

Appendix A - A copy of the Appellants' submission and further submissions;

Submitter Details

First Name: **Amy**
 Last Name: **Wilson-White**
 Organisation: **Otago Foundation Trust Board**
 On behalf of: **Brown & Company Planning Group Ltd**
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 Country: **New Zealand**
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Trade competition and adverse effects:

I could gain an advantage in trade competition through this submission
 I could not

I am directly affected by an effect of the subject matter of the submission that :
 I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

- Yes
 No

Preferred hearing location:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Ch 1 - Introduction | <input checked="" type="checkbox"/> Ch 2 - Definitions | <input type="checkbox"/> Ch 3 - Strategic Direction | <input type="checkbox"/> Ch 4 - Urban Development |
| <input type="checkbox"/> Ch 5 - Tangata Whenua | <input type="checkbox"/> Ch 6 - Landscape | <input type="checkbox"/> Ch 7 - Low Density Residential | <input checked="" type="checkbox"/> Ch 8 - Medium Density Residential |
| <input type="checkbox"/> Ch 9 - High Density Residential | <input type="checkbox"/> Ch 10 - Arrowtown Residential Historic Management Zone | <input type="checkbox"/> Ch 11 - Large Lot Residential | <input type="checkbox"/> Ch 12 - Queenstown Town Centre |
| <input type="checkbox"/> Ch 13 - Wanaka Town Centre | <input type="checkbox"/> Ch 14 - Arrowtown Town Centre | <input type="checkbox"/> Ch 15 - Local Shopping Centres | <input type="checkbox"/> Ch 16 - Business Mixed Use Zone |
| <input type="checkbox"/> Ch 17 - Queenstown Airport Mixed Use | <input type="checkbox"/> Ch 21 - Rural Zone | <input type="checkbox"/> Ch 22 - Rural Residential and Rural Lifestyle | <input type="checkbox"/> Ch 23 - Gibbston Character Zone |
| <input type="checkbox"/> Ch 26 - Historic Heritage | <input checked="" type="checkbox"/> Ch 27 - Subdivision and Development | <input type="checkbox"/> Ch 28 - Natural Hazards | <input type="checkbox"/> Ch 30 - Energy and Utilities |
| <input type="checkbox"/> Ch 32 - Protected Trees | <input type="checkbox"/> Ch 33 - Indigenous Vegetation and Biodiversity | <input type="checkbox"/> Ch 34 - Wilding Exotic Trees | <input type="checkbox"/> Ch 35 - Temporary Activities and Relocated Buildings |
| <input type="checkbox"/> Ch 36 - Noise | <input type="checkbox"/> Ch 37 - Designations | <input type="checkbox"/> Ch 41 - Jacks Point Zone | <input type="checkbox"/> Ch 42 - Waterfall Park |
| <input type="checkbox"/> Ch 43 - Millbrook Resort Zone | | | |

Submission

Attached Documents

File
SUBMISSION Wakatipu Church Attachment 1t
SUBMISSION Wakatipu Church

Queenstown Lakes District Council

Proposed District Plan - Submission Form

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

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

For office use only Submission No:
Receipt Date:

1. Submitter details:

Full Name of Submitter: Otago Foundation Trust Board as trustee for Wakatipu Community Presbyterian Church

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

Email: office@brownandcompany.co.nz

Contact Person: A Hutton / Jeff Brown

2. Scope of submission

This is a submission to the Queenstown Lakes District Proposed District Plan ("PDP"), notified 23 October August 2015

The specific provisions that my submission relates to are:

- 2.1 Chapter 2: Definitions
- 2.2 Chapter 8: Medium Density Residential Zone
- 2.3 Chapter 27: Subdivision and Development
- 2.4 Planning Maps: Maps 31 and 31a

3. Submission

3.1 Summary and purpose of the submission

The Proposed District Plan (PDP) must, in achieving the purpose of the Act, strike an appropriate balance between all relevant resource management issues relating to the use, development and protection of the District's natural and physical resources. The rapid population growth of the District will continue for the foreseeable future – being well beyond the life of this PDP – and the District Plan has a fundamental role in accommodating this growth, while protecting the values that contribute to how people and communities appreciate the District. This appreciation is the very reason for the rapid growth.

Growth must be accommodated in many sectors: residential, visitor accommodation, retail, business, industrial, tourism, and commercial recreation, and all related sectors and services such as education, community, and transport. All of these uses require physical space. For

some uses there is likely to be sufficient spatial capacity (over the life of the District Plan) but for other uses there are current pressing needs for new space.

In the residential sector, the growth is in all of the residential demand categories and across a range of affordabilities, including in high and low density urban and suburban areas, and rural residential and rural lifestyle areas. All of these categories of demand will continue to grow, and the PDP must recognise and provide for this, within the parameters of the purpose and principles of the Act.

The proposed Medium Density Zone located fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a good opportunity to contribute residential housing and community facilities to support the growing Wakatipu community.

The Wakatipu Community Presbyterian Church ("**the Church**") has interests in land that is proposed to be partly rezoned Medium Density Residential (Section 130, Blk I Shotover SD, 2.0023ha, Section 31, Blk Shotover SD, 2.0.34ha and Part of Section 132, Blk I Shotover SD, 2.0.34ha, "**the subject land**"). The Church intends to build a new church on the land (as the growing congregation requires a larger facility) as well as residential development for church staff and others.

The subject land is located on the main road access into Queenstown and will form part of the urban framework of development when entering Queenstown. The proposed Medium Density Residential zoning presents an opportunity to create an interesting and high quality entrance to the urban area of Frankton and Queenstown.

The Submitter is generally supportive of the proposed zoning and requests that amendments are made to the provisions to ensure that appropriate types of development can be undertaken.

3.2 Support the Zoning with Modifications

The Submitter **SUPPORTS** PDP Chapters 8 (Medium Density Residential Zone), and Chapter 27 (Subdivision and Development) with modifications as set out below.

The Submitter requests the following:

- (a) That the entire area of the subject land be rezoned as Medium Density Residential Zoning, including that part of the land that is within the Outer Control Boundary (which is shown as Rural Zone on the PDP planning maps). This land is within the proposed Urban Growth Boundary (UGB) and should logically be rezoned for urban purposes. The Submitter supports the location of the Urban Growth Boundary.
- (b) That community activities are excluded from the definition of Activity Sensitive To Aircraft Noise (ASAN) in relation to zoning in this location, because of the effects of the Air Noise Boundary and the potential effect of the Landscape Classification on the area of land for development purposes.
- (c) That the Landscape Classification (ONL) is removed in respect of the subject land – as the land is now zoned for urban purposes and is within the UGB. This will enable the land to be used efficiently, as including the Landscape Classification and the need for a planting buffer, and the off-set lines for development from the High Tension Powerlines, and the Outer Control Boundary effectively sterilises the use of the land for development as Medium Density Residential purposes.
- (d) The Submitter had already undertaken preliminary planning for the land for which it has an interest. This was undertaken based on the Council's first Medium Density Residential Zone proposal. Since that time, Council has made a number of changes including outlining a Landscape Classification over the land. The Landscape Classification is opposed. As outlined in (c) above this is not warranted or effective and efficient and should be removed from land within the Urban Growth Boundary. The Landscape Classification over the land is

inconsistent with the Council’s primary objective in the Strategic Directions Chapter of the Plan: Objective 3.2.6.1 – *Provide access to housing that is more affordable.*

- (e) The attached preliminary concept layout undertaken by Aurum Survey Limited (attachment 1) for the Submitter sets out a development option that achieves appropriate core activities (church and related uses, and residential housing) on the land, while keeping residential ASANs outside of the Outer Control Boundary and restricting development to beyond a 20 metre buffer from the State Highway. It also respects the 25m off-set from the Transmission Lines. Attachment 1 shows the potential of the land in contributing to the provision of additional residential capacity and a new church. The Submitter requests that the Council reconsider the potential of the land as a contributor providing a potential solution for growth by removing some of the barriers the proposed provisions place in front of achieving appropriate (or any) development.

The Submitter also make specific points of submission as follows:

3.3 Chapter 2: Definitions

- (a) The Submitter **requests** that the definition of ASAN be modified as follows:

Activity Sensitive To Aircraft Noise (ASAN)	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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- (b) The reasons for the submission is that community activities are not as affected by aircraft noise as other uses (such as residential development) and buildings for community activities can be designed to mitigate aircraft noise.

3.4 Chapter 8: Medium Density Residential

3.4.1 Goals, objectives and policies:

- (a) The Submitter **SUPPORTS** the goals, objectives and policies in Chapter 8, but seeks modifications as follows:

<i>Zone Purpose</i>	<i>The Medium Density Residential Zone has the purpose to provide land for residential development at increased densities. In conjunction with the High Density Residential Zone and the Low Density Residential Zone, the zone will play a key role in minimising urban sprawl and increasing housing supply. The zone will primarily accommodate residential land uses, but may also support limited non-residential activities where these enhance residential amenity or support and an adjoining Town Centre, and so not impact on the primary role of the zone to provide housing supply. <u>These non-residential activities may include community facilities such as churches which contribute to the urban fabric of an area by providing amenity, public spaces and accessibility.</u></i>
<i>Policy 8.2.7.5</i>	<i>Low impact approaches to storm water management, on-site treatment and storage / dispersal approaches are enabled to limit demands on public transport infrastructure networks <u>where practical.</u></i>
<i>Objective 8.2.8</i>	<i>Support</i>

Policy 8.2.8.2 Delete this rule as follows: ~~Ensure any community uses or facilities are of limited intensity and scale, and generate only small volumes of traffic.~~

Objective 8.2.11 The development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) provides a high quality residential environment, with supporting community facilities which is sensitive to the its location at the entrance to Queenstown, minimises traffic impacts to the State Highway network and is appropriately serviced.

Policy 8.2.11.1 Intensification does not occur until adequate water supply services are available to service the development, Council will include its provisions within the LTP as a priority.

Policy 8.2.11.2 A stormwater **network** design is provided that utilises on-site treatment and storage / dispersal approaches, and avoid impacts on the State Highway network.

Policy 8.2.11.3 Support.

Policy 8.2.11.4 ~~Safe and legible transport connections are provided that avoid any new access to the State Highway, and integrates with the road network and public transport routes on the southern side of the State Highway 6.~~ The only new access to the zone will be via a northern connection to the Eastern Arterial road roundabout to ensure integration with road network and public transport routes on the southern side of State Highway 6.

...

Policy 8.2.11.5 The design of any road or vehicular access within individual properties is of a form and standard that accounts for long term traffic demands for the area between Hansen Road and Ferry Hill Drive, and does not require the need to subsequent retrofitting or upgrade.

Policy 8.2.11.6 A safe and legible walking and cycling environment is provided within the area. ~~that:~~

~~— Links to external network and pedestrian and cyclist destinations on the southern side of State Highway 6 (such as public transport stations, schools, open space, and commercial areas) along the safest, most direct convenient routes~~

~~— Is of a form and layout that encourages walking and cycling~~

~~— Provides a safe and convenient waiting areas adjacent to the State Highway, which provides shelter form the weather~~

~~— Provides a direct and legible network.~~

Note: attention is drawn to the need to consult with the New Zealand Transport Agency (NZTA) to determine compliance with the policy.

Policy 8.2.11.7 Support.

(b) The reasons for the support and the modifications are:

- (i) The zone purpose as drafted does not elaborate on the importance of the location of non-residential activities within the urban residential environment. There are a number positive attributes that community facilities (such as churches) can bring to a residential environment, including for the social and cultural wellbeing of the community.
- (ii) The changes made to Objective 8.2.11 highlights that the land in question (between Hansen Road and Ferry Hill Road) would be an appropriate place for residential activities and supporting community facilities. A community facility such as a church will contribute greatly to a quality entrance into Queenstown.
- (iii) Policy 8.2.11.1 states a fact but as drafted does not enable developers to have any influence over the Council water supply. The addition to this policy directs Council to include this in its planning and funding framework. It is suggested that as the Council needs to rezone additional land for residential and other purposes it should also be prioritising the infrastructure provision at the same time. The cost of that is then gathered through the development contributions paid by developers.
- (iv) It is not necessary for individual consent holders to provide a design for the entire network, but should only be considering their effects on that network.
- (v) It is clear that the New Zealand Transport Agency will not consider any new road accesses along this portion of State Highway 6, it is better this is reflected upfront that main access (to connect to existing roads) will be via the roundabout at the Eastern Access Road.
- (vi) Policy 8.2.11.6 requests planning and consideration of a number of networks that would be outside of the ability of a single landowner to influence.
- (vii) Low impact stormwater design is supported and should be encouraged. It should also be acknowledged in the policy that this is not always possible or practical due to potential stormwater volumes. In the case of this land there is already significant stormwater flow from Moven Ferry Hill to the rear of the proposed development, even before any development of the land takes place.
- (viii) Policy 8.2.8.2 Delete this policy. There is no need to limit the size, intensity, scale and limit development to generate only small volumes of traffic. The location of the development near a State Highway roundabout brings the potential to cater for increased traffic for both residential and other non-residential activities that are appropriately located within this zone.

3.4.2 Rules – Activities

(a) The Submitter **SUPPORTS** the rules in Chapter 8, but seeks modifications as follows:

<i>Rule 8.4.9</i>	<i>Community facilities and/or activities</i>	D-RD
	<u>Discretion is limited to all of the following:</u>	
	- <u>The design, appearance, materials, impact on the street of the building containing the activity</u>	
	- <u>The location, nature and scale of activities of site</u>	
	- <u>Parking and Access; safety, efficiency and impacts to on-street parking and neighbours</u>	
	- <u>Hours of operation</u>	
<i>Rule 8.4.11</i>	<i>Dwelling, Residential Unit, Residential Flat</i>	RD
	

~~For land fronting State Highway 6 between Hansen Road and the Shotover River, provision of a Traffic Impact Assessment, Landscaping Plan and Maintenance Program, and extent of compliance with Rule 8.5.3.~~

- (b) The reasons for the support and the modifications are:
- (i) It is too onerous for Community Facilities and activities to be considered as a full Discretionary activity when parameters for discretion can be drafted which consider the likely effects of a facility, activity or building. The four detailed matters for discretion are sufficient in this regard.
 - (ii) Given that non-residential buildings are not regulated in terms of design and appearance (only under their full discretionary status) it is appropriate that one of the matters of discretion is the design, appearance and materials of a building.
 - (iii) Rule 8.4.11 is not required as it is already captured by (proposed amended) 8.5.3.

3.4.3 Standards for Activities in the Medium Density Residential Zone

- (a) The Submitter **SUPPORTS** the standards, but seeks modifications as follows:

- Rule 8.5.1* Support the height limits as stated but request the addition of the following:
- 8.5.1.2 **A maximum height of 12 metres for a church (Community Activity) on the land fronting State Highway 6 between Hansen Road and Ferry Hill Drive**
- Rule 8.5.3* Redraft this Rule to reflect 3.2 (2) above, in the following or a similar manner to achieve the outcome submitted.

Development on land fronting State Highway 6 between Hansen Road and Ferry Hill Drive shall provide the following:

- Rule 8.5.3.1* ~~Transport, parking and access design that:~~
- ~~(a) Ensure connections to the State Highway network are only via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive.~~
 - ~~(b) There is no new vehicular access to the State Highway.~~
- Rule 8.5.3.3* **A Traffic Impact Assessment which addresses all of the following:**
- ~~(a) Potential traffic effects to the local and State Highway network (including outlines of consultation with the New Zealand Transport Agency (NZTA)~~
 - ~~(b) Potential effects of entry and egress to the local and State Highway network (including outcomes of consultation with the New Zealand Transport Agency (NZTA)~~
 - ~~(c) An access network design via Hansen Road, the Eastern Access Roundabout, and/or Ferry Hill Drive, and the avoidance of any access to the State Highway Network~~

- ~~(d) Integration with existing transport networks and cumulative effects of traffic demand with known current or future developments~~
- ~~(e) Integration with public access networks~~
- (f) **Methods of Traffic Demand Management**

A Landscape Plan and Maintenance Program which provides a planting buffer fronting State Highway 6 and shall include all of the following:

- (a) **The retention of existing vegetation (where practicable)**
- (b) **A minimum of 2 tiered planting (inclusive of tall trees and scrubs) made up of species listed as follows:**
 - ...
 - ...
 - ...
- (c) **Planting densities and stock sizes which are based on achieving full coverage of the planting areas within 2 years, species locations on the site in order to soften not screen development**
- ~~(d) Use of tree species having a minimum height at maturity of 1.8m~~
- (e) **Appropriate planting layout which does not limit solar access to new buildings or roads**

- (b) The reasons for the support and the modifications are:
 - (i) Churches are usually visually large buildings of interesting and well-designed proportions. It is appropriate that the Church itself has a higher permitted height to buildings around it, to assist in defining it to be a statement building of cultural importance on the entrance into Queenstown.
 - (ii) Most of Rule 8.5.3 concerns traffic matters. As the Council has proposed this land for Medium Density the matters of discretion should have already been addressed. A developer will have no control over other access (As NZTA has already made the decision that the only access is from the Eastern Access Roundabout).
 - (iii) Amendments to the specifications of the Landscape Plan and Maintenance Program that support a list of appropriate species for the Planted buffer area. Plant species will need to be consistent with these, creating consistency across the zone. The Council could either have a list of suggested species that it considered appropriate along this area of State Highway, or just assess these on a case by case basis as development is considered.

Rule 8.5.8 Minimum Boundary Setback

If the Rural Zoning (within the Outer Control Boundary) is retained, support an exception to this rule so an additional 1.5m of land is not lost from the development potential for the site.

Rule 8.6.1 Non Notification of Applications

The proposed Medium Density Zone located fronting State Highway 6 (between Hansen Road and Ferry Hill Drive) should be added to 8.6.2.2

It is considered that written notification is not required. The site is greenfields at present and the proposed zoning will give rise to a change in the status quo. It is appropriate that any person who does not consider the zoning the best use of the land submits to this Proposed Plan Process (1st schedule). Once zoned it is assumed that comment will be sought from an Urban Designer and/or the Urban Design Panel as to development under its Restricted Discretionary Status which will take into account any issues at boundaries of the site or any other unanticipated effects.

3.4 Chapter 26: Subdivision

- (a) Proposed Chapter 27 makes all subdivision Discretionary without adequate analysis as to the effect of this change. The Submitter requests that some subdivisions should be a Controlled activity.
- (b) The reasons for the opposition and the modifications are:
 - (i) There is inadequate justification as to Discretionary activity status within the Medium Density Residential Zone.
 - (ii) Subdivision certainty is key to efficient and effective use of resources in the District, and this is facilitated by clear understanding of the outcomes which can be achieved in any particular zone or area. If subdivision is a fully discretionary activity, then a case by case assessment is required for every subdivision and there is no certainty as to what might be approved. This could result in undesirable and inconsistent planning outcomes due to the extent of discretion retained by Council and the fact that different subdivision consent applications will be processed by different Council planners who may have different subjective opinions about how to interpret and apply the relevant objectives and policies.
 - (iii) The level of uncertainty created by the fully discretionary subdivision regime will have significant adverse consequences. It will not be possible to know the potential subdivision outcome of any particular development proposal without first applying for, and obtaining, a fully discretionary subdivision consent. This will create significant difficulties, and constitute a significant disincentive, for developers because they will not know what could possibly be developed on a particular property which they might be considering purchasing or developing. That will hinder economic growth.
- (c) This submission therefore seeks, in summary, and in the alternative:
 - (i) Replacement of Chapter 27 Subdivision to reintroduce the existing Operative District Plan Chapter 15 controlled activity status subdivision regime; OR
 - (ii) Amendment of Chapter 27 to introduce a controlled activity status regime for subdivision where prescribed standards relating to matters such as minimum allotment size are met, subject to assessment against appropriate assessment matters; OR
 - (iii) Any alternative outcome, which could include any combination of any provisions of the Operative District Plan Chapter 15 and the Proposed Plan Chapter 27, which will achieve appropriate subdivision outcomes, provided that the primary default subdivision consent status (if standards are met) is controlled activity status.

3.4 Planning Maps

- (a) The Submitter requests that the area of the subject land shown on Planning Maps 31 and 31a as Rural be rezoned as Medium Density Residential Zone.
- (b) This land is within the proposed Urban Growth Boundary (UGB) and should be rezoned for urban purposes.

4. Otago Foundation Trust Board as trustee for Wakatipu Community Presbyterian Church (“the Church”) seeks the following decision from the Queenstown Lakes District Council:

- 4.1 The Submitter seeks the relief set out in Parts 3.1 – 3.4 of this submission.
- 4.2 The Submitter seeks in the alternative any such other combination of rules and standards provided that the intent of this submission, as set out in Parts 2 and 3 of this submission, is enabled.

Otago Foundation Trust Board as trustee for Wakatipu Community Presbyterian Church **DOES** wish to be heard in support of this submission.

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

Signature of Submitter



J A Brown
*Authorised to sign on behalf of Otago Foundation
Trust Board as trustee for Wakatipu Community Presbyterian Church*

Date: 23 October 2015

Telephone: 03 409 2258 / 021 529 745

Notes to person making submission:

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

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

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



Pt Section 124
Blk I Shotover SD

Pt Section 123
Blk I Shotover SD

Section 129
Blk I Shotover SD

Section 130
Blk I Shotover SD
2.0234ha

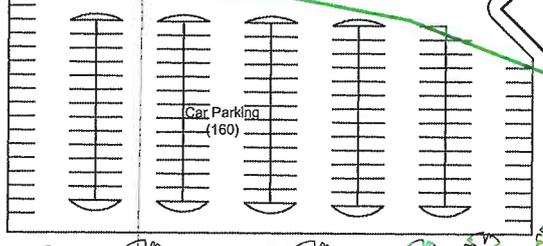
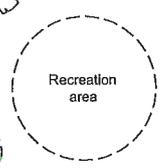
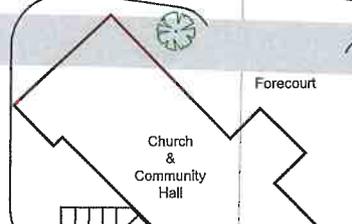
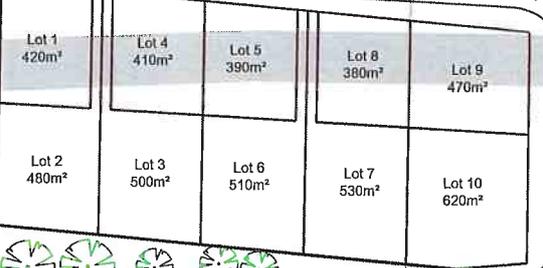
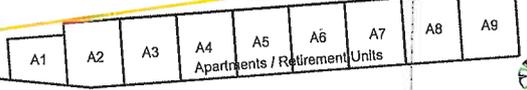
Section 131
Blk I Shotover SD
2.0234ha

Section 132
Blk I Shotover SD
2.0234ha

Balance Land
3.16ha

Transmission Lines (25m corridor)

LOT 1
Total Area 2.9059 ha



Landscape Classification
Proposed District Plan

PC35 Outer
Control Boundary

link?

Access (6m carriageway, 15m legal width)

Indicative future road

20m offset
from body

FRANKTON HIGHWAY



ALL AREAS & DIMENSIONS SUBJECT TO SURVEY

© COPYRIGHT This Drawing and its content remains the property of Aurum Survey Consultants Ltd. Any unauthorised use or reproduction in part or full is forbidden.

B	21/10/15	Landscape line added	BM
A	9/7/15	Initial release	BM
REV.	DATE:	REVISION DETAILS:	BY:

CONCEPT LAYOUT
FRANKTON LADIES MILE HIGHWAY
FRANKTON FLATS NORTH
QUEENSTOWN

DATE: 21 Oct 2015 Scale 1:1000
BY: B McLeod Original Plan A3 DRAWING & ISSUE No. 3914-3R-1B



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Queenstown Lakes District Council

Proposed District Plan – Further Submission Form

In support, or in opposition to, a submission of the Proposed District Plan.

Clause 8 of First Schedule, Resource Management Act 1991

FORM 6

To: Queenstown Lakes District Council
Private Bag 50072
Queenstown

1. Submitter details:

Full Name of Further Submitter:	Otago Foundation Trust Board as trustee for Wakatipu Community Presbyterian Church (“OFTB”)
Address for Service:	C/- Brown & Company Planning Group, PO Box 1467, QUEENSTOWN
Email:	office@brownandcompany.co.nz
Contact Person:	A Hutton / Jeff Brown
Phone:	03 4092258

2. This is a further submission – Stage 1 Proposed District Plan

I am a person who has an interest in the proposal greater than the general public has, for the following reasons:

- The Church have in interest in purchasing the land; and
- The effects of the Medium Density zoning, and any proposed changes will directly affect the Church’s ability to develop the land.

3. Otago Foundation Trust Board as trustee for Wakatipu Community Presbyterian Church makes the further submissions set out in the following table:

Original Submitter	Submission Number	Support/Oppose	Reasons for Submission	I seek the following:
Stephen Spence	8.1 and 8.2	Oppose	OFTB opposes the submission as it seeks Rural General Zoning, for the reasons set out in submissions 408.1 - 408.28	That the submission is rejected
Susan Cleaver	221.1	Support	OFTB supports the ONL lines removed from medium density zones	That the submission is accepted.
Loris King	230.3 and 230.4	Oppose	OFTB opposes the submitters opposition of Medium Density Zoning	That the submission is rejected.
Universal Development Limited	177.1 – 177.12	Support	OFTB supports the submission where is makes amendments to the Medium Density zoning and opposes Discretionary subdivision status and location of ONL line.	That the submission is accepted.
Hanson Family Partnership	751.1	Support	OFTB supports the opposition of the location of the ONL line across the property.	That the submission is accepted.
Hanson Family Partnership	751.4-6	Support and Oppose	OFTB opposes the land being rezoned for industrial purposes, while it is acknowledged that there are existing industrial businesses operating in this area via resource consent, a full rezoning to industrial would not represent a high quality entrance into Queenstown. OFTB supports the land being rezoned for residential and	That the part of the submission seeking industrial zoning is rejected, while the parts seeking medium and high density residential zoning be accepted.

Original Submitter	Submission Number	Support/Oppose	Reasons for Submission	I seek the following:
			community activities purposes which allow for the opportunity for the Church to undertake the activities provided for in its original submission.	
Hanson Family Partnership	751.7	Support	OFTB supports the opposition of the wording of Policy 4.2.3.8.	That the submission is accepted.
Hanson Family Partnership	751.8	Support in part	OFTB supports the submission where it seeks retention of the provisions, subject to the amendments sought in its original submission.	That the submission is accepted in part, subject to the amendments sought in OFTB's original submission.
Hanson Family Partnership	751.9	Support	OFTB supports the reasons for the submission made by Hansen Family Trust.	That the submission is accepted.
Alan Cutler	110.9	Support	OFTB supports creation of Medium Density Zone	That the submission is accepted.
Phillip Bunn	265.1	Support	OFTB supports the submission in that the positions of the ONL lines should not be located on Medium Density Zoning.	That the submission be accepted in relation to the proposed Medium Density Zone north of Frankton Flats.
Christine Ryan	290.1	Support	Supports the Medium Density Zoning	That the submission is accepted.
Nic Blennerhassett	335.11	Support	Supports the Medium Density Zoning	That the submission is accepted.
Coral Bunn	423.1	Support	OFTB supports the opposition of the ONL lines be removed from areas of Medium Density Zoning	That the submission is accepted.
Stephen Pearson	445.1	Support in part	OFTB supports the Medium Density Zoning but not commercial use of the land.	That the submission is accepted in part.
Duncan Fea	514.2	Support	Supports creation of Medium Density Zone	That the submission is accepted.

Original Submitter	Submission Number	Support/Oppose	Reasons for Submission	I seek the following:
Bridesdale Farm Development Limited	655.3	Support	OFTB supports the submission noting that the proposed Medium Density Zone provisions do not include related amendments to the Transportation Chapter of the Operative District Plan	That the submission is accepted.
Ministry of Education	524.2	Support	OFTB support the submission.	That the submission is accepted.
Ministry of Education	524.3	Support	OFTB supports the Ministry's clarification of the definitions	That the submission is accepted.
Ministry of Education	524.5	Support	OFTB supports change to Policy 3.2.2.1.4 to recognise community activities and facilities	That the submission is accepted.
Ministry of Education	524.6	Support	OFTB supports change to Policy 3.2.2.1.5 to recognise community activities and facilities	That the submission is accepted.
Ministry of Education	524.12	Support	OFTB supports a proposed new bullet point for Policy 4.2.5.2 to recognise community and provide for coordinated planning	That the submission is accepted.
Ministry of Education	524.13	Support	OFTB supports a change to Policy 4.2.6.2 to recognise community activities and facilities	That the submission is accepted.
Ministry of Education	524.20	Support	OFTB supports an amendment to the zone purpose.	That the submission is accepted.
Ministry of Education	524.25	Support	OFTB supports the change of activity status of community activities and facilities to permitted activity status.	That the submission is accepted.
The Jandel Trust	717.1	Oppose	OFTB opposes the rezoning of this land to provide for industrial and mixed business. The land has the potential to contribute to much	That the submission is rejected.

Original Submitter	Submission Number	Support/Oppose	Reasons for Submission	I seek the following:
			needed residential capacity. As an example, much of the Frankton Road from the BP roundabout to Queenstown is a mixture of low and high density residential zoning. This land can too provide amenity for people to live in close proximity to their place of work in a medium density environment.	
The Jandel Trust	717.2	Oppose	OFTB oppose the submission seeking rezoning of this land to provide for industrial and mixed business. The land has the potential to contribute to much needed residential capacity. As an example much of the Frankton Road from the BP roundabout to Queenstown is a mixture of low and high density residential zoning. This land can too provide amenity for people to live in close proximity to their place of work in a medium density environment.	That the submission is rejected.
FII Holdings Limited	847.3	Support	OFTB supports encouraging the use of the area for workers accommodation is supported, providing buildings are of a high quality.	That the submission is accepted.
FII Holdings Limited	847.4	Support	OFTB supports rules requiring quality urban design should be sufficient to ensure quality.	That the submission is accepted.

Original Submitter	Submission Number	Support/Oppose	Reasons for Submission	I seek the following:
FII Holdings Limited	847.5	Support in part	OFTB supports the intent of policy but requires rewording as it is unclear what an "appropriate level of amenity" is. Given the site is located on a main entrance to Queenstown design should be of a high quality.	That is the submission is approved in part but redrafted to ensure "appropriate" is qualified to the context of an entrance to Queenstown.
FII Holdings Limited	847.6	Support	OFTB supports the amendment as it provides flexibility.	That the submission is accepted.
FII Holdings Limited	847.11	Support	OFTB supports the amendment as it assists in reducing reverse sensitivity	That the submission is accepted.
FII Holdings Limited	847.14	Support	Support deletion of Rule 8.5.3.2	That the submission is accepted.
Loris King	230.7	Oppose	OFTB opposes the submitters request to requires neighbours approval for all controlled, Limited Discretionary consent, and Discretionary consents, provide no security for landowners.	That the submission is rejected.
Vanessa Van Uden QDLC	383.22	Oppose	OFTB opposes the proposed policy as worded as it introduces uncertainty with the use of words such as "acceptable" and "by other means".	That the submission is rejected.
Aurum Survey Consultants	166.3	Support	OFTB supports changes to rules to promote more effective development of the zone	That the submission is accepted.
Aurum Survey Consultants	166.8	Support	OFTB supports changes to retain subdivision as controlled activity where is in keeping the objectives of the zone.	That the submission is accepted.
NZTA	719.46 - 51	Oppose	OFTB opposes the submission as it seeks no changes; and seeks changes as per our original submission.	That the submission is rejected.

1061

Original Submitter	Submission Number	Support/Oppose	Reasons for Submission	I seek the following:
NZTA	719.57 & 58	Oppose	OFTB opposes the submission as it seeks no changes; and seeks changes as per our original submission.	That the submission is rejected.
NZTA	719.60	Oppose	OFTN opposes the submission as it seeks no changes; and seeks changes as per our original submission.	That the submission is rejected.
Peter and Margaret Arnott	399.5 & 6	Support	OFTB supports the opposition of the location of the ONL line across the property.	That the submission is accepted.
Peter and Margaret Arnott	399.7-9	Support	OFTN supports the reasons for the submission made by Peter and Margaret Arnott	That the submission is accepted.
Peter and Margaret Arnott	399.10	Support	OFTN supports the reasons for the submission in that subdivision is a controlled activity.	That the submission is accepted.
NZIA Southern	238.40	Support in part	OFTN supports the submission in that anticipated community activities are appropriately zoned for	That the submission is accepted in part.
NZIA Southern	238.41	Oppose	OFTN opposes the amendments to Objective 1 as "an objective review authority is not defined". A Council planner can seek urban design advice from an independent urban designer or the Urban Design Panel if advice is required to assist with a matter or control or discretion.	That the submission is rejected.

4. Otago Foundation Trust Board as trustee for Wakatipu Community Presbyterian Church (OFTB) **DOES** wish to be heard in support of this further submission.

1061

5. If others make a similar submission, Otago Foundation Trust Board as trustee for Wakatipu Community Presbyterian Church (OFTB) **WILL** consider presenting a joint case with them at the hearing.

Signed: A A Hutton / J A Brown

Dated: 18 December 2015