kV transmission lines.</u> <p>Note: The National Grid Subdivision Corridor does not apply to <u>Excludes underground cables or any transmission lines (or sections of line) that are designated.</u></p>
National Grid Yard	<p>Means:</p> <ul style="list-style-type: none"> • the area located 12 metres in any direction from the outer edge of a National Grid support structure; and • the area located 12 metres either side of the centreline of any overhead National Grid line; <p>(as shown in dark grey in diagram below)</p>

1 Only the changes identified in black underline or strikethrough are addressed, for the assessment of the remainder of the recommended changes see the s42A and right of reply for Chapter 30 – Energy and Utilities



	Note: The National Grid Yard does not apply to Excludes underground cables or any transmission lines (or sections of line) that are designated.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The content of the notes is fundamental to the interpretation of the definitions and therefore provides clarity to plan users when it is included in the explanation. 	<ul style="list-style-type: none"> • Incorporation of the note content within the definitions will reduce potential confusion as to what is included and excluded and therefore is more effective.

Recommended New Definition – Radio Communication Facility

<u>Radio Communication Facility</u>	<u>Means any transmitting/receiving devices such as aerials, dishes, antennas, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings, and as defined in the Radio Communications Act 1989.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • This defined term is included within another definition (ie, it plays a reliant definition role). It is of benefit to define the term as there is no ordinary dictionary meaning available or RMA definition, to ensure clarity and avoid the potential for any future dispute as to its meaning. 	<ul style="list-style-type: none"> • The recommended definition of ‘regionally significant infrastructure’ includes the term ‘radio communication facility’. Given the importance of the facilities, a definition of this will be effective and efficient in the interpretation of the term ‘regionally significant infrastructure’.

Recommended Amended Definitions – Registered Holiday Home and Registered Homestay

<u>Registered Holiday Home</u>	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> • <u>Aa</u> stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; • <u>Aa</u> duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units; • Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both.
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	<p>Advice Notes:</p> <p>(i) A formal application must be made to the Council for a property to become a Registered Holiday Home.</p> <p>(i) There is no requirement to obtain registration for <u>Excludes</u> the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).</p>
Registered Homestay	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p>Advice Note:</p> <p>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</p>

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The content of the second note within the definition of Registered Holiday Home is fundamental to the interpretation of the definitions and therefore provides clarity to plan users to include it in the explanation. • The removal of the notes relating to a requirement for a formal application within the two definitions will be more succinct. 	<ul style="list-style-type: none"> • Incorporation of the note relating to non-commercial use of Registered Holiday Homes within the definition will reduce potential confusion as to what is included and excluded and therefore is more effective. • The deletion of the remaining notes is more efficient as these are unnecessary within the definition.

Recommended Deleted Definition – Relocatable

Relocatable	Means not constructed for permanent location on any particular site and readily capable of removal to another site.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Deletion of this unnecessary definition will make the chapter more succinct. • Given there is also a definition included within Chapter 2 for 'relocated/relocatable building', deletion of this definition will avoid any potential confusion. 	<ul style="list-style-type: none"> • The deletion of this definition is more effective and efficient as it is not a term that is used within the Stage 1 chapters unless in the context of 'relocatable building', which is defined separately.

Recommended Amended Definition – Removal of a Building²

Removal of a Building	Removal of a Building <u>Means the shifting of a building off a site and excludes demolition of a building.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The inclusion of the exception regarding demolition removed potential ambiguity as to whether demolition and removal are the same thing. 	<ul style="list-style-type: none"> • This amendment is more efficient and effective as it is clearer in its intent and therefore application.

Recommended Updated Definition – Residential Flat³

Residential Flat	<p>Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:</p> <ul style="list-style-type: none"> • Has a total floor area not exceeding 70m², <u>and 150m² in the Rural Zone and Rural Lifestyle Zone</u>, not including the floor area of any garage or carport; • contains no more than one kitchen facility; • is limited to one residential flat per residential unit; and • is situated on the same site and held in the same ownership as the residential unit, but may be leased to another party. <p>Notes: A proposal that fails to meet any of the above criteria will be considered as a residential unit.</p> <p>• Development contributions and additional rates apply.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Succinct plan 	<ul style="list-style-type: none"> • The deletion of the last note is efficient as this is not necessary to be stated in this location.

Recommended New Definition – Reverse Sensitivity

Reverse Sensitivity	<u>Means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment</u>
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2 Only the changes identified in black underline or strikethrough are addressed, for the assessment of the remainder of the recommended changes in green see the s42A and right of reply for Chapter 35 – Temporary Activities and Relocatable Buildings

3 Only the changes identified in black underline or strikethrough are addressed, for the assessment of the remainder of the recommended changes see the s42A and right of reply for Chapters 21 – Rural and 7 – Low Density Residential

	or intensification of other activities which are sensitive to the established activity.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> As further case law emerges with regard to the definition of the term, amendment to the definition may be required via a plan change. 	<ul style="list-style-type: none"> As the term 'reverse sensitivity' is used multiple times within the PDP, a definition will ensure consistent interpretation of these provisions. The definition is identical to that included within the PRPS, which the PDP is required to give effect to. 	<ul style="list-style-type: none"> Defining a frequently used term is considered to be more efficient and effective as it reduces ambiguity.

Recommended Amended Definition – Service Station

Service Station	<p>Means any site where the dominant activity is the retail sale of motor vehicle fuels, including petrol, LPG, CNG, and diesel, and may also include any one or more of the following:</p> <ul style="list-style-type: none"> The sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles; Mmechanical repair and servicing of motor vehicles, including motor cycles, caravans, boat motors, trailers, except that in any Residential, Town Centre or Township Zone, the mechanical repairs of motor vehicles and domestic garden equipment shall not include panel beating, spray painting and heavy engineering such as engine re-boring and crankshaft grinding; Inspection and/or certification of vehicles; The sale of other merchandise where this is an ancillary activity to the main use of the site. <p><u>Excludes:</u></p> <ul style="list-style-type: none"> <u>the mechanical repairs of motor vehicles and domestic garden equipment shall not include panel beating, spray painting and heavy engineering such as engine re-boring and crankshaft grinding.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> A clearer definition improves its application and interpretation. 	<ul style="list-style-type: none"> The separation of the exclusion makes the definition easier to understand and is therefore more effective and efficient.

Recommended Deleted Definition – SH6 Roundabout Works

SH6 Roundabout	Means the construction of a roundabout at the intersection of Stalker
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Works	<p>Road, Lower Shotover Road and State Highway 6 being generally in accord with the indicative roundabout intersection design in Appendix 7 Diagram 5, including:</p> <ul style="list-style-type: none"> (a) Two lane entry and exits on the State Highway 6 legs; (b) The relocation of the northern end of Stalker Road where it joins State Highway 6 approximately 80 metres eastwards in order to provide the fourth leg to the roundabout; and (c) All works to be implemented as part of the construction of the roundabout including earthworks, vegetation removal and planting, standard of construction, lighting, road markings, provision for cyclists, and any roading and other works incidental to the construction of that roundabout.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Removes a redundant definition from the PDP. 	<ul style="list-style-type: none"> • The recommended deletion of this definition is efficient as the defined term only relates to a singular designation and Chapter 2 does not apply to designations. Designations are a stand alone planning mechanism, within the plan. • The deletion will reduce ambiguity as the only place the term is used within the Stage 1 chapters is within a designation.

Recommended Amended Definition – Sign and Signage

Sign and Signage	<p>Means:</p> <ul style="list-style-type: none"> • any external name, figure, character, outline, display, delineation, announcement, design, logo, mural or other artwork, poster, handbill, banner, captive balloon, flag, flashing sign, flatboard, free-standing sign, illuminated sign, moving signs, roof sign, sandwich board, streamer, hoarding or any other thing of a similar nature which is: i) intended to attract attention; and ii) visible from a road or any public place; and • all material and components comprising the sign, its frame, background, structure, any support and any means by which the sign is attached to any other thing; • includes any sign written vehicle/trailer or any advertising media attached to a vehicle/trailer. <p>Notes: (i) This <u>definition</u> does include <u>excludes</u> corporate colour schemes. (ii) See definitions of SIGN AREA and SIGN TYPES.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The content of the first note is fundamental to the definition of the term and therefore should be included within the body of the definition. • More succinct. 	<ul style="list-style-type: none"> • Inclusion of the information relating to the exclusion of corporate colour schemes will reduce ambiguity and therefore be more efficient and effective.

Recommended Updated Definition – Site

<p>Site</p>	<p>Means:</p> <ol style="list-style-type: none"> 1. An area of land which is: <ol style="list-style-type: none"> i comprised in a single lot or other legally defined parcel of land and held in a single Certificate of Title; or ii comprised in a single lot or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council. <p>Being in any case the smaller land area of i or ii, or</p> <ol style="list-style-type: none"> 2. an area of land which is comprised in two or more adjoining lots or other legally defined parcels of land, held together in one certificate of title in such a way that the lots/parcels cannot be dealt with separately without the prior consent of the Council; or 3. an area of land which is comprised in two or more adjoining certificates of title where such titles are: <ol style="list-style-type: none"> i subject to a condition imposed under section 37 of the Building Act <u>2004</u> or section 643 of the Local Government Act 1974; or ii held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or 4. In the case of land not subject to the Land Transfer Act <u>1952</u>, the whole parcel of land last acquired under one instrument of conveyance; <p>Except:</p> <ol style="list-style-type: none"> i in the case of land subdivided under the cross lease of company lease systems, other than strata titles, site shall mean an area of land containing: <ol style="list-style-type: none"> a) a building or buildings for residential or business purposes with any accessory buildings(s), plus any land exclusively restricted to the users of that/those building(s), plus an equal share of common property; or b) a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and
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	<p>ii in the case of land subdivided under Unit Titles Act 1972 <u>and 2010</u> (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units and an equal share of common property; and</p> <p>iii in the case of strata titles, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision.</p> <p>In addition to the above.</p> <p>a) A site includes the airspace above the land.</p> <p>b) If any site is crossed by a zone boundary under this Plan, the site is deemed to be divided into two or more sites by that zone boundary.</p> <p>c) Where a site is situated partly within the District and partly in an adjoining District, then the part situated in the District shall be deemed to be one site.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Referencing up to date legislation will remove possible confusion and allows for ease of reference. 	<ul style="list-style-type: none"> • The recommended changes are effective and efficient as they confirm the relevant legislation that is applicable and therefore will remove ambiguity.

Recommended Deleted Definition – Tino Rangatiratanga

Tino Rangatiratanga	Means authority, chieftainship
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • More succinct plan. 	<ul style="list-style-type: none"> • This change is effective and efficient as it removes duplication of definitions within the PDP. All defined Māori terms are to be included within the glossary in Chapter 5.

Recommended Updated Definition – Visitor Accommodation

Visitor Accommodation	<p>Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and</p> <p>i. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, homestays,</p>
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	<p>and the commercial letting of a residential unit; and</p> <p>ii. (May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar, and recreational facilities and others of a similar scale and nature. If such facilities are associated with the visitor accommodation activity. The centralised services or facilities can be used by persons not staying overnight on the site, provided that the primary role is to service the overnight guests of the accommodation.</p> <p>For the purpose of this definition:</p> <p>a) The commercial letting of a residential unit in (i) excludes:</p> <ul style="list-style-type: none"> • A single annual let for one or two nights. • Homestay accommodation for up to 5 guests in a Registered Homestay. • Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home. <p>(Refer to respective definitions).</p> <p>b) “Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.</p> <p>c) Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Use of centralised visitor accommodation facilities by not only guests of the establishments provides economic benefits for the wider community. 	<ul style="list-style-type: none"> • The amended definition is more specific in what the centralised facilities can be used for, which will provide more certainty to visitor accommodation providers as to what centralised activities can be used for. 	<ul style="list-style-type: none"> • The updated definition will also be effective and efficient as it will improve interpretation and application of the PDP provision.

Recommended Amended Definition – Waste

Waste	<p>Means any contaminant, whether liquid solid, gaseous, or radioactive, which is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an adverse effect on the environment, and which includes all unwanted and economically unusable by-products at any given place and time, and any other matters which may be discharged accidentally or otherwise, to the environment. <u>Excludes cleanfill.</u></p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • This recommended inclusion is of benefit as it expressly details that cleanfill is not included. This reduces potential ambiguity and confusion. 	<ul style="list-style-type: none"> • Reducing potential confusion within a defined term is more effective and efficient.

Appendix 5. Section 32 Evaluation Report



Section 32 Evaluation Report

Definitions

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Section 32 Evaluation Report: Definitions Review

1. Strategic Context

This report has been prepared in accordance with s32 of the Resource Management Act 1991 (“RMA”) to analyse the issues associated with several operative definitions, identify various options and determine the most effective option to resolve the issues.

This plan change has district-wide application and includes the following proposed changes¹, described in general terms:

- substantive changes to the definitions of *Residential Flat, Building, External Appearance, Domestic Livestock, Adjoining* and *Trade Wastes*
- addition of a definition of *Relocated Building*
- addition of a definition of *Dwelling* which refers to the operative definition of *Residential Unit*, and accordingly a minor change to the definition of *Residential Unit* to include reference to *Dwellings*
- amendments to the operative definition of *Height* to include interpretive diagrams that are cross-reference in the operative definition of *Ground Level*
- addition of interpretive diagrams to the operative definition of *Recession Line*, as well as a reference to *Recession Plane*
- addition of a definition of *Ecosystem Services*
- deletion of the operative definitions of *Site-Front* and *Site-Rear*, which are duplicates of the operative definitions of *Front Site* and *Rear Site*
- amendments to the following definitions to either update references or correct a minor typographical error: *Access, Liquor, Lot, Potable Water Supply, Restaurant, Retail Sales/Retail/Retailing, Registered Holiday Home, Registered Homestay*
- New and revised definitions to include Court confirmed provisions of Plan Change 35 – *Activity Sensitive to Aircraft Noise (ASAN), Indoor Design Sound Level, Projected Annual Aircraft Noise Contour (AANC), 2037 Noise Contours, 2037 60dB Noise Contours.*

The purpose of the Act demands an integrated planning approach and direction:

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Resolving the various issues with the definitions reviewed here-in, and ensuring that the definitions that are clear, unambiguous and ultimately useful to Plan users, will enable effective sustainable management. Accordingly, this plan change has been prepared as a means to achieve the purpose of the Act.

2. Regional Planning Documents

The Regional Policy Statement [“RPS”] is currently under review, and was released for formal public notification on the 23 May 2015. The District Plan must *give effect* to the operative RPS and must *have regard* to the proposed RPS.

¹ Additional changes are proposed to the Definitions Chapter that are explained through the various s32 analyses for Stage 1 of the District Plan Review. These changes are compiled in Chapter 2 (Definitions) of the Proposed District Plan. Any definition may also be amended in Stage 2 of the District Plan Review.

The changes to definitions considered here-in are for administrative purposes. They enable more effective and efficient implementation of the objectives and provisions considered in the various s32 analyses for Stage 1 of the District Plan Review, which include assessments of the degree of consistency with the RPS and proposed RPS. As such, it is not considered necessary to duplicate that analysis, other than to confirm that the proposed changes give effect to the operative RPS and have regard to the proposed RPS.

3. Resource Management Issues

The resource management issues set out in this section have been identified from the following sources:

- Monitoring and review of Operative District Plan
- Legislative changes

The Issues for each definition are set out below:

Operative definition	Issues
<p>Residential Flat Means a residential activity that:</p> <ul style="list-style-type: none"> • Consists of no more than one flat in the same ownership as the residential unit; and • Is contained within the same residential unit; and • If attached to a detached accessory building does not cover more than 50% of the total Gross Floor Area of the building containing the flat and detached accessory building; and • Contains no more than one kitchen and one laundry; and • Does not cover more than 35% of the total Gross Floor Area of the building(s) containing the residential unit and flat (but excluding accessory buildings). 	<ul style="list-style-type: none"> • The operative definition enables the construction of residential flats with substantial floor areas in instances where the flat accompanies a large dwelling. For instance under the current regime a flat attached to a 350m² dwelling could have a gross floor area of 122m², which is akin to a modest 3 bedroom house. • The definition is confusing as to the way it prescribes different criteria for Gross Floor Area (GFA) in different scenarios, i.e. whether the flat is attached to a residential unit or a detached accessory building. • It is unclear whether a residential flat can be a detached, stand-alone structure. • The definition mentions the presence of a <i>kitchen</i> and <i>laundry</i>, but no mention of bathrooms. One would presume that for a flat to be self contained a bathroom would be required, whereas it wouldn't necessarily need a dedicated laundry room. • The drafting of the definition lacks clarity insofar as it provides a list of criteria that all need to be complied with, however the list cannot be implemented in this way as it mentions different options for flats attached to residential units and accessory buildings.
<p>Building Shall have the same meaning as in the Building Act 1991, but does not include:</p> <ul style="list-style-type: none"> - Fences or walls of 2m in height or less above ground level or retaining walls or 2m in height or less below ground level, not used for a sign or for any purpose other than as a fence, retaining wall or wall. - Structures less than 5m² in area and in addition less than 2m in height above ground level. - Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. - Masts and poles less than 2m in height above ground level. 	<ul style="list-style-type: none"> • The 1991 Act has been repealed and replaced by the Building Act 2004. If we continue with the current structure and amend the definition to refer to the 2004 Act the wording needs to be clear that the Building Act definition applies, including the exemptions detailed therein. • Schedule 1 of the Building Act 2004 lists buildings that are exempt from Building Consent – consider whether any of these exemptions should apply to the Plan definition (in addition to the exemptions set out in the Building Act 2004 definition). • Consider including an exemption for uncovered decks and pergolas under a specified height. • Structures more than 2m above ground level are captured by the operative definition – consider what, if any, such structures should be exempt (e.g. flag poles, satellite dishes etc). • From time to time issues arise with vehicles being used for accommodation on a long term basis. In this regard the

Operative definition	Issues
<p>- The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works that involve underground piping of the Arrow Irrigation Race.</p> <p>Building includes the construction, erection, alteration, relocation or placement on a site of a building.</p>	<p>2004 Act only includes the following in its definition of <i>building</i>...</p> <p>(s8(1)(b)(iii)) "...a vehicle or motor vehicle (including a vehicle or motor vehicle as defined in section 2(1) of the Land Transport Act 1998) that is immovable and is occupied by people on a permanent or long-term basis." [emphasis added].</p> <p>This leaves a gap in how the Plan deals with moveable vehicles that are occupied on a site on a long-term basis.</p>
<p>External Appearance In relation to buildings means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls.</p>	<ul style="list-style-type: none"> • Provides a very narrow list, whereas in practice, additional elements that are fixed to the exterior of a building are considered when assessing the 'external appearance' of a building. • Consider amending to include all the exterior building elements considered when assessing the external appearance of buildings, including external fixtures and the colour of roofs.
<p>Domestic Livestock Means:</p> <ul style="list-style-type: none"> - Not more than 2 sows and their progeny up to weaner stage or not more than 5 weaned pigs; and not more than 12 adult poultry in an Urban or Residential Zone or not more than 50 adult poultry in a Rural or Rural Living Zone; bred, reared and/or kept on a property; and - Any number of livestock bred, reared and/or kept on a property for family consumption, or as pets, or for hobby purposes and from which little or not financial gain is derived. 	<ul style="list-style-type: none"> • This definition is referenced in the definition of <i>Residential Activity</i>, so it forms part of the baseline for what is expected on sites where residential activities are enabled. • The definition is out of step with what could be expected to occur on a residential site. • Presently Council does not have a bylaw covering the keeping of roosters, which can be the cause of noise complaints, particularly in the Residential and Rural Residential Zones. In the absence of such a bylaw, this issue may be able to be addressed in by reviewing the definition. • The definition does not currently provide guidance for instances when an activity fails to fall within the ambit of the definition. It therefore warrants consideration of explaining how the activity would then be classed if it is not <i>domestic livestock</i>.
<p>Adjoining Land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream.</p>	<ul style="list-style-type: none"> • The wording of this definition derives from s220(2)(b) of the RMA, which specifically applies to subdivision. • The District Plan definition does not limit its application to subdivision only, therefore any Plan standard applied at an 'adjoining' site or zone boundary should be interpreted in this manner. In practice, however, such standards are only applied at the interface where the boundaries physically adjoin. • Consider limiting the application of this term to subdivision only, which aligns with its use in the Act, and how it is used in practice when implementing Plan standards.
<p>Trade Wastes Shall have the same meaning as in the Local Government Act 1974.</p>	<ul style="list-style-type: none"> • No definition of <i>Trade Wastes</i> in the Local Government Act 1974. • Align with the Council's Trade Waste Bylaw that (at the time of writing) is currently being drafted.
<p>Relocated Building (currently no definition)</p>	<ul style="list-style-type: none"> • Currently the Plan does not make a distinction between older relocated structures and new structures that are

Operative definition	Issues
	<p>prefabricated prior to being moved onsite.</p> <ul style="list-style-type: none"> • Including a definition would enable new prefabricated structures to be excluded from the requirements for relocated buildings, and therefore be able to be treated in the same manner as any other new building.
<p>Dwelling (currently no definition)</p> <p>Residential Unit Means a residential activity which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.</p>	<ul style="list-style-type: none"> • Revised Plan provisions seek to introduce the term <i>dwelling</i> to the provisions for the Residential zones. • To ensure that the term is interpreted and applied in a consistent manner, it is proposed to link it to the operative definition of <i>residential unit</i>, which is an overarching definition that captures various means of providing residential activities.
<p>Height</p> <p>In relation to a building means the vertical distance between ground level (as defined) at any point and the highest part of the building immediately above that point, except that this measurement is not relevant when assessing the number of storeys in the Three Parks Zone. For the purpose of calculating height in all zones, other than in relation to assessing the number of storeys in the Three Parks Zone as specified above, account shall be taken of parapets, but not of:</p> <ul style="list-style-type: none"> - aerials and/or antennas, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish antennae which are attached to a mast or building, provided that the maximum height normally permitted by the rules is not exceeded by more than 2.5m; and - chimneys or finials (not exceeding 1.1m in any direction); provided that the maximum height normally permitted by the rules is not exceeded by more than 1.5m. <p>Refer to Interpretative Diagram 3. The measurement of Ground Level and Building Height (Illustrative purposes only).</p>	<ul style="list-style-type: none"> • The Plan includes rules that specify maximum heights for buildings; however there is currently a gap in the guidance provided in the Plan insofar as it does not make sufficiently clear the fact that building height is determined in conjunction with the operative definition of <i>Ground Level</i>. • Providing a more explicit link to the operative definition of <i>Ground Level</i> will assist Plan users. Furthermore, interpretive diagrams within the definitions chapter will provide a more accessible visual explanation of the application of these terms. • Changes to address these issues would not result in a change to the way building height is currently determined, they simply seek to assist with explaining the status quo approach in a clearer manner.
<p>Recession Lines Means the lines constructed from points or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right</p>	<ul style="list-style-type: none"> • The concept of <i>Recession Lines</i> is difficult to encapsulate in words and, despite the fact that the Plan defines this term; it often requires further explanation through enquiries to the Duty Planner. • The insertion of diagrams that provide a visual interpretation

Operative definition	Issues
angles to a site boundary and in towards the site.	of the operative definition would assist Plan Users and subsequently reduce public enquiries.
Ecosystem Services (currently no definition)	<ul style="list-style-type: none"> The revised provisions that apply to rural parts of the District reference this term and there is currently no guidance as to the term's meaning or interpretation. Aligning interpretation with that of the Otago Regional Policy Statement (RPS) would provide certainty to Plan users, and streamline its meaning with that of the RPS.
Site – Front Means a site having one or more frontages to a road or private road, at least one such frontage to be not less than 6m.	<ul style="list-style-type: none"> This is a duplication of the definition of <i>Front Site</i>. Consider deleting as the duplication isn't necessary.
Site - Rear Means a site which is situated generally to the rear or another site, both sites having access to the same road or private road, and includes sites which have no frontage to a road or private road of 6m or more.	<ul style="list-style-type: none"> This is a duplication of the definition of <i>Front Site</i>. Consider deleting as the duplication isn't necessary.
Access Means that area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease, or common property as defined in section 2 of the Unit Titles Act 1972.	<ul style="list-style-type: none"> The Unit Titles Act 1972 was repealed in October 2012 by the Unit Titles Act 2010. 'Common property' was defined by the 1972 Act (in the context of subdivision of land into units) as being: "...so much of the land as is not comprised in any unit." The 2010 Act defines 'common property' as: <ul style="list-style-type: none"> (a) all the land and associated fixtures that are part of the unit title development but are not contained in a principal unit, accessory unit, or future development unit; and (b) in the case of a subsidiary unit title development, means that part of the principal unit subdivided to create the subsidiary unit title development that is not contained in a principal unit, accessory unit, or future development unit" The Unit Titles Act 2010 definition provides greater detail as to the application of the term 'common property' and is the most up to date reference. Consider updating the definition to refer to replace the current reference to the Unit Titles Act 1972 with a reference to the 2010 Act.
Liquor Means any fermented, distilled, or spirituous liquor (including spirits, wine, ale, beer, port, honeymead, stout, cider the sherry) that is found on analysis to contain 1.15% or more alcohol by volume.	<ul style="list-style-type: none"> This definition comes from the Sale of Liquor Act 1989, and includes a typographical error – "the sherry" should read "and perry". The Sale of Liquor Act 1989 was repealed in December 2013 by the Sale and Supply of Alcohol Act 2012, which defines 'alcohol' as: <ul style="list-style-type: none"> "...a substance— (a) that— <ul style="list-style-type: none"> (i) is or contains a fermented, distilled, or spirituous liquor; and

Operative definition	Issues
	<p><i>(ii) at 20°C is found on analysis to contain 1.15% or more ethanol by volume; or</i></p> <p><i>(b) that—</i></p> <p><i>(i) is a frozen liquid, or a mixture of a frozen liquid and another substance or substances; and</i></p> <p><i>(ii) is alcohol (within the meaning of paragraph (a)) when completely thawed to 20°C; or</i></p> <p><i>(c) that, whatever its form, is found on analysis to contain 1.15% or more ethanol by weight in a form that can be assimilated by people</i></p> <p>Consider replacing the operative wording with a reference to the Sale and Supply of Alcohol Act 2012.</p>
<p>Lot For the purpose of subdivision means a lot, two or more adjoining lots to be held together in the same ownership, or any balance area, shown on a subdivision consent plan, except that in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 1972, lot shall have the same meaning as site.</p>	<ul style="list-style-type: none"> • The Unit Titles Act 1972 was repealed by the Unit Titles Act 2010, consider altering the reference accordingly.
<p>Potable Water Supply Means a water supply that meets the criteria of the ‘Drinking Water Standards for New Zealand 1995’ – Ministry of Health or later editions or amendments of the standards.</p>	<ul style="list-style-type: none"> • The standard referred to has been replaced by the “Drinking-Water Standards for New Zealand 2005 (Revised 2008)”, consider altering the reference accordingly.
<p>Restaurant Means any land and/or buildings, or part of a building, in which meals are supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale of Liquor Act 1989.</p>	<ul style="list-style-type: none"> • The Sale of Liquor Act 1989 was revoked in December 2013 by the Sale and Supply of Alcohol Act 2012, amend the reference accordingly.
<p>Retail sales/Retail/Retailing Means the direct sale or hire to the public from any site, and/or the display or offering <u>fro</u> sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities. <i>(emphasis added)</i></p>	<ul style="list-style-type: none"> • Correct the typographical error.
<p>Registered Holiday Home Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home pursuant to Part 2.1.13 of the Plan. For the purpose of this definition:</p>	<ul style="list-style-type: none"> • References to Part 2.1.13 of the Operative Plan will become redundant due to the criteria for registering a holiday home or homestay being removed from the Plan.

Operative definition	Issues
<p>(a) A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building;</p> <p>(b) A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units;</p> <p>(c) Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both.</p> <p>Advice Notes:</p> <p>(i) To obtain registration as a Registered Holiday Home the owner of the property must make an application for registration in accordance with Part 2.1.13 of the District Plan.</p> <p>(ii) There is no requirement to obtain registration for the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).</p> <p>Registered Homestay Means a Homestay used by up to 5 paying guests which has been registered as a Registered Homestay by the Council pursuant to Part 2.1.13 of the Plan.</p> <p>Advice Note:</p> <p>(i) To obtain registration as a Registered Homestay the owner of the property must make an application for registration in accordance with Part 2.1.13 of the District Plan.</p>	
<p>New and revised definitions to reflect Plan Change 35.</p> <p>Revised definition:</p> <p>Activity Sensitive To Aircraft Noise (ASAN)</p>	<ul style="list-style-type: none"> Plan Change 35 (PC 35) is not yet operative, and has been the subject of a number of appeals to the Environment Court; however the appeals in respect of the changes to definitions have been resolved by agreement of all parties. Accordingly it is considered appropriate that the agreed outcomes of PC35 are reflected in the proposed District Plan.

Operative definition	Issues
New definitions: <u>Projected Annual Aircraft Noise Contour (AANC)</u> <u>Indoor Design Sound Level</u> <u>2037 Noise Contours</u> <u>2037 60 dB Noise Contours</u>	

4. Purpose and Options

The overarching purpose of the Definitions Chapter of the District Plan is to provide clear interpretation of specific terms used in the Plan. This assists with interpretation of Plan rules and standards by removing any ambiguity as to how the terms are able to be applied, while also assisting with the enforceability of Plan standards.

Providing clear interpretation of how Plan standards are correctly applied is important for the overall effectiveness and efficiency of the Plan. The Definitions Chapter has a wide-ranging influence, however in particular it reflects the intent of the following parts of the proposed Strategic Directions Chapter:

Goal 1: To develop a prosperous, resilient and sustainable economy.

Goal 2: The strategic and integrated management of urban growth.

Goal 3: A quality built environment taking into account the character of individual communities.

Goal 6: To enable a safe and healthy community that is strong, diverse and inclusive for all people.

Determining the most appropriate methods to resolve the issues identified above will enable the Plan to give effect to the relevant parts of the Strategic Directions Chapter through managing development in a manner that meets the purpose of the Act.

Broad options considered to address issues

Three broad options were considered to address the issues:

Option1: Status Quo / No change: Retain the current definitions.

Option 2 (recommended): Amend definitions to address the various issues.

Option 3: Remove the definitions: delete the definitions and rely on a 'layman's' interpretation.

The costs and benefits of these options are evaluated in the table below:

	Option 1: Status quo/ No change	Option 2: Amend definitions to address the various issues	Option 3: Remove the definitions
Costs	<p>Does not address the identified issues.</p> <p>Definitions with outdate references may be open to challenge, decreasing the enforceability of Plan standards.</p>	<p>Costs associated with critically examining the definitions and determining the best solution to addressing issues.</p> <p>In some instances the best solution may result in substantive changes, which Plan users will need to familiarise with.</p>	<p>Removing the definitions entirely would decrease the Plan's operability and provide less certainty for Plan users.</p> <p>Decreased efficiency for Council Officers, who would need to provide interpretation on an ad hoc basis.</p> <p>Would undermine the ability for Plan standards to be effectively implemented and enforced, with greater scope for interpretation to be challenged.</p>
Benefits	<p>Retains the established approach which parties are familiar with.</p>	<p>Broadly retains the established approach but improves where necessary for clarity and to assist implementation.</p> <p>Provides certainty as to how the terms are correctly and consistently applied in the specific context of this District.</p> <p>Enables consideration to be given to making substantive changes to the definitions reviewed herein.</p> <p>Enables any references to legislation to be updated, where necessary.</p>	<p>Would reduce the volume of text in the Plan, which may increase general legibility.</p>
Ranking	2	1	2

5. Scale and Significance Evaluation

The level of detailed analysis undertaken for the evaluation of the proposed provisions has been determined by an assessment of the scale and significance of the implementation of the definitions. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the existing baseline.
- Have effects on matters of national importance.
- Adversely affect those with specific interests, e.g, Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

In this case the scale of the proposed amendments is minor; however the significance is moderate, given that the terms are applied throughout the Plan.

6. Evaluation of proposed Objectives S32 (1) (a)

Council is required to undertake an evaluation of the proposed objectives of a proposal. In this instance no District Plan 'objectives' are being considered for review, however the objective of this plan change is to provide definitions that are clear, easy to understand and unambiguous, as well as overcoming the various issues highlighted in Section 3 of this report.

7. Evaluation of the proposed provisions S32 (1) (b)

The proposed changes to definitions are detailed in **Appendix 1** to this report, and should be read in conjunction with the table below which considers the costs, benefits, effectiveness and efficiency of the proposed amendments.

(See also Table of options in Section 5 above.)

Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency
<p><u>Revised definition:</u></p> <p>Residential Flat</p>	<p>The proposed changes would restrict residential flats to a maximum floor area of 70m² (excluding garages and carports). This is a shift from the current regime that sees the maximum floor area dictated by the gross floor area of the structure the flat is attached to. As a result the revised definition will result in more restrictive limits in some instances.</p> <p>There would be a continuation of the status quo in respect of the taking of development contributions and additional rates for residential flats. This regime is in place because of the ability for residential flats to be leased to another party for financial gain. Development contributions are taken irrespective of whether the developer intends to lease the residential flat.</p>	<p>The revised definition seeks to ensure that residential flats are built to a limited scale to ensure they remain ancillary to the main residential unit. The 70m² limit is still enabling enough to ensure that a basic 1 to 2 bedroom flat can be constructed.</p> <p>Excluding garages and carports from the 70m² limit means that the limit only applies to the 'habitable' floor area of a residential flat. This enables additional storage areas to be accommodated within a garage where necessary. It means that a garage or carport does not need to be dedicated to either the residential flat or the residential unit – thus enabling flexibility in the use of accessory buildings on the site as a whole.</p> <p>The requirement for the residential flat to contain no more than one kitchen seeks to restrict any ability for the flat to be further separated into self-contained units.</p> <p>The requirement that the flat remain in the same ownership and on the same site as the residential unit, but can be leased to another party, is a continuation of the status quo approach. It seeks to strike a balance between enabling diverse and affordable forms of housing and</p>	<p>The proposed changes are effective and efficient insofar as they address the issues with the operative definition. The revised definition still enables residential flats to be leased to another party, adding to the diversity of housing options without undermining density standards.</p>

Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency
		<p>maintaining Plan density standards. Traditionally, residential flats provide accommodation that supplements that provided by a main dwelling – usually for a family member, with no limit on whether occupation of the structure is on a long term or intermittent basis. As such, occupation of a flat by a tenant is not considered to cause effects over and above their ‘traditional’ use.</p> <p>The taking of development contributions and additional rates for residential flats is a continuation of the status quo approach. This requirement dovetails with the ability for flats to be rented out, thereby providing a source of income for the site owner, and enabling accommodation for an additional household unit. Providing a note that clarifies that development contributions and additional rates apply is an ‘up-front’ approach aimed to assist Plan users with understanding the costs associated with establishing a residential flat.</p> <p>Residential flats, even if listed as a permitted activity in the Plan, would still be required to comply with the relevant bulk and location standards applied through the zone provisions. In particular, site coverage, setbacks and onsite parking requirements will influence the scale and location of flats. This has particular relevance for more densely developed residential areas.</p> <p>In considering the effects on residential amenity, the operative definition (last reviewed by Plan Change 7, which</p>	

Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency
		<p>became operative in March 2008) has not achieved what it set out to. Regarding the amenity effects, of particular note is the arm of the operative definition that enables flats to be “<i>attached to a detached accessory building [but] does not cover more than 50% of the Gross Floor Area of the building containing the flat and detached accessory building</i>”.</p> <p>With the absence of a limit on the scale of the flat, instances have occurred on sites with sufficient site coverage capacity where an oversized garage is constructed in order to maximise the floor area of the attached flat. The resultant development reads as a dwelling with a large attached utility area.</p> <p>There is clearly appetite for residential flats to be able to be physically separate from the main residential unit on a site. The proposed amendments enable this. Placing a limit on the maximum floor area seeks to ensure that a flat is at a lesser scale than the main dwelling. A flat could still be attached to a large accessory building, however the scale of the flat (or the resultant ‘habitable’ part of the overall structure) would remain at a limited scale.</p> <p>This is considered to be a more appropriate method of addressing the amenity effects that arise from residential flats, when compared to the status quo approach.</p>	
<p><u>Revised definition:</u> Building</p>	<p>Plan users would need to become familiar with the proposed changes. Costs associated with researching and</p>	<p>The overarching benefits of the proposed changes are that they enable the definition to be updated to reference the Building</p>	<p>This is an effective and efficient means of clarifying which structures are to be considered within the ambit of a ‘building’.</p>

Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency
	<p>implementing the proposed changes.</p> <p>Maintaining the same structure as the operative definition requires a Plan user to refer to the Building Act 2004, rather than including the full wording of the definition within the Plan itself.</p>	<p>Act 2004, and for consideration to be given to certain structures to be exempt from the definition.</p> <p>The definition is structured in the same manner as the operative definition, and as such has a degree of familiarity for Plan users. Providing a reference to the Building Act 2004, rather than reproducing the relevant part of the Act within the definition assists with avoiding Plan clutter. The Building Act 2004 is readily available to be viewed online.</p> <p>The structures that are exempted by the revised definition have been identified through Plan monitoring as those that currently technically require consent when there is a catch-all rule requiring consent for all buildings. However, these are structures that are either anticipated or have limited effects.</p> <p>In sensitive locations, such as Outstanding Natural Landscapes (ONLs), the construction and location of <i>structures</i> is still able to be considered, so the exemptions to the revised definition of <i>building</i> would not apply in that instance.</p>	<p>Exempting some anticipated structures from the definition enables Plan standards that apply to 'buildings' to be implemented in an efficient manner that avoids repetition and unnecessary clutter in the Zone chapters.</p>
<p><u>Revised definition:</u></p> <p>External Appearance</p>	<p>Plan users would need to become familiar with the proposed changes; however the changes will have little effect, as they formalise the status quo.</p> <p>Costs associated with researching and implementing the proposed changes.</p>	<p>The proposed changes add consideration of the materials of construction and colour of roofs, joinery and any external fixtures to buildings, which aligns the definition with the building elements considered in practice when assessing resource consent applications. This enables current practice to be formalised.</p>	<p>Enables policies and rules that seek to influence the external appearance of buildings to be effectively and efficiently implemented by removing any ambiguity regarding the application of the term.</p>

Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency
<p><u>Revised definition:</u></p> <p>Domestic Livestock</p>	<p>Plan users would need to become familiar with the proposed changes.</p> <p>Costs associated with researching and implementing the proposed changes.</p> <p>The changes would limit the number and gender of chickens permitted in the non-rural zones and place a limit of one adult rooster in the Rural Residential Zone. The limits may be considered by some people to be too restrictive.</p>	<p>The operative definition is out of step with the livestock that could be appropriately accommodated within the District’s non-rural and rural-residential environments. The changes in particular focus on the keeping of chickens and roosters, which are not currently adequately addressed either by the District Plan or a Council Bylaw.</p> <p>The revised definition clarifies the status of an activity that fails to meet the parameters of the definition. This gives Plan users greater certainty as to the correct application of the term.</p> <p>Other methods that sit outside the Plan would be relied on to ensure that any requirements to provide for animal welfare are met.</p>	<p>The proposed changes would increase the effectiveness and efficiency of the definition by updating it to address the issues arising from livestock, particularly in the Residential and Rural Residential Zones.</p>
<p><u>Revised definition:</u></p> <p>Adjoining</p>	<p>Plan users would need to become familiar with the proposed changes.</p> <p>Costs associated with researching and implementing the proposed changes.</p> <p>The proposed changes limit the scope of the definition so it applies only in the context of subdivision. Relies on a plain meaning of the term when applying it to other matters addressed by the Plan, which may open it up to ambiguous interpretations.</p>	<p>Enables the term to be aligned with its use in the RMA, which is limited in scope to apply to subdivisions.</p> <p>Aligns the application of the term with its use in practise.</p> <p>The changes are minor, of a corrective nature, and would not result in a substantive change to the way the term is applied in practice.</p> <p>Enables Plan performance standards applied at an ‘adjoining’ boundary to be applied at the point where the sites connect, which is consistent with the plain meaning of the term.</p>	<p>The proposed changes would see the operative definition of <i>adjoining</i> brought into line with the scope of its application in the RMA. Aligning the application of the term in the Plan with that of the RMA would increase the effectiveness and efficiency of its application, and also enable the term to align with its use in practise.</p>

Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency
<u>Revised definition:</u> Trade Waste	None.	<p>Currently the Plan refers to a definition of Trade Wastes detailed in the Local Government Act 1974, however no such definition exists.</p> <p>The proposed definition is the same as that being introduced through Council's draft Trade Waste Bylaw (at the time of writing. Incorporating the same definition into the Plan is an opportunity to streamline Council's application of the term.</p> <p>Enables Plan standards that refer to Trade Waste to be effectively implemented.</p>	The proposed changes assist with the effective and efficient implementation of Plan standards relating to Trade Waste.
<u>New definition:</u> Relocated Building	None – inclusion of the new definition formalises the status quo and does not result in any change in policy.	<p>Providing a definition enables a distinction to be made between 'used' relocated buildings and new ones that are prefabricated off-site.</p> <p>Acknowledges that prefabricated buildings are becoming an affordable and increasingly popular option for new development.</p> <p>The wording of the definition aligns with Plan standards that refer to consent being sought when the relocated building is moved to <i>another site</i> i.e. consent is not automatically required when moving a building within a site.</p> <p>This approach aligns with Council's Practice Note 7/2015.</p>	Enables the operative policy approach to relocated buildings to be effectively and efficiently implemented.
<u>New definition:</u> Dwelling	None.	Facilitates the inclusion of the term <i>dwelling</i> in District Plan provisions.	The proposed changes are mainly administrative, however they are considered to increase the effectiveness

Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency
<u>Revised definition:</u> Residential Unit		<p>Anchors the term to the existing definition of <i>Residential Unit</i>. This ensures that Plan users are aware that a dwelling must meet the same parameters as a residential unit, including the limit of one kitchen.</p> <p>Ensures a consistent approach to how the term <i>dwelling</i> is interpreted.</p>	<p>and efficiently of the Plan by ensuring that Plan users are aware how the term <i>dwelling</i> should be correctly applied.</p>
<u>Revised definitions:</u> Height Ground Level	<p>The inclusion of diagrams adds length to the Definitions Chapter, which makes it less compact and concise.</p>	<p>Seeks to take a clearer and more transparent approach to how building height is determined in conjunction with the definition of ground level.</p> <p>Interpretive diagrams assist with explaining these concepts.</p> <p>The terms have relevance to any proposal for a building, as buildings are subject to the maximum building height rules detailed in the respective Zone Chapters. Therefore articulating these concepts in a manner that is clearer and more accessible to Plan users will increase the legibility of the Plan and reduce the need for further explanation to be provided by the Duty Planner.</p>	<p>The proposed changes enable the operative definitions to be more effectively and efficiently articulated.</p>
<u>Revised definition:</u> <u>Recession Lines/Recession Plane</u>	<p>The inclusion of diagrams adds length to the Definitions Chapter, which makes it less compact and concise.</p>	<p>Seeks to articulate how recession lines are applied by showing the process in diagrams.</p> <p>Many Zone Chapters have a rule requiring buildings to be within prescribed recession lines. Therefore articulating this concept in a manner that is clearer and more accessible to Plan users will increase the legibility of the Plan and reduce the need</p>	<p>The proposed changes enable the operative definition to be more effectively and efficiently articulated.</p>

Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency
		<p>for further explanation to be provided by the Duty Planner.</p> <p>Including a reference to <i>Recession Plane</i> acknowledges that the term is often used interchangeably with the term <i>Recession Line</i>.</p>	
<p><u>New definition:</u></p> <p><u>Ecosystem Services</u></p>	<p>Inclusion of the definition adds length to the Definitions Chapter, which makes it less compact and concise.</p>	<p>As the term does not typically have everyday usage, it is considered important to include a definition to assist Plan users.</p> <p>Aligning the definition with that of the RPS means a consistent approach, which further assists Plan users.</p>	<p>Enables consistent application of the term, which contributes to the effectiveness and efficiency of the objectives and provisions that refer to the term.</p>
<p><u>Definitions to be deleted:</u></p> <p><u>Site – Front</u></p> <p><u>Site – Rear</u></p>	<p>None.</p>	<p>The definitions are a duplication of the definitions <i>front site</i> and <i>rear site</i>. The duplication is considered to be unnecessary and of little benefit to Plan users.</p>	<p>The proposed changes are administrative, however they are considered to increase the effectiveness and efficiency of the Plan by removing unnecessary duplication.</p>
<p>Changes required to address outdated references and correct typographical errors</p> <p><u>Revised definitions:</u></p> <p>Access</p> <p>Liquor</p> <p>Lot</p> <p>Potable water supply</p> <p>Restaurant</p>	<p>The changes are made to correct outdated references and typographical errors, therefore they will have minor costs, if any.</p> <p>In instances where the updated reference refers to a definition included in legislation that has been amended, and the definition wording used there-in has been revised, the revised meaning of the term will apply. Plan users will therefore need to become familiar with the updated reference and any subsequent alterations to the definition caused as a result.</p>	<p>The purpose of these changes is either for administrative or technical, non-policy purposes.</p>	<p>The proposed changes effectively and efficiently address the issues by ensuring that the correct reference is used.</p>

Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency
<p>Retail sales /Retail/ Retailing</p> <p>Registered Holiday Home</p> <p>Registered Homestay</p>			
<p>New and revised definitions required to reflect Plan Change 35.</p> <p><u>Revised definition:</u></p> <p>Activity Sensitive To Aircraft Noise (ASAN)</p> <p><u>New definitions:</u></p> <p><u>Projected Annual Aircraft Noise Contour (AANC)</u></p> <p><u>Indoor Design Sound Level</u></p> <p><u>2037 Noise Contours</u></p> <p><u>2037 60 dB Noise Contours</u></p>	<p>Plan users would need to become familiar with the proposed changes.</p>	<p>Revised definitions have been incorporated to reflect the Court confirmed provisions of Plan Change 35, which occurred following the Second Interim Decision in May 2013. The changes support the interpretation of new rules within the Proposed District Plan relating to the control of land use and management of noise effects within the noise boundaries of the Queenstown Airport.</p> <p>The definitions will have the benefit of aiding in the interpretation of new rules for sound insulation and mechanical ventilation.</p> <p>The definitions will contribute to managing reverse sensitivity effects on the Queenstown Airport, thus benefiting the operational requirements of the airport, and the economic development of the District.</p> <p>Definitions support the Noise Management Plan established by the airport under the Queenstown Airport designation no. 2.</p>	<p>These new and revised conditions have been included in the proposed District Plan to reflect the outcomes of Plan Change 35. Plan Change 35 is not yet operative, and has been the subject of a number of appeals to the Environment Court. The appeals were largely resolved by agreement by all parties in early 2012, and during court proceedings the provisions of the Council decision were significantly redrafted to correct errors, ambiguities and inconsistencies. A final set of provisions giving effect to the Courts directions was filed in 2013, following the second interim decision of the Environment Court.</p> <p>A final decision has not yet been issued by the Environment Court due to an outstanding appeal related to the Lot 6 Notice of Requirement; which is inherently linked to the scope of Plan Change 35.</p> <p>However, aside from the outstanding appeal over Lot 6, which may continue for some time yet, it is acknowledged that the remaining provisions of PC35 are, for all intents and purposes, resolved by agreement of all parties – and have been reflected in the final set of revised provisions which was filed with the Environment Court in May 2013.</p>

<i>Proposed Provisions</i>	<i>Costs</i>	<i>Benefits</i>	<i>Effectiveness and Efficiency</i>
			<p>Accordingly, it is considered that the outcomes of PC35 should be reflected in the Proposed District Plan, given that the only outstanding matter preventing the Plan Change being made operative is the determination of the Lot 6 NOR, which remains the subject of appeal. As such, the amendments and inclusions of these definitions are consistent effective and efficient in reflecting the outcomes of PC35 as it relates to an appropriate management regime for land use around the Airport.</p>

8. Efficiency and effectiveness of the provisions.

The above definitions are amended to specifically address the identified resource management issues. Through the inclusion of the proposed changes the provisions of the Plan are strengthened, and the terms will continue to be applied consistently throughout the Plan and to assist Plan users. In particular, the substantive changes to the definitions of *building* and *residential flat* enable the definitions to be updated and simplified where possible to address the identified issues.

9. The risk of not acting.

The changes proposed here-in seek to assist the District Plan's ability to effectively address the known resource management issues and ultimately assist with giving effect to the purpose of the Act. Stage 2 of the District Plan Review will provide a further opportunity to amend the District Plan definitions that have not been specifically reviewed in this assessment.

It is considered that there is sufficient information available on which to base the above evaluation.

Appendix 1

Chapter 2: Definitions to be amended

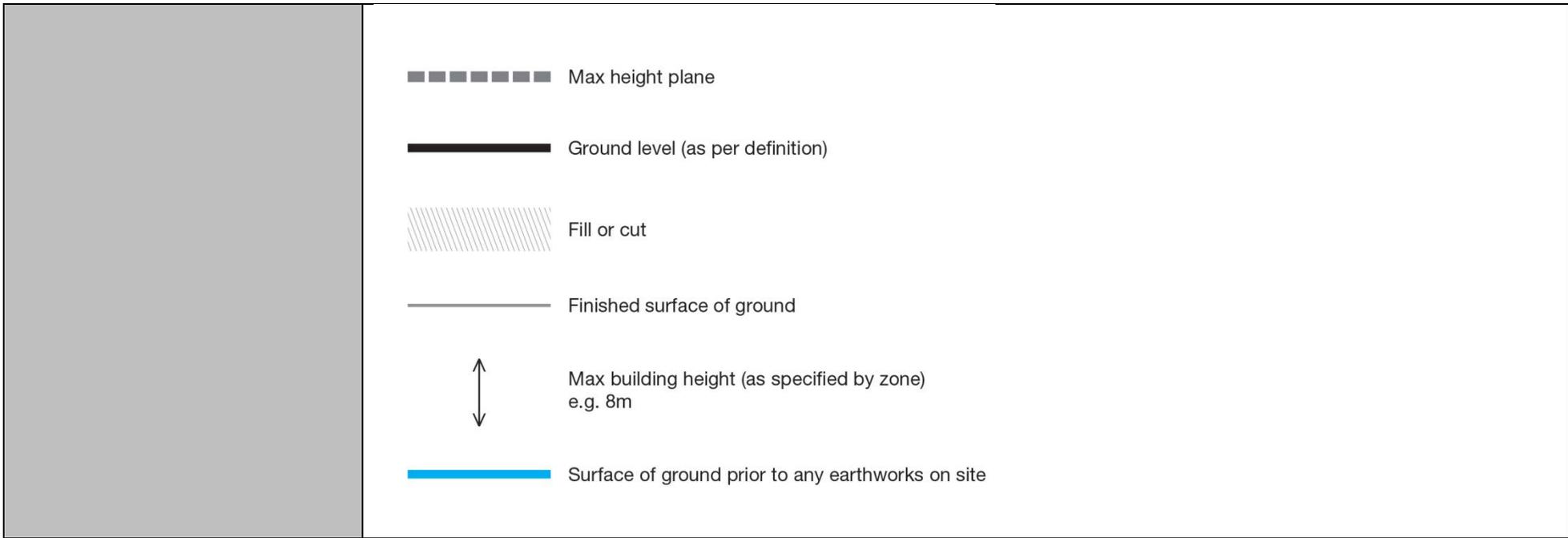
~~Strike through~~ means text to be deleted

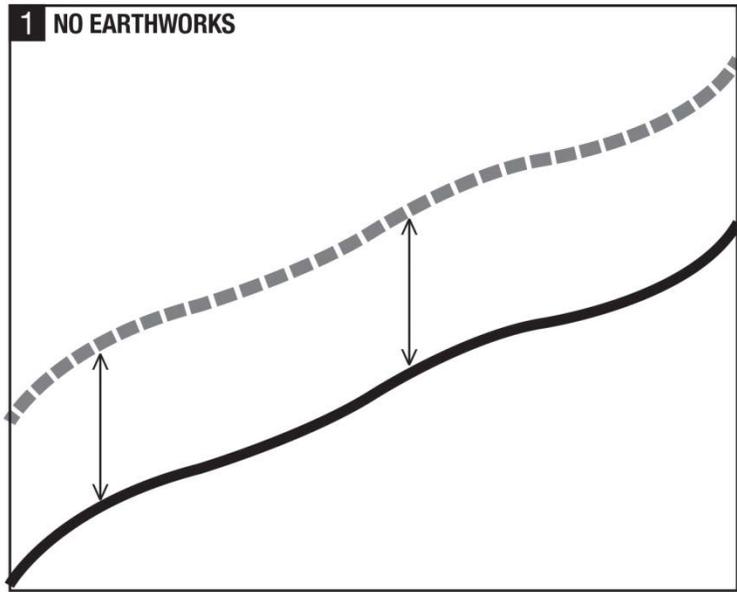
Underline means new text to be added

<p>RESIDENTIAL FLAT</p>	<p>Means a residential activity that:</p> <ul style="list-style-type: none"> • Consists of no more than one flat in the same ownership as the residential unit; and • Is contained within the same residential unit; and • If attached to a detached accessory building does not cover more than 50% of the total Gross Floor Area of the building containing the flat and detached accessory building; and • Contains no more than one kitchen and one laundry; and <p>Does not cover more than 35% of the total Gross Floor Area of the building(s) containing the residential unit and flat (but excluding accessory buildings).</p> <p><u>Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:</u></p> <ul style="list-style-type: none"> <u>a) Has a total floor area not exceeding 70m², not including the floor area of any garage or carport;</u> <u>b) contains no more than one kitchen facility;</u> <u>c) is limited to one residential flat per residential unit; and</u> <u>d) is situated on the same site and held in the same ownership as the residential unit, but may be leased to another party.</u> <p><u>Notes:</u></p> <ol style="list-style-type: none"> <u>1. A proposal that fails to meet any of the above criteria will be considered as a residential unit.</u> <u>2. Development contributions and additional rates apply.</u>
<p>BUILDING</p>	<p>Shall have the same meaning as in the Building Act 1991, but does not include:</p> <ul style="list-style-type: none"> - Fences or walls of 2m in height or less above ground level or retaining walls or 2m in height or less below ground level, not used for a sign or for any purpose other than as a fence, retaining wall or wall. - Structures less than 5m² in area and in addition less than 2m in height above ground level. - Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. - Masts and poles less than 2m in height above ground level. - The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and

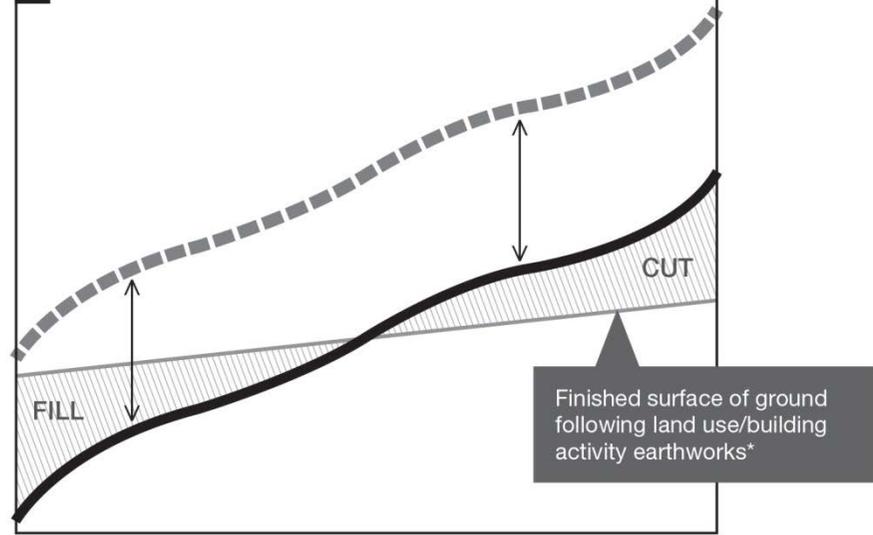
	<p>extension works that involve underground piping of the Arrow Irrigation Race. Building includes the construction, erection, alteration, relocation or placement on a site of a building.</p> <p><u>Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:</u></p> <ul style="list-style-type: none"> • <u>Fences and walls not exceeding 2m in height.</u> • <u>Retaining walls that support no more than 2 vertical metres of earthworks.</u> • <u>Structures less than 5m² in area and in addition less than 2m in height above ground level.</u> • <u>Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level.</u> • <u>Uncovered terraces or decks that are no greater than 1m above ground level.</u> • <u>The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race.</u> • <u>Flagpoles not exceeding 7m in height.</u> • <u>Building profile poles, required as part of the notification of Resource Consent applications.</u> • <u>Public outdoor art installations sited on Council-owned land.</u> • <u>Pergolas less than 2.5 metres in height either attached or detached to a building.</u> <p><u>Notwithstanding the definition set out in the Building Act 2004, a building shall include:</u></p> <ul style="list-style-type: none"> • <u>Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.</u>
EXTERNAL APPEARANCE	<p>In relation to buildings means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls, <u>joinery, roofs and any external fixtures.</u></p>
DOMESTIC LIVESTOCK	<p>Means:</p> <p>- Not more than 2 sows and their progeny up to weaner stage or not more than 5 weaned pigs; and not more than 12 adult poultry in an Urban or Residential Zone or not more than 50 adult poultry in a Rural or Rural Living Zone; bred, reared and/or kept on a property; and</p> <p>Any number of livestock bred, reared and/or kept on a property for family consumption, or as pets, or for hobby purposes and from which little or not financial gain is derived.</p> <p><u>means the keeping of livestock, excluding that which is for the purpose of commercial gain.</u></p> <ul style="list-style-type: none"> • <u>In all Zones, other than the Rural General, Rural Lifestyle and Rural Residential Zones, it is limited to 5 adult poultry, and does not include adult roosters; and</u> • <u>In the Rural General, Rural Lifestyle and Rural Residential Zones it includes any number of livestock bred, reared and/or kept on a property in a Rural Zone for family consumption, as pets, or for hobby purposes and from which no financial gain is derived, except that in the Rural Residential Zone it is limited to only one adult rooster per site.</u>

	<u>Note: Domestic livestock not complying with this definition shall be deemed to be commercial livestock and a farming activity as defined by the Plan.</u>
<u>ADJOINING LAND</u>	<u>In relation to subdivision, Land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream.</u>
<u>TRADE WASTES</u>	<p><u>Shall have the same meaning as in the Local Government Act 1974.</u></p> <p><u>Means any water that is used in a commercial or industrial process, and is then discharged to the Council's waste water system.</u></p>
<u>RELOCATED BUILDING</u>	<u>means a building which is removed and re-erected on another site, but excludes new buildings that are purpose built for relocation.</u>
<u>DWELLING</u>	<u>See definition of RESIDENTIAL UNIT.</u>
<u>RESIDENTIAL UNIT</u>	<u>Means a residential activity (including a dwelling) which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.</u>
<u>HEIGHT</u>	<p><u>In relation to a building means the vertical distance between ground level (as defined), unless otherwise specified in a District Plan rule, at any point and the highest part of the building immediately above that point, except that this measurement is not relevant when assessing the number of storeys in the Three Parks Zone. For the purpose of calculating height in all zones, other than in relation to assessing the number of storeys in the Three Parks Zone as specified above, account shall be taken of parapets, but not of:</u></p> <ul style="list-style-type: none"> <u>• aerials and/or antennas, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish antennae which are attached to a mast or building, provided that the maximum height normally permitted by the rules is not exceeded by more than 2.5m; and</u> <u>• chimneys or finials (not exceeding 1.1m in any direction); provided that the maximum height normally permitted by the rules is not exceeded by more than 1.5m.</u> <p><u>Refer to Interpretative Diagram 3. The measurement of Ground Level and Building Height (Illustrative purposes only). See interpretive diagrams below and definition of GROUND LEVEL.</u></p>

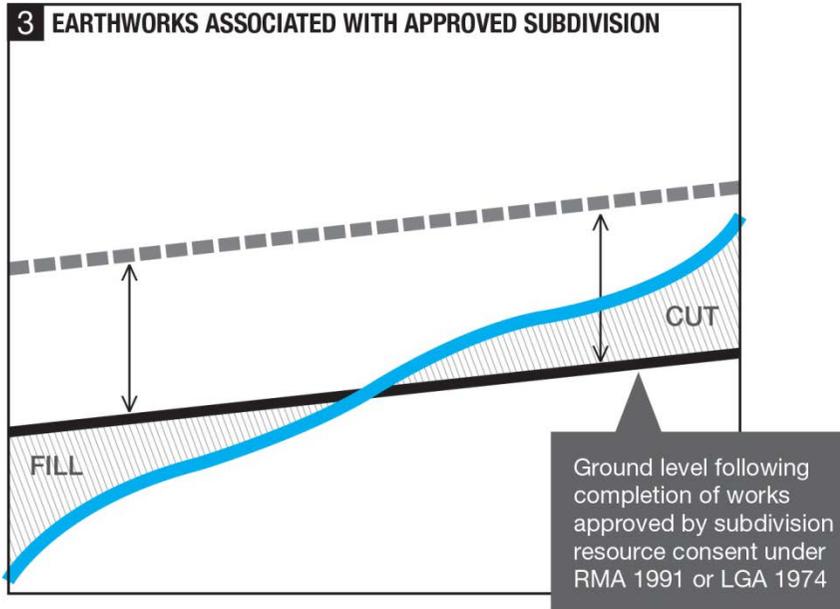




2 EARTHWORKS ASSOCIATED WITH LAND USE / BUILDING ACTIVITY



*Note earthworks may require resource consent



GROUND LEVEL

Ground Level means:

The surface of the ground prior to any earthworks on the site, except that where the surface of the ground has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974 “ground level” means the finished surface of the ground following completion of works associated with the most recently completed subdivision.

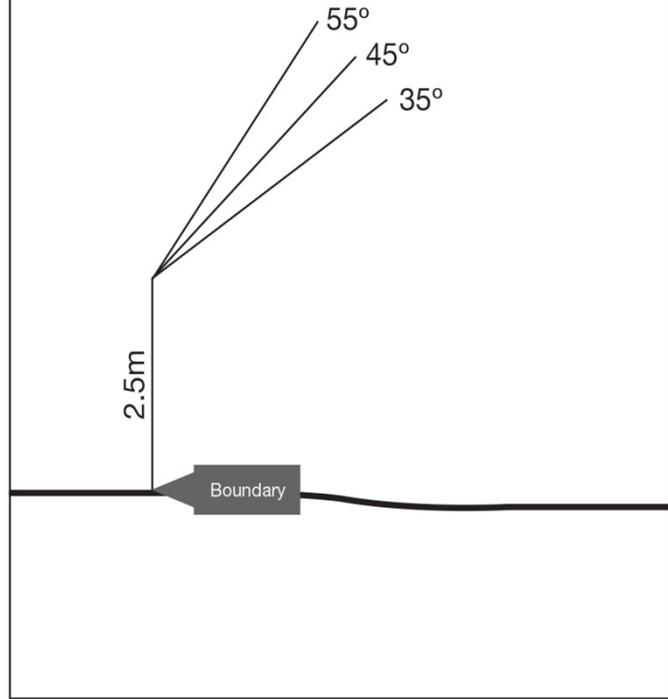
- “Earthworks” has the meaning given in the definition of that term in this Plan and includes earthworks carried out at any time in the past.
- “Completed subdivision” means a subdivision in respect of which a certificate pursuant to section 224(c) of the Resource Management Act 1991 or a completion certificate under the Local Government Act 1974 has been issued.
- “Earthworks carried out as part of a subdivision” does not include earthworks that are authorized under any land use consent for earthworks, separate from earthworks approved as part of a subdivision consent.
- This definition does not apply to Rules 10.6.5.1 (xi)(a) and (b), which set out special height rules for the area bounded by Man, Hay, Brecon and Shotover Streets in the Queenstown town centre.

Note

1. See interpretive diagram in the definition of BUILDING HEIGHT.

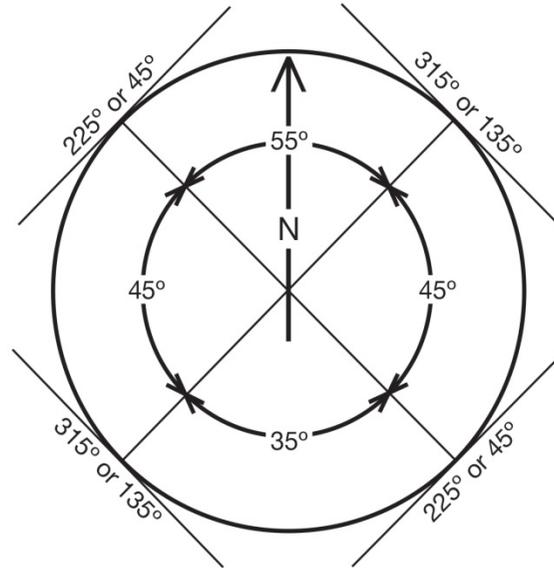
	<ol style="list-style-type: none"> 2. Ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history. 3. Changes to the surface of the ground as a result of earthworks associated with building activity do not affect the “ground level” of a site. 4. Subdivision that does not involve earthworks has no effect on “ground level”. 5. Special height rules apply in the area bounded by Man, Hay, Brecon and Shotover Streets, where “original ground level” is used. “Original ground level” is not affected by the definition of “ground level” above, which applies elsewhere. <p>This definition does not affect or supersede the definition of “Ground Level” for the Remarkables Park Zone or the Industrial B Zone (Connell Terrace Precinct).</p>
<p>RECESSION LINES / <u>RECESSION PLANE</u></p>	<p>Means the lines constructed from points or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site. <u>See interpretive diagrams below.</u></p>

1 RECESSION LINE APPLICATION



2 RECESSION LINE INDICATOR

Place outside of circle to inside of site boundary



NOTE: North is True North.
 Bearings on the circle increase in a clockwise direction.
 Where a boundary is on a line between two directions, the more restrictive recession plane shall apply.

ECOSYSTEM SERVICES

Are the resources and processes the environment provides that people benefit from (for example purification of water and air, pollination of plants and decomposition of waste).

SITE - FRONT

Means a site having one or more frontages to a road or private road, at least one such frontage to be not less than 6m.

SITE - REAR

Means a site which is situated generally to the rear of another site, both sites having access to the same road or private road, and includes sites which have no frontage to a road or private road of 6m or more.

ACCESS

Means that area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land

	may include an access leg, a private way, common land as defined on a cross-lease or company-lease, or common property as defined in section 2 of the Unit Titles Act 1972 <u>2010</u> .
LIQUOR	<p>Means any fermented, distilled, or spirituous liquor (including spirits, wine, ale, beer, port, honey mead, stout, cider the sherry) that is found on analysis to contain 1.15% or more alcohol by volume.</p> <p><u>Shall have the same meaning as <i>alcohol</i> as defined in the Sale and Supply of Alcohol Act 2012.</u></p>
LOT	For the purpose of subdivision means a lot, two or more adjoining lots to be held together in the same ownership, or any balance area, shown on a subdivision consent plan, except that in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 1972 <u>2010</u> , lot shall have the same meaning as site.
POTABLE WATER SUPPLY	Means a water supply that meets the criteria of the 'Drinking Water Standards for New Zealand 1995 <u>2005 (revised 2008)</u> ' – Ministry of Health or later editions or amendments of the standards.
RESTAURANT	Means any land and/or buildings, or part of a building, in which meals are supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale of Liquor Act 1989 <u>Sale and Supply of Alcohol Act 2012</u> .
RETAIL SALES/RETAIL/RETAILING	Means the direct sale or hire to the public from any site, and/or the display or offering for <u>for</u> sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities.
REGISTERED HOLIDAY HOME	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home pursuant to Part 2.1.13 of the Plan. For the purpose of this definition:</p> <ul style="list-style-type: none"> (a) A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; (b) A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units; (c) Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both. <p>Advice Notes:</p> <ul style="list-style-type: none"> (i) To obtain registration as a Registered Holiday Home the owner of the property must make an application for registration in accordance with Part 2.1.13 of the District Plan. (i) A formal application must be made to the Council for a property to become a Registered Holiday Home.

	(ii) There is no requirement to obtain registration for the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).
REGISTERED HOMESTAY	Means a Homestay used by up to 5 paying guests which has been registered <u>with the Council as a Registered Homestay. by the Council pursuant to Part 2.1.13 of the Plan.</u> Advice Note: (i) <u>A formal application must be made to the Council for a property to become a Registered Homestay.</u> ———— To obtain registration as a Registered Homestay the owner of the property must make an application for registration in accordance with Part 2.1.13 of the District Plan.
ACTIVITY SENSITIVE TO AIRCRAFT NOISE (ASAN)	Means any Residential Activity, Visitor Accommodation, Community Activity and Day Care Facility including all outdoor spaces associated with any education facility but excludes police stations, fire stations, courthouse, probation and detention centres, government and local government offices <u>Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.</u>
<u>INDOOR DESIGN SOUND LEVEL</u>	<u>Means 40 dB Ldn in all Critical Listening Environments.</u>
<u>PROJECTED ANNUAL AIRCRAFT NOISE CONTOUR (AANC)</u>	<u>Means the Projected Annual Aircraft Noise Contours calculated as specified by the Aerodrome Purposes Designation 2, Condition 14.</u>
<u>2037 NOISE CONTOURS</u>	<u>Means the predicted airport noise contours for Queenstown Airport for the year 2037 in 1dB increments from 70dB Ldn to 55dB Ldn inclusive. Note: These contours shall be available from the Council and included in the Airport Noise Management Plan.</u>
<u>2037 60 DB NOISE CONTOURS</u>	<u>Means the predicted 60 dB Ldn noise contour for Queenstown Airport for 2037 based on the 2037 Noise Contours.</u>

Appendix 6. Section 32AA assessments from chapters already heard by the Hearings Panel

APPENDIX 6

SECTION 32AA EVALUATIONS AND RECOMMENDED AMENDMENTS FROM CHAPTERS ALREADY HEARD BY HEARINGS PANEL

Note: The relevant provisions from the revised chapter are set out below, showing additions to the notified text in underlining and deletions in strike through text (i.e. as per the revised chapter). The section 32AA assessment then follows in a separate table underneath each of the provisions.

Key:

Red underlined text for additions and ~~strike through~~ text for deletions or relocated, from the relevant Right of Reply.

Black underlined text for additions and ~~strike through~~ text for deletions or relocated, from the relevant s42A report.

Chapter 3 – Strategic Direction

Recommended new definition

Regionally significant infrastructure

Means:

- a) Renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by a electricity operator ; and
- b) Electricity transmission infrastructure; and
- c) Telecommunication and radio communication facilities; and
- d) Roads classified as being of national or regional importance; and
- e) Designated airports.

Costs	Benefits	Effectiveness & Efficiency
None identified.	<p>The addition of a definition will clarify the types of activities anticipated as being 'regionally significant infrastructure'.</p> <p>The recommended definition departs from policy 3.5.1 of the Proposed RPS: Otago, and requested definition from Transpower in that it clarifies that regionally significant infrastructure does not apply to small and community-scale electricity generators less than 3.5kw as managed in the PDP Energy and Utilities Chapter (30).</p>	<p>The definition is efficient in that it will provide clarification as to what types of activities are applicable to the objective and policies.</p>

	<p>The recommended definition clarifies that it applies to designated airports, and omits informal airports.</p> <p>The recommended definition has also omitted ports, marinas and rail. These are not applicable to the District at a regionally significant scale.</p>	
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Chapter 7 – Low Density Residential

Recommended Updated Definition – Activity Sensitive to Aircraft Noise (ASAN)

Activity Sensitive To Aircraft Noise (ASAN) / <u>Activities sensitive to road noise</u>	Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Ensures that activities sensitive to road noise that are referenced within rules are defined. • Avoids duplication of definitions and provides simplicity for definitions in the District Plan. 	<ul style="list-style-type: none"> • The definition will be effective given it is clear in its intent.

Recommended Updated Definition – Community Activity

Community Activity	Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools <u>education activities</u> , hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Provides greater flexibility surrounding the provision of education activities. 	<ul style="list-style-type: none"> • The definition will be effective given it is clear in its intent.

Recommended Deleted Definitions – Dwelling

Dwelling	See definition of RESIDENTIAL UNIT.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The removal of this definition provides greater simplicity to the chapter and the plan. 	<ul style="list-style-type: none"> • This change is effective as it ensures the plan and this chapter are clear and concise.

Recommended Deleted Definitions – Educational Facility

Educational Facility	Means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative, cultural and commercial facilities.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The removal of this definition 	<ul style="list-style-type: none"> • This change is effective as it

	provides greater simplicity to the chapter and the plan.	ensures the plan and this chapter are clear and concise.
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Recommended Updated Definition – Education Activity

Education Activity	<u>Means the use of land and buildings for the primary purpose of regular instruction or training including early childhood education, primary, intermediate and secondary schools, tertiary education and including ancillary administrative, cultural, recreational, health, social and medical services (including dental clinics and sick bays) and commercial facilities.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The new definition is more encompassing and provides greater certainty to the range of activities that are associated with education activities. 	<ul style="list-style-type: none"> • The definition will be effective given it is clear in its intent.

Recommended Updated Definition – Residential Flat

Residential Flat	<p>Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:</p> <ul style="list-style-type: none"> • Has a total floor area not exceeding 70m², <u>and 150m² in the Rural Zone and Rural Lifestyle Zone</u>, not including the floor area of any garage or carport; • contains no more than one kitchen facility; • is limited to one residential flat per residential unit; and • is situated on the same site and held in the same ownership as the residential unit, but may be leased to another party. <p><u>Advice Notes:</u></p> <ul style="list-style-type: none"> • A proposal that fails to meet any of the above criteria will be considered as a residential unit. • Development contributions and additional rates apply.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Acknowledges that the last two bullet points are advisory only. • Removes ambiguity regarding 'leasing' and 'renting'. 	<ul style="list-style-type: none"> • The definition will be effective given it is clear in its intent. • The definition includes the recommended changes from Council's Rural right of reply.

Recommended Updated Definition – Residential Unit

Residential Unit	Means a residential activity (including a dwelling) which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none">• None identified.	<ul style="list-style-type: none">• The removal of dwelling provides greater simplicity to the chapter and the plan.	<ul style="list-style-type: none">• The definition will be effective given it is clear in its intent.

Chapter 9 – High Density Residential

Recommended Updated Definition – Activity Sensitive to Aircraft Noise (ASAN)

Activity Sensitive To Aircraft Noise (ASAN) / Activities sensitive to road noise	Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Amends defined term of PC35 which some plan users would be familiar with. 	<ul style="list-style-type: none"> Ensures that activities sensitive to road noise that are referenced within rules are defined. Avoids duplication of definitions and provides simplicity for definitions in the District Plan. 	<ul style="list-style-type: none"> The definition will be effective given it is clear in its intent.

Recommended deleted Definition – Floor area ratio

Floor Area Ratio	Floor Area Ratio is the ratio between Gross Floor Area and Site Area
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Removal of floor area ratio standard may potentially remove opportunities for alternative design solutions. 	<ul style="list-style-type: none"> Deletion of the definition supports deletion of notified rule 9.5.5 (floor area ratio) May avoid unintended consequences associated with interpretation of the term Removes design standard unfamiliar in application in Queenstown and Wanaka 	<ul style="list-style-type: none"> Deletion of the term is effective in supporting deletion of notified rule 9.5.5 (floor area ratio)

Recommended new Definition – Flat site

Flat site	A flat site is where the ground slope is equal to or less than 6 degrees (i.e equal to or less than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Removes definition of flat and sloping sites from the rule, where it is directly applied, and instead requires users to refer to this definition. 	<ul style="list-style-type: none"> Avoids duplication through the PDP where the term is referred to within standards; and also allows the term to be applied in the context it is needed, not limited to specific rules. 	<ul style="list-style-type: none"> The new definition will be efficient in ensuring application of the term is not limited, and is easily identified within the PDP without reference to specific rules.

Recommended new Definition – Sloping site

Sloping site	A sloping site is where the ground slope is greater than 6 degrees (i.e greater than 1 in 9.5). Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none">• Removes definition of flat and sloping sites from the rule, where it is directly applied, and instead requires users to refer to this definition.	<ul style="list-style-type: none">• Avoids duplication through the PDP where the term is referred to within standards; and also allows the term to be applied in the context it is needed, not limited to specific rules.	<ul style="list-style-type: none">• The new definition will be efficient in ensuring application of the term is not limited, and is easily identified within the PDP without reference to specific rules.

Chapter 10 – Arrowtown Residential Historic Management Zone

Recommended Updated Definition – Minor Alterations and Additions to a Building

<p>Minor Alterations and Additions to a Building</p>	<p>Means any of the following:</p> <ul style="list-style-type: none"> • Constructing an uncovered deck of natural or dark stained timber. The deck must comply with the applicable rules and standards for activities. • Changing or putting in windows or doors in an existing building that have the same profile, trims and external reveal depth as the existing. • Changing existing materials or cladding with other materials or cladding of the same texture, profile, materials and colour.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The modification to the notified definition of “Minor Alterations and Additions to a Building” will make the interpretation and intent of the ongoing maintenance of existing buildings in the ARHMZ clearer. 	<ul style="list-style-type: none"> • This change is considered to be effective as it is clear in what it covers and succinct. • This change is efficient because it achieves the intent without unnecessary limitations.

Chapter 16 – Business Mixed Use Zone

Recommended amended definition

Building Supplier (~~Three Parks and Industrial B Zones~~)

Means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings and without limiting the generality of this term, includes:

- glaziers;
- locksmiths; and
- suppliers of:
 - awnings and window coverings;
 - bathroom, toilet and sauna installations;
 - electrical materials and plumbing supplies;
 - heating, cooling and ventilation installations;
 - kitchen and laundry installations, excluding standalone appliances;
 - paint, varnish and wall coverings;
 - permanent floor coverings;
 - power tools and equipment;
 - safes and security installations; and
 - timber and building materials.

Recommended new definition

Trade Supplier

means a business engaged in sales to businesses and institutional customers and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following categories:

- automotive and marine suppliers;
- building suppliers;
- catering equipment suppliers;
- farming and agricultural suppliers;
- garden and patio suppliers;
- hire services (except hire or loan of books, video, DVD and other similar home entertainment items);
- industrial clothing and safety equipment suppliers; and
- office furniture, equipment and systems suppliers.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The recommended changes clarify the activities that constitute a Trade Supplier, which was not clarified in the notified BMUZ. The definition captures a large number of 	<ul style="list-style-type: none"> • The amendments to definitions provide greater clarity than the notified version of the BMUZ. This will result in the clear interpretation of notified (and redrafted) Rule 16.4.6 as it 	<ul style="list-style-type: none"> • The amendments are more effective and efficient than the notified version as they will result in notified (and redrafted Rule 16.4.6 being able to be clearly applied.

<p>activities, which would require resource consent, as prescribed by notified (and redrafted) Rule 16.4.6. Consent requirements will have associated time and financial costs for applicants.</p>	<p>refers to Trade Suppliers.</p> <ul style="list-style-type: none"> • Removal of the reference to Three Parks and the Industrial B Zone from the notified definition of Building Supplier will mean that this definition can be applied throughout the PDP, which will enable greater consistency of the treatment of this activity across the PDP. • Reduced scope for challenge as to the interpretation of what constitutes a Trade Supplier. 	
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Chapter 17 – Airport Mixed Use Zone

Recommended Updated Definition – Aircraft

Aircraft	Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth. <u>Excludes remotely piloted aircraft that weigh less than 15 kilograms.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Requires update to the notified PDP provisions. Could result in some potential small scale adverse amenity effects such as noise. 	<ul style="list-style-type: none"> Removes the potential requirement for a large number of resource consents for remotely piloted aircraft which CAA rules are tailored to specify. Provides certainty and clarification. 	<ul style="list-style-type: none"> Improves the effectiveness of the PDP through greater clarity.

Recommended Updated Definition – Activity Sensitive To Aircraft Noise (ASAN) Wanaka

Activity Sensitive to Aircraft Noise (ASAN) Wanaka	<u>Means any residential activity, visitor accommodation activity, community activity and day care facility activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Requires update to the notified PDP provisions. The definition of 'Activity Sensitive to Aircraft Noise (ASAN) Wanaka' includes the following statement: "including all outdoor spaces associated with any educational facility". This statement is omitted from the definition "Activity Sensitive To Aircraft Noise (ASAN)" Accordingly, there could be some adverse effects on the aviation school that operates at the Airport. 	<ul style="list-style-type: none"> Removes duplication between this definition and the definition of "Activity Sensitive To Aircraft Noise (ASAN)". Removes unnecessary text from the PDP. 	<ul style="list-style-type: none"> Improves the effectiveness of the PDP through greater clarity.

Recommended Updated Definition – Air Noise Boundary

<u>Air Noise Boundary</u>	<u>Means a boundary, the location of which is based on predicted day/night sound levels of Ldn 65 dBA from future airport operations. The location of the boundary is shown on the District Plan Maps.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Requires update to the notified PDP provisions. 	<ul style="list-style-type: none"> Removes redundant text from the PDP. 	<ul style="list-style-type: none"> Improves the effectiveness of the PDP through greater

		clarity.
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Recommended Updated Definition – Airport Activity – Queenstown Airport

<u>Airport Activity – Queenstown Airport</u>	<p>Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to:</p> <ul style="list-style-type: none"> • aircraft operations, private aircraft traffic, domestic and international aircraft traffic, rotary wing operations, aircraft servicing, general aviation, airport or aircraft training facilities and associated offices. • Runways, taxiways, aprons, and other aircraft movement areas. <p>Terminal buildings, hangars, control towers, <u>air traffic control facilities, flight information services, navigation and safety aids,</u> rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, freight facilities, quarantine and incineration facilities, border control and immigration facilities, medical facilities, fuel storage and fuelling facilities, facilities for the handling and storage of hazardous substances, and associated offices.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Requires update to the notified PDP provisions. 	<ul style="list-style-type: none"> • More accurately reflects the activities at Queenstown Airport. 	<ul style="list-style-type: none"> • Improves the efficient implementation of the PDP through improving clarity.

Recommended New Definition – Remotely Piloted Aircraft

<u>Remotely Piloted Aircraft</u>	<p><u>Means an unmanned aircraft that is piloted from a remote station.</u></p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Requires update to the notified PDP provisions. 	<ul style="list-style-type: none"> • This definition is consistent with Civil Aviation Authority definitions and links with the recommended updated definition for ‘Aircraft’. • Cross references with the definition of ‘Aircraft’ which excludes ‘remotely piloted aircraft’, therefore providing clarity. 	<ul style="list-style-type: none"> • Improves the efficient implementation of the PDP through removing inconsistencies in the chapter and improving the clarity of the definition for ‘Aircraft’.

Recommended New Definition – Airport Activity – Wanaka Airport

<u>Airport Activity – Wanaka Airport</u>	<p>Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to:</p> <p>(a) aircraft operations, rotary wing aircraft operations, helicopter aprons, and associated touch down and lift off areas, aircraft servicing, general aviation,</p>
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	<p>navigational and safety aids, lighting.</p> <p>(b) Runways, taxiways, aprons, and other aircraft movement or safety areas.</p> <p>(c) Terminal buildings, hangars, air traffic control facilities, flight information services, navigation and safety aids, rescue facilities, lighting, car parking, maintenance and service facilities, catering facilities, quarantine and incineration facilities, medical facilities, fuel storage and fuelling facilities, and associated offices.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified, with the exception of any airport activity that has been omitted. 	<ul style="list-style-type: none"> • Provides clarity and removes necessity for a lengthy table of permitted activities. 	<ul style="list-style-type: none"> • Improves the efficient implementation of the PDP through removing inconsistencies in the chapter, improving clarity, and removing unnecessary clarification. • Improves the effectiveness of the PDP through greater clarity.

Recommended New Definition – Airport Related Activity – Wanaka Airport

<p>Airport Related Activity – Wanaka Airport</p>	<p><u>Means any retail activity, cafes and other food and beverage facilities, administrative offices, industrial and commercial activities, provided they are connected with and ancillary to the use of the Airport. Also includes aviation schools, space research and associated activities, facilities and activities associated with veteran, vintage and classic aircraft operations, aviation museums and aero recreation. Also includes Temporary Activities associated with Air Shows, Conferences and Meetings, and rental vehicles, valet activities, signage and public transport facilities. Includes Military Training Operations. Also includes grazing and the keeping of livestock for land management purposes.</u></p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The broad range of activities provides the opportunity for unrelated commercial activities to establish at Wanaka Airport. However this cost is reduced and managed by the policies and rules that ensure that the identified commercial activities are legitimate ancillary activities. 	<ul style="list-style-type: none"> • Provides clarity and removes necessity for a lengthy table of permitted activities. • Provides certainty to plan users of the activities that are related to airport activities. • Provides a benefit for legitimate ancillary airport activities to be established without the need to apply for resource consent (if all the standards for activities located in the Wanaka 	<ul style="list-style-type: none"> • Improves the efficient implementation of the PDP through removing inconsistencies in the chapter, improving clarity, and removing unnecessary clarification. • Improves the effectiveness of the PDP through greater clarity.

	Airport Zone, Rule 17.5.10-17.5.15 are also met).	
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Chapter 17 – Right of Reply

Recommended Updated Definition – Airport Activity and Deleted Definition – Airport Activity – Wanaka

<p><u>Airport Activity</u> - <u>Queenstown Airport</u></p>	<p>Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to:</p> <p>(a) aircraft operations, <u>which include</u>, private aircraft traffic, domestic and international aircraft traffic, rotary wing operations, aircraft servicing, general aviation, airport or aircraft training facilities and associated offices.</p> <p>(b) Runways, taxiways, aprons, and other aircraft movement areas.</p> <p>(c) Terminal buildings, hangars, control towers, <u>air traffic control facilities,</u> <u>flight information services,</u> <u>navigation and safety aids,</u> rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, freight facilities, quarantine and incineration facilities, border control and immigration facilities, medical facilities, fuel storage and fuelling facilities, <u>and</u> facilities for the handling and storage of hazardous substances, and associated offices.</p> <p>Grazing of stock for land management purposes.</p>
<p><u>Airport Activity – Wanaka Airport</u></p>	<p>Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to:</p> <p>(a) aircraft operations, rotary wing aircraft operations, helicopter aprons, and associated touch down and lift off areas, aircraft servicing, general aviation, navigational and safety aids, lighting.</p> <p>(b) Runways, taxiways, aprons, and other aircraft movement or safety areas.</p> <p>Terminal buildings, hangars, air traffic control facilities, flight information services, navigation and safety aids, rescue facilities, lighting, car parking,</p>

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Requires update to the notified PDP provisions. 	<ul style="list-style-type: none"> Activities more fitting to be identified as 'Airport Related' are excluded within this definition providing clarity. Both are permitted activities therefore change is non-substantive. 	<ul style="list-style-type: none"> Improves the effectiveness of the PDP through greater clarity. Is applicable to both Queenstown and Wanaka airports, therefore reduces unnecessary text within the District Plan.

Recommended Updated Definition – Airport Related Activity

<p>Airport Related Activity = <u>Queenstown Airport</u></p>	<p>Means an ancillary activity or service that provides support to the airport. This includes: but is not limited to:</p> <ul style="list-style-type: none"> (a) <u>land transport activities,</u> (b) <u>buildings and structures,</u> (c) <u>servicing and infrastructure,</u> (d) <u>police stations, fire stations, medical facilities and education facilities provided they serve an aviation related purpose,</u> (e) <u>retail and commercial services, and industry and visitor accommodation associated with the needs of Airport passengers, visitors and employees and/or aircraft movements and Airport businesses,</u> (f) <u>catering facilities,</u> (g) <u>quarantine and incineration facilities,</u> (h) <u>border control and immigration facilities.</u> (i) <u>administrative offices (provided they are ancillary an Airport or Airport Related Activity),</u> (j) <u>farming activities.</u>
<p>Airport Related Activity – Wanaka Airport</p>	<p>Means any ancillary activity or service that provides support to the airport. This includes, Means any retail activity, cafes and other food and beverage facilities, administrative offices, industrial and commercial activities, provided they are ancillary to the use of the Airport. Also includes aviation schools, space research and associated activities, facilities and activities associated with veteran, vintage and classic aircraft operations, aviation museums and aero recreation. Also includes Temporary Activities associated with Air Shows, Conferences and Meetings, and rental vehicles, valet activities, and public transport facilities. Includes Military Training Operations. Also includes grazing and the keeping of livestock for land management purposes.</p>

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Requires update to the notified PDP provisions. 	<ul style="list-style-type: none"> Provides certainty and clarification by combining definitions of Airport Related Activity for both Queenstown and Wanaka. Activities more fitting to be identified as 'Airport Related' are included within this definition providing clarity. Both are permitted activities therefore change is non-substantive. Inclusion of 'farming activity' clarifies that existing grazing practices at both Queenstown and Wanaka Airports are permitted activities. Links with definition of 'domestic livestock' and Policy 	<ul style="list-style-type: none"> Improves the effectiveness of the PDP through greater clarity. Airport Related Activities specific to Wanaka Airport (and not provided for at Queenstown Airport) have been moved to Activity Table 1. This improves the efficient implementation of the PDP through removing duplication. Is applicable to both Queenstown and Wanaka Airports and therefore reduces unnecessary text within the District Plan.

Recommended Updated Definition – Outer Control Boundary (OCB)

Outer Control Boundary (OCB) Wanaka	Means a boundary, as shown on the District Plan Maps 18A, the location of which is based on the future predicted day/night sound levels of 55 dBA Ldn from airport operations in 2036.
Outer Control Boundary (OCB) Queenstown	Means a boundary as shown in District Plan Maps, the location of which is based on the predicted day/night sound level of 55 dB Ldn from airport operations in 2037.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Requires update to the notified PDP provisions. 	<ul style="list-style-type: none"> Removes unnecessary duplication. 	<ul style="list-style-type: none"> Improves the effectiveness of the PDP through greater clarity. Definition is applicable to both Queenstown and Wanaka Airports and therefore reduces unnecessary text within the District Plan.

Chapter 21 – Rural

Recommended Amendments to Objective 21.2.9
<p>Ensure commercial <u>A range of activities are undertaken on the basis they do not degrade landscape values, rural amenity, or impinge on farming and established activities.</u></p>

Appropriateness (s32(1)(a))
<p>The objective as recommended to be modified replaces 'commercial activities' with 'a range of activities'. This change is considered to make the Objective more appropriate as the it applies to a broader range of activities that tend to occur in the Rural General Zone and can have similar effects. The definition of 'commercial activities' includes a wide range of activities, however 'a range of activities' provides a different type of breadth.</p> <p>The inclusion of 'established activities' also broadens the scope of the objective to activities including roads and lawfully established activities.</p>

Chapter 21 – Right of Reply

<p>Mining Activity</p>	<p>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.</p> <p><u>(a) means operations in connection with mining, exploring, or prospecting for any mineral; and</u></p> <p><u>(b) includes, when carried out at or near the site where the mining, exploration, or prospecting is undertaken, —</u></p> <p><u>(i) the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and</u></p> <p><u>(ii) the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and</u></p> <p><u>(iii) the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and</u></p> <p><u>(iv) the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations.</u></p> <p><u>Mineral extraction, extraction or extractive activities shall have the same meaning.</u></p>
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Mineral Prospecting	<p>Means any activity undertaken for the purpose of identifying land likely to contain <u>exploitable</u> mineral deposits or occurrences; and includes the <u>following activities</u>:</p> <ul style="list-style-type: none"> • Geological, geochemical, and geophysical surveys; • The taking of samples by hand or hand held methods; • Aerial surveys.
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Mineral Exploration	<p>Means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and to explore has a corresponding meaning.</p>
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Recommended amendments to the definitions of mining activity, mineral prospecting and mineral exploration

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • The changes provide greater clarity. 	<ul style="list-style-type: none"> • This changes provide greater clarity and will be more efficient in terms of understanding the different mining activities.

Residential Flat	<p>Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:</p> <ul style="list-style-type: none"> • Has a total floor area not exceeding 70m², <u>and 150m² in the Rural Zone and Rural Lifestyle Zone</u>, not including the floor area of any garage or carport; • contains no more than one kitchen facility; • is limited to one residential flat per residential unit; and • is situated on the same site and held in the same ownership as the residential unit, but may be leased to another party. <p>Notes:</p> <ul style="list-style-type: none"> • A proposal that fails to meet any of the above criteria will be considered as a residential unit. • Development contributions and additional rates apply.
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Recommended amendments to Residential Flat Definition

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • The changes would allow a relatively large residential flat, 	<ul style="list-style-type: none"> • This change will enable a broader range of 	<ul style="list-style-type: none"> • This change is effective because it broadens the range

<p>however in the context of the ODP definition of Residential Flat where there is no size limit the costs are considered to be of minor consequence.</p>	<p>accommodation options in the Rural Zone (and Rural Lifestyle Zone).</p>	<p>of accommodation options in the Rural and Rural Lifestyle Zones.</p> <ul style="list-style-type: none"> • The change is efficient because it is a better option that allowing two or multiple residential units within a building platform. • The change will be more efficient for the landowner because the development contribution for a Residential Flat is only 50% that of a Residential Unit.
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Chapter 30 – Energy and Utilities

Recommended Updated Definition – Minor Upgrading

<p>Minor Upgrading</p>	<p>Means <u>an increase in the carrying capacity, efficiency or security of electricity transmission and distribution or telecommunication lines utilising the existing support structures or structures of a similar scale, intensity and character, maintenance, replacement and upgrading of existing conductors or lines and support structures provided they are of a similar character, intensity and scale to the existing conductors or line and support structures and shall include the following:</u></p> <ul style="list-style-type: none"> a) <u>Addition of lines, circuits and conductors;</u> b) <u>Reconductoring of the line with higher capacity conductors;</u> c) <u>Re-sagging of conductors existing lines;</u> d) <u>Bonding of conductors;</u> e) <u>Addition or replacement of longer or more efficient insulators provided they are less or similar in length; and</u> f) <u>Addition of electrical fittings or ancillary telecommunications equipment;</u> g) <u>Addition of earth-wires which may contain lightning rods, and earth-peaks;</u> h) <u>Support structure replacement within the same location as the support structure that is to be replaced;</u> i) <u>Addition or replacement of existing cross-arms with cross-arms of an alternative design; and</u> <ul style="list-style-type: none"> • Replacement of existing support structure poles provided they are less or similar in height, diameter and are located within 1 metre of the base of the support pole being replaced; • Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone; • The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone; • Replacement of conductors or lines provided they do not exceed 30mm in diameter or the bundling together of any wire, cable or similar conductor provided that the bundle does not exceed 30mm in diameter; • Re-sagging of existing lines; • Replacement of insulators provided they are less or similar in length; and • Addition of lightning rods, earth peaks and earth-wires
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • The modification to the notified definition of “Minor Upgrading” will allow for the ongoing operational requirements of utility operators. 	<ul style="list-style-type: none"> • The changes to the definition are efficient as they negate the need for additional rules to be included within Chapter 30 for a range of minor activities.

		<ul style="list-style-type: none"> • The modification also results in the definition being more consistent with other similar definitions throughout the country therefore being more efficient for users.
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Recommended Updated Definition – National Grid Subdivision Corridor

National Grid Subdivision Corridor	<p>Means the area measured either side of the centreline of above ground National Grid line as follows:</p> <ul style="list-style-type: none"> • 16m for the 110kV lines on pi poles • 32m for 110kV lines on towers • 37m for the 220kV transmission lines. <p>Note: The National Grid Subdivision Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • These changes ensure that the definition clear that this corridor around the National Grid is in relation to subdivision activities only. 	<ul style="list-style-type: none"> • These changes are effective as it is providing clarity with the intent of the activities it controls.

Recommended Updated Definition – National Grid Sensitive Activities

National Grid Sensitive Activities	<p>Means <u>those activities within the National Grid Corridor that are particularly sensitive to the risks associated with electricity transmission lines because of either the potential for prolonged exposure to the risk or the vulnerability of the equipment or population that is exposed to the risk. Such activities include buildings or parts of buildings used for, or able to be used for the following purposes:</u></p> <ul style="list-style-type: none"> • Child Day Care activity; • Day Care <u>facility activity;</u> • Educational <u>facility activity,</u> except training related to the National Grid; • Home Stay; • <u>Healthcare facility Hospital activity;</u> • Papakainga; • <u>Any Residential activity;</u> • Residential Care activity; or • Visitor accommodation.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • The modification to the notified definition of “National Grid Sensitive Activities” will ensure clarity for plan users on the types of activities 	<ul style="list-style-type: none"> • This definition is considered to be effective as it is clear in what it covers and succinct.

	considered sensitive, as well as consistency with the other definitions in the plan.	
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Recommended deleted Definition – Sensitive activities – Transmission corridor

Sensitive activities – Transmission corridor	Means those activities within an Electricity Transmission Corridor that are particularly sensitive to the risks associated with electricity transmission lines because of either the potential for prolonged exposure to the risk or the vulnerability of the equipment or population that is exposed to the risk. Such activities include any residential activity, visitor accommodation, educational facility, healthcare facility and day care facility.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • The deletion of the definition of ‘Sensitive Activities – Transmission Corridor’ will remove duplication between this definition and that of ‘National Grid Sensitive Activities’. 	<ul style="list-style-type: none"> • The removal of this definition is considered to be effective as it provides greater clarity for plan users.

Recommended Updated Definition – Telecommunication Facility

Telecommunications Facility	Means devices, such as aerials, dishes, antennae, <u>wi-fi and microcells, lines (including cables), wires, cables</u> , casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and <u>telecommunication kiosks</u> telephone boxes , used for the transmitting, emission or receiving of communications.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • The modification to the notified definition of “Telecommunication Facility” will allow for the ongoing operational requirements of telecommunication utility operators. 	<ul style="list-style-type: none"> • This definition is considered to be effective as it is clear in what it covers and succinct.

Recommended Updated Definition – Utility

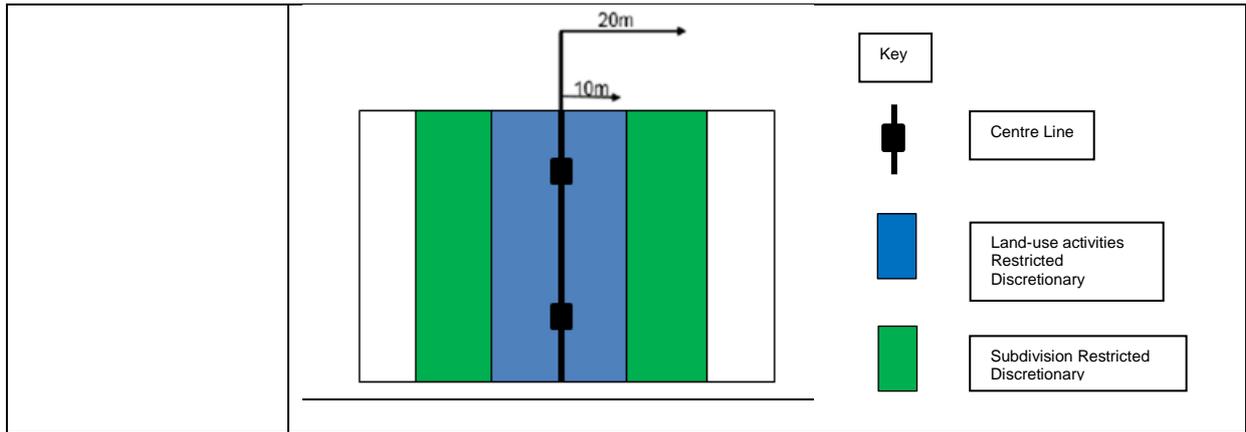
Utility	<p>Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including but not limited to:</p> <ul style="list-style-type: none"> • <u>substations</u>, transformers, lines and necessary and incidental structures and equipment for the transmissions and distribution of electricity; • pipes and necessary incidental structures and equipment for transmitting and distributing gas; • storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage;
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	<ul style="list-style-type: none"> • water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks); • structures, facilities, plant and equipment for the treatment of water; • structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities); • structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards; • structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards; • structures, facilities, plant and equipment necessary for navigation by water or air; • waste management facilities; • <u>flood protection works</u>; and • Anything described as a network utility operation in s166 of the Resource Management act 1991 <p>Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.</p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • The inclusion of flood protection works ensures that this is applicable to the rule. 	<ul style="list-style-type: none"> • The inclusion of reference to substations is consistent with other District Plans within New Zealand therefore this is efficient in practice. • The definition will be effective given it is clear in its intent and aligns with respective rules in the Energy and Utilities Chapter on flood protection.

Recommended new Definition – Electricity Sub-Transmission Lines and recommended new definition – Electricity Sub-Transmission Corridor

<u>Electricity Sub-Transmission Lines</u>	<p>Means the conveyance of electricity via sub-transmission (operating at 22kV, 33kV and 66kV) lines and cables (aerial and underground), support structures and substations operated by a Network Utility Operator.</p> <p><u>Advice note: only transmission and electricity sub-transmission lines are identified on the planning maps, however, works in close proximity to all electric lines can be dangerous. Compliance with NZECP 34:2001 is mandatory for buildings, earthworks, and when using machinery or equipment within close proximity to any electric lines.</u></p>
<u>Electricity Sub-Transmission Corridor</u>	<p>Means the area located 10 metres either side of the centreline of any overhead Sub-Transmission line (as shown in blue in the diagram below). Distances from Electricity Sub-Transmission Lines are to be measured from a point directly below the centreline of the line or cluster of lines, as shown in below.</p>



Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • These new definitions will provide clarity to the terms used in the plan, as well as setting out the appropriate distances for subdivision and land-use activities. 	<ul style="list-style-type: none"> • These definitions are considered to be effective as they are clear in what they cover and succinct.

Recommended New Definition – Electricity Distribution

<u>Electricity Distribution</u>	Means the conveyance of electricity via electricity distribution lines, cables, support structures, substations, transformers, switching stations, kiosks, cabinets and ancillary buildings and structures, including communication equipment, by a network utility operator.
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • Provide clarity as to what is and what is not included within the National Grid and difference between transmission and distribution networks. 	<ul style="list-style-type: none"> • The new definition is effective and efficient as it has been adopted by Council's throughout the country which provides consistency for users across different plans throughout New Zealand.

Recommended New Definition – Energy Activities and recommended modification to recommended definition – Regionally Significant Infrastructure

<u>Energy Activities</u>	<p>Includes the following:</p> <ul style="list-style-type: none"> • <u>Small and Community-Scale Distributed Electricity Generation and Solar Water Heating</u> • <u>Renewable Electricity Generation</u> • <u>Non-renewable Electricity Generation</u> • <u>Wind Electricity Generation</u> • <u>Solar Electricity Generation</u> • <u>Stand-Alone Power Systems (SAPS)</u> • <u>Biomass Electricity Generation</u> • <u>Hydro Generation Activity</u> • <u>Mini and Micro Hydro Electricity Generation.</u>
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<u>Regionally Significant Infrastructure</u>	<p><u>Regionally significant infrastructure means:</u></p> <p>a) <u>Renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by an electricity operator; and</u></p> <p>b) <u>Electricity transmission infrastructure forming the National Grid and Electricity Sub-Transmission Lines; and</u></p> <p>c) <u>Telecommunication and radio communication facilities; and</u></p> <p>d) <u>Key centralised Council infrastructure, including water reservoirs, and wastewater treatment plants; and</u></p> <p>e) <u>Roads classified as being of national or regional importance; and</u></p> <p>f) <u>Queenstown and Wanaka airports</u></p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • These new definitions provide clarity to plan users on what activities are to be considered when these terms are used in the plan. 	<ul style="list-style-type: none"> • The new definitions are considered efficient as they are succinct and clear in its scope. • The change regionally significant infrastructure to include sub transmission lines provides an effective platform and policy direction for this utility.

Recommended New Definition – Support Structure

<u>Support Structure</u>	<u>Means a utility pole or tower that forms part of the electricity distribution or transmission network that supports conductors as part of a line. This includes any ancillary equipment, such as communication equipment or transformers.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<p>The definition of “Minor Upgrading” includes reference to ‘structures’ and ‘support structures.’ “Structure” is already defined within the PDP; consequently a definition of “Support Structure” would provide further clarity.</p>	<ul style="list-style-type: none"> • This new definition is effective as it includes reference to both electricity distribution and transmission networks which the definition of “Minor Upgrading” refers. • The new definition is considered efficient as it is succinct and clear in its scope.

Recommended New Definition – National Grid

<u>National Grid</u>	<u>Means the same as in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • The addition of this definition will clarify what the PDP rules in relation to the National Grid transmission lines apply to. 	<ul style="list-style-type: none"> • This definition is effective and efficient as it is consistent with the National Environmental Standard which applies New Zealand wide.

Chapter 30 – Right of Reply

Recommended new definition – Small Cells

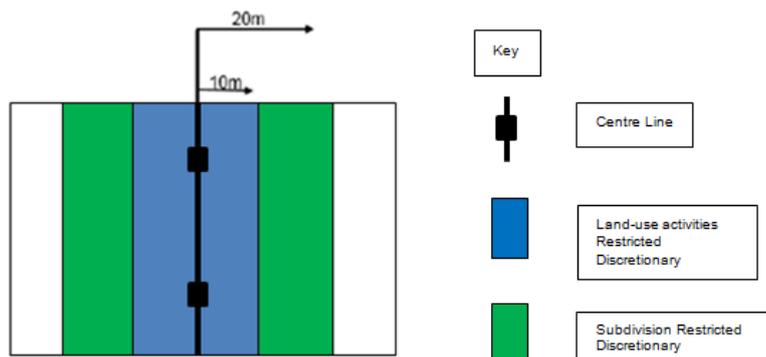
<u>Small Cells</u>	<u>Means a low-powered radio access node that provides improved cellular coverage or capacity and is operated by a telecommunications operator.</u>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Defining this term allows for greater clarity to plan users when interpreting the intent of the rules. 	<ul style="list-style-type: none"> • This definition is effective as it is consistent with national level guidance and succinct.

Recommended Updated Definitions – Electricity Sub-transmission lines (redrafted Electricity Distribution lines) and Electricity Sub-transmission Corridor (redrafted Electricity Distribution Corridor)

<u>Electricity Distribution Sub-Transmission Lines</u>	<p>Means the conveyance of electricity <u>via sub-transmission (operating at 11kV from the Camphill Road Substation to Makarora, 22kV, 33kV and 66kV)-lines and cables (aerial overhead and underground), support structures and substations operated by a Network Utility Operator.</u></p> <p>Advice note: Only <u>transmission the National Grid and electricity sub-transmission Electricity Distribution lines</u> are identified on the planning maps, however, works in close proximity to all electric lines can be dangerous. Compliance with NZECP 34:2001 is mandatory for buildings, earthworks, and when using machinery or equipment within close proximity to any electric lines.</p>
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<u>Electricity Distribution Sub-Transmission Corridor</u>	<p>Means the area located 10 metres either side of the centreline of any overhead <u>Sub-Transmission Electricity Distribution line identified on the Planning Maps (as shown in blue in the diagram below).</u></p> <p>Distances from Electricity <u>Distribution Sub-Transmission Lines</u> are to be measured from a point directly below the centreline of the line or cluster of lines, as shown in <u>the diagram below.</u></p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • Alignment with the rule and reply that accepts the 11kV line from Camphill Road to Makarora. 	<ul style="list-style-type: none"> • Efficiency in plan administration by ensuring the definitions are consistent.

Deleted definitions Telecommunication Facility and Electricity Distribution

Telecommunications Facility	Means devices, such as aeriels, dishes, antennae, wi-fi and microcells, lines (including cables), wires, cables, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and telecommunication kiosks telephone boxes, used for the transmitting, emission or receiving of communications.
Electricity Distribution	Means the conveyance of electricity via electricity distribution lines, cables, support structures, substations, transformers, switching stations, kiosks, cabinets and ancillary buildings and structures, including communication equipment, by a network utility operator.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Potential costs to utility operators who sought to leverage off this broad definition. 	<ul style="list-style-type: none"> • Removal of a definition was too broad to be of assistance in terms of a rule framework. 	<ul style="list-style-type: none"> • Removing the definition is effective at providing certainty of the effects of permitted activities.

Recommended Updated Definition – Minor Upgrading

Minor Upgrading	<p>Means an increase in the carrying capacity, efficiency or security of electricity transmission and distribution or telecommunication lines utilising the existing support structures or structures of a similar character, intensity and scale, intensity and character, maintenance, replacement and upgrading of existing conductors or lines and support structures provided they are of a similar character, intensity and scale to the existing conductors or line and support structures and shall include the following:</p> <ul style="list-style-type: none"> j) <u>Addition of lines, circuits and conductors;</u> k) <u>Reconducting of the line with higher capacity conductors;</u> l) <u>Re-sagging of conductors;</u> m) <u>Bonding of conductors;</u> n) <u>Addition or replacement of longer or more efficient insulators;</u> o) <u>Addition of electrical fittings or ancillary telecommunications equipment;</u> p) <u>Addition of earth-wires which may contain lightning rods, and earth-peaks;</u> q) <u>Support structure replacement within the same location as the support structure that is to be replaced;</u> r) <u>Addition or replacement of existing cross-arms with cross-arms of an alternative design; and</u> • <u>Replacement of existing support structure poles provided they are less or similar in height, diameter and are located within 4.2 metres of the base of the support pole being replaced;</u> • Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone; • <u>The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in</u>
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	<p><u>the preceding five year period, except in the Rural Zone;</u></p> <ul style="list-style-type: none"> • Replacement of conductors or lines provided they do not exceed 30mm in diameter or the bundling together of any wire, cable or similar conductor provided that the bundle does not exceed 30mm in diameter; • Re-sagging of existing lines; • Replacement of insulators provided they are less or similar in length; and • Addition of lightning rods, earth-peaks and earth-wires
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Allows for replacement and movement and additional burden on landowners with lines. • Allows minor upgrading within the Rural Zone. Visual amenity effects. 	<ul style="list-style-type: none"> • Enablement for utility operators to undertake replacement without the need to resource consent, within the 2 metre location recommended. • Allows additional support structures in the rural zone however the effects of the additional support structures are minimal relative to presence of the established pole and support structure. 	<ul style="list-style-type: none"> • Substantial efficiencies for utility operators. • The recommended changes still provide effective management, especially in the context of the existing regime under the PDP.

Recommended Updated Definition – Regionally Significant infrastructure

<u>Regionally significant infrastructure</u> ¹	<p><u>Regionally significant infrastructure means:</u></p> <p>a) <u>Renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by an electricity operator; and</u></p> <p>b) <u>Electricity transmission infrastructure forming the National Grid.</u></p> <p><u>c) and Electricity Distribution Sub-Transmission Lines identified on the Planning Maps; and</u></p> <p>c) <u>Telecommunication and radio communication facilities*;</u> and</p> <p>d) <u>Key centralised Council infrastructure, including water reservoirs, and wastewater treatment plants; and</u></p> <p>e) <u>Roads classified as being of national or regional importance; and</u></p> <p>f) <u>Queenstown and Wanaka airports</u></p> <p><u>*As defined by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008</u></p>
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Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Costs to landowners with distribution lines. 	<ul style="list-style-type: none"> • Better protection for electricity distribution that is critical to 	<ul style="list-style-type: none"> • The recommended definition provides more effective

¹ Derived from the version in Mr Matthew Paetz's Right of Reply chapter 3 Strategic Directions dated 7 April 2016.

<ul style="list-style-type: none"> • Requirement for the Council to map the lines and maintain the maps. 	<p>the functioning of the District.</p> <ul style="list-style-type: none"> • Increased certainty with regard to the definition of telecommunication facilities and that these will not include small pieces of infrastructure or connections to homes. 	<p>protection and management of the critical electricity distribution.</p> <ul style="list-style-type: none"> • Improves the requirement to have regard to the PRPS. Therefore making the definition more effective in terms of alignment with the PRPS.
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Chapter 33 – Indigenous Vegetation

Recommended Amendments to Definition	
<p>Clearance Of Vegetation (Includes Indigenous Vegetation)</p>	<p>Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, <u>soil disturbance including direct drilling</u>, spraying with herbicide or burning.</p> <p>Clearance of vegetation includes, the deliberate application of water where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.</p>

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> Costs to persons who wish to undertake direct drilling within indigenous vegetation that has a coverage that qualifies with the methods in 33.3 	<ul style="list-style-type: none"> The definition better covers the activities that constitute clearance because direct drilling can crush native vegetation to a degree that constitutes direct clearance of indigenous vegetation. 	<ul style="list-style-type: none"> The rule is more effective at maintaining indigenous biodiversity better helps the QLDC meet s31 function. More certainty is provided to clarify this activity, rather than relying on interpretation of whether it is 'crushing'. This improves efficiency in terms of plan administration and effectiveness in terms of confident administration in the District Plan.

Chapter 33 – Right of Reply

Recommended Amendments to include biodiversity offsetting through changes to Policy 33.2.1.8, new Schedule 33.10 and new definitions of biodiversity offsetting, no net loss and environmental compensation.
<p>New policy 33.2.1.8</p> <p>33.2.1.8 Where the adverse effects of an activity on indigenous biodiversity values cannot be avoided, remedied or mitigated, consideration will be given to whether there has been any compensation or biodiversity offset proposed and the extent to which any offset will result in <u>no net loss and preferably, a net indigenous biodiversity gain.</u></p> <p><u>Manage the effects of activities on indigenous biodiversity by:</u></p> <p><u>a) avoiding as far as practicable and, where total avoidance is not practicable, minimising adverse effects</u></p> <p><u>b) requiring remediation where adverse effects cannot be avoided</u></p>

- c) requiring mitigation where adverse effects on the areas identified above cannot be avoided or remediated
- d) requiring any residual adverse effects on significant indigenous vegetation or indigenous fauna to be offset through protection, restoration and enhancement actions that achieve no net loss and preferably a net gain in indigenous biodiversity values having particular regard to:
 - i. limits to biodiversity offsetting due the affected biodiversity being irreplaceable or vulnerable;
 - ii. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain;
 - iii. Schedule 33.10 on Biodiversity Offsets
- e) enabling any residual adverse effects on other indigenous vegetation or indigenous fauna to be offset through protection, restoration and enhancement actions that achieve no net loss and preferably a net gain in indigenous biodiversity values having particular regard to:
 - i. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain;
 - ii. Schedule 33.10 on Biodiversity Offsets

New Definitions

<u>Biodiversity Offsets</u>	Means measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation and mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity on the ground.
<u>No net loss</u>	Means no overall reduction in biodiversity as measured by the type, amount and condition.
<u>Environmental Compensation</u>	Means actions offered as a means to address residual adverse effects to the environment arising from project development that are not intended to result in no net loss or a net gain of biodiversity on the ground, includes residual adverse effects to other components of the environment including landscape, the habitat of trout and salmon, open space, recreational and heritage values.

New Schedule 33.10

Framework for the use of biodiversity offsets

The following sets out a framework for the use of biodiversity offsets. It should be read in conjunction with the NZ Government *Guidance on Good Practice Biodiversity Offsetting in New Zealand*. August 2014 (or any successor Central Government guidance and standards):

1. Restoration, enhancement and protection actions will only be considered a biodiversity offset where they are used to offset the anticipated residual effects of activities after appropriate avoidance, minimisation, remediation and mitigation actions have occurred

as per ~~new policy XX~~ Policy 33.2.8, i.e. not in situations where they are used to mitigate the adverse effects of activities.

2. A proposed biodiversity offset should contain an explicit loss and gain calculation and should demonstrate the manner in which no net loss or preferably a net gain in biodiversity can be achieved on the ground.
3. A biodiversity offset should recognise the limits to offsets due to irreplaceable and vulnerable biodiversity and its design and implementation should include provisions for addressing sources of uncertainty and risk of failure the delivery of no net loss.
4. Restoration, enhancement and protection actions undertaken as a biodiversity offset are demonstrably additional to what otherwise would occur, including that they are additional to any remediation or mitigation undertaken in relation to the adverse effects of the activity.
5. Offset actions should be undertaken close to the location of development, where this will result in the best ecological outcome.
6. The values to be lost through the activity to which the offset applies are counterbalanced by the proposed offsetting activity which is at least commensurate with the adverse effects on indigenous biodiversity, so that the overall result is no net loss, and preferably a net gain in ecological values.
7. The offset is applied so that the ecological values being achieved through the offset are the same or similar to those being lost.
8. As far as practicable, the positive ecological outcomes of the offset last at least as long as the impact of the activity, and preferably in perpetuity. Adaptive management responses should be incorporated into the design of the offset, as required to ensure that the positive ecological outcomes are maintained over time.
9. The biodiversity offset should be designed and implemented in a landscape context – i.e. with an understanding of both the donor and recipient sites role, or potential role in the ecological context of the area.
10. The consent development application identifies the intention to utilise an offset, and includes a biodiversity offset management plan that:
 - i. sets out baseline information on indigenous biodiversity that is potentially impacted by the proposal at both the donor and recipient sites.
 - ii. demonstrates how the requirements set out in this appendix will be addressed.
 - iii. identifies the monitoring approach that will be used to demonstrate how the matters set out in this appendix have been addressed, over an appropriate timeframe.

(While this appendix sets out a framework for the use of biodiversity offsets in the Queenstown Lakes District Council District Plan, many of the concepts are also applicable to other forms of effects management where an overall outcome of no net loss and preferably a net gain in biodiversity values are not intended, but restoration and protection actions will be undertaken).

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • None identified. • The recommended 	<ul style="list-style-type: none"> • The adoption of Policy 33.2.1.8 as requested by DOC and the supporting definitions and schedule provide 	<ul style="list-style-type: none"> • The changes are effective because they provide a best practice method for

<p>revised policy does not compel a proponent to undertake biodiversity offsetting, nor does the phrasing in the policy compel them to achieve a 'net gain' in biodiversity values. The policy specifies that the goal biodiversity offsetting is 'no net loss' and a 'net gain' is preferable.</p>	<p>detailed, clear and best practice guidance on biodiversity offsetting.</p> <ul style="list-style-type: none"> • I refer to and accept the evidence or Dr Barea and Mr Deavoll for DOC with respect to the technical merits of the policy and supporting definitions and schedule. This evidence is available on the Council's website referenced 'SO373' http://www.qldc.govt.nz/planning/district-plan/proposed-district-plan/proposed-district-plan-hearings/rural/pre-lodged-and-pre-tabled-evidence/ • The small wording change to the policy I have recommended, advised by the Council's ecologist Mr Davis, is not consequential and broadens the ambit of the policy. • The adoption of the policy of 'environmental compensation' is also helpful to provide a distinction between 'biodiversity offsetting'. This component is available to be used against a broader range of resources including landscape and recreational resources. 	<p>providing a planning framework to utilise biodiversity offsetting.</p>
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Chapter 35 – Temporary Activities

Recommended amendment to definition of Relocated Building and recommended new definitions of Removal and Re-sitting

Relocated Building - means a building which is removed and re-erected on another site, , ~~but excludes new buildings that are purpose built for relocation.~~ but excludes any pre-fabricated building which is delivered dismantled to a site for erection on that site. This definition excludes Removal and Re-sitting.

Removal – “Removal of a Building means the shifting of a building off a site

Re-siting - “Re-siting of a Building” means shifting a building within a site.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Requires update to the notified PDP provisions • Clarification adds to the length of the PDP. • Limits the exclusion to “prefabricated buildings”, and not, “new buildings that are purpose built for relocation” generally. The definition contained within the notified PDP may be wider in application and, restricting this may result in increased resource consent costs for relocated buildings. 	<ul style="list-style-type: none"> • As advanced by submitter 496 (HMA) this amendment to the definition clarifies that removal and re-siting of buildings are not intended to be regulated by Chapter 35, and also that the ‘Monitoring report for Section 19 of the District Plan’ (2012) identified that a number of consents had been triggered in the past for moving a building within its own site. • Retains this clarification within the definitions, rather than the chapter, as inclusion within the chapter would suggest the activity of re-siting and removal is regulated (even if permitted) and would require policies and rules to be added to Chapter 35. • More clearly and directly specifies exclusion of “prefabricated buildings”, as opposed to the notified definition which is more general. 	<ul style="list-style-type: none"> • Improves the effectiveness of the PDP through greater clarity; and may avoid unnecessary consents being triggered.

Recommended new definition “Temporary Military Training Activity (TMTA)”

Temporary Military Training Activity (TMTA) “Temporary Military Training Activity means a temporary military activity undertaken for defence purposes. The term ‘defence purpose’ is as described in the Defence Act 1990”

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Requires update to the notified PDP provisions 	<ul style="list-style-type: none"> • Clarifies that TMTAs are only those undertaken under the 	<ul style="list-style-type: none"> • Improves the effectiveness of the PDP through greater

• Adds to the length of the PDP.	Defence Act 1990, and therefore that these activities are only undertaken by the New Zealand Defence force.	clarity
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Recommended amendment to the definition of “Temporary Activities”

Temporary Activities

Means the use of land, buildings, vehicles and structures for activities of short duration and are outside the usual use of a site, that include the following:

- Temporary events
- Temporary filming
- Temporary activities related to building and construction
- Temporary military training
- Temporary storage
- Temporary utilities
- Temporary use of a site as an informal airport for certain community events

A temporary activity does not include the extension of an activity authorised by a resource consent where in contravention to any conditions of the resource consent.

Costs	Benefits	Effectiveness & Efficiency
• Requires update to the notified PDP provisions	<ul style="list-style-type: none"> • Corrects inconsistent terminology and aligns with defined terms of the PDP for “informal airport” and removes reference to “certain community events” which is not further qualified • Removes unnecessary clarification note • Removes reference to temporary storage, which has been recommended to be deleted from the chapter provisions. 	• Improves the effectiveness of the PDP through greater clarity

Recommended amendment to the definition of “Building”

Building

Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:

- Fences and walls not exceeding 2m in height.
- Retaining walls that support no more than 2 vertical metres of earthworks.
- Structures less than 5m² in area and in addition less than 2m in height above ground level.
- Radio and television aerials (excluding dish antennae for receiving satellite television which are

greater than 1.2m in diameter), less than 2m in height above ground level.

- Uncovered terraces or decks that are no greater than 1m above ground level.
- The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works that involve underground piping of the Arrow Irrigation Race.
- Flagpoles not exceeding 7m in height.
- Building profile poles, required as part of the notification of Resource Consent applications.
- Public outdoor art installations sited on Council-owned land.
- Pergolas less than 2.5 metres in height either attached or detached to a building.

Notwithstanding the definition set out in the Building Act 2004, a building shall include:

- Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for a residential accommodation unit for a period exceeding 2 months.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Requires update to the notified PDP provisions 	<ul style="list-style-type: none"> • Removes possible ambiguity through use of the word “accommodation” which could be open to interpretation. • Clarifies that the structure becomes a building if associated with a “residential unit” which is defined by the PDP. 	<ul style="list-style-type: none"> • Improves the effectiveness of the PDP through greater clarity

Chapter 35 – Right of Reply

Recommended amendment to the definition of “Temporary Activities”

Temporary Activities

Means the use of land, buildings, vehicles and structures for the following listed activities of short duration, limited frequency, and ~~are~~ outside the usual regular day-to-day use of a site, ~~that include the following:~~

- Temporary events
- Temporary filming
- Temporary activities related to building and construction
- Temporary military training
- Temporary storage
- Temporary utilities
- Temporary use of a site as an informal airport ~~for certain community events~~

~~A temporary activity does not include the extension of an activity authorised by a resource consent where in contravention to any conditions of the resource consent.~~

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Potentially limits the scope of application of the definition • Retains some ambiguous wording. 	<ul style="list-style-type: none"> • Removes unnecessary clarification note recommended through the s42A report • Specifies that temporary events must also be limited in frequency, which aligns with duration limits of rules of the chapter. • Removes “usual” from the definition which may be wide in interpretation, replacing this with “regular day-to-day use” which allows for consideration as to what occurs on a site day to day. 	<ul style="list-style-type: none"> • Improves the effectiveness of the PDP through greater clarity about the meaning of temporary activities.

Recommended amendment to the definition of “Temporary Events”

Temporary Events Means the use of land, buildings, tents and marquees, vehicles and structures for the following activities:

- carnivals
- fairs
- festivals
- fundraisers
- galas
- market days
- meetings
- exhibitions
- parades
- rallies
- cultural and sporting events
- concerts
- shows
- weddings
- funerals
- musical and theatrical entertainment, and
- uses similar in character.

Note - The following activities associated with Temporary Events are not regulated by the PDP:

(a) Food and Beverage

(b) Sale of Alcohol

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • Adds to the length of the PDP to provide clarity over matters which are unregulated by it. 	<ul style="list-style-type: none"> • Clarifies that food and beverage and the sale of alcohol is not regulated by the PDP. 	<ul style="list-style-type: none"> • Improves the effectiveness of the PDP through a clearer indication that the sale of food and beverages (including alcohol) is not regulated by the PDP

Recommended amendment to the definition of “Building”
<p>Building</p> <p>Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:</p> <ul style="list-style-type: none"> • Fences and walls not exceeding 2m in height. • Retaining walls that support no more than 2 vertical metres of earthworks. • Structures less than 5m² in area and in addition less than 2m in height above ground level. • Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. • Uncovered terraces or decks that are no greater than 1m above ground level. • The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race. • Flagpoles not exceeding 7m in height. • Building profile poles, required as part of the notification of Resource Consent applications. • Public outdoor art installations sited on Council-owned land. • Pergolas less than 2.5 metres in height either attached or detached to a building • Shipping containers temporarily located on a site for a period less than 2 months. <p>Notwithstanding the definition set out in the Building Act 2004, and the above exemptions, a building shall include:</p> <ul style="list-style-type: none"> • Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for <u>a residential accommodation unit</u> for a period exceeding 2 months.

Costs	Benefits	Effectiveness & Efficiency
<ul style="list-style-type: none"> • May result in interpretation difficulties in combination with the last bullet relating to residential use of shipping containers exceeding 2 months. 	<ul style="list-style-type: none"> • Allows for shipping containers to be used temporarily on a site for less than two months, and be exempt from the definition of “building”, and therefore any other related provision applying to “Buildings” within the PDP. 	<ul style="list-style-type: none"> • The proposed amendment is effective in expressly allowing for the temporary use of shipping containers.

Chapter 36 – Noise

Recommended Amendments to definition of ‘Notional Boundary’

Notional boundary

Means a line 20m from the ~~façade~~ any side of any residential unit or the legal boundary whichever is closer to the residential unit.

Costs	Benefits	Effectiveness & Efficiency
Nil	Change ensures correct terminology used that does not have connotations of ‘frontage’ which ‘façade’ may have.	Effective and efficient as ensures plan users know where the noise is to be measured from.