

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

FORM 5
SUBMISSION ON PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Submitter Details:

Name of submitter: Wyuna Preserve Residents
Association Incorporated

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1. This is a submission on the Proposed Queenstown Lakes District Plan.

2. Trade Competition

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

3. Wyuna Preserve Residents Association Incorporated submission is that:

4.1 Wyuna Preserve Residents Association Incorporated ("WPRAI") is the residents' association for Wyuna Preserve – a high quality rural lifestyle development comprising thirty four rural living allotments south of Blanket Bay near Glenorchy.

4.2 The Wyuna Preserve development includes communal landholdings and facilities containing a recreation centre, boat shed and associated trails and native re-vegetation. The Aro Ha wellness retreat also operates within the southern portion of Wyuna Preserve.

The submitter **opposes** in part the PDP to the following extent:

4.5 The submitter opposes the inclusion of Designation #239 – Recreation Reserve (Aerodrome) in its current form.

4.6 The Designation presently contains no conditions relating to the use of the aerodrome for its designated purpose. Of specific concern to the submitter is that there are no noise controls, and no controls on the scale, nature and intensity of aviation operations that may occur from the subject site.

4.7 The submitter acknowledges that the aerodrome existed prior to the development of Wyuna Preserve and the continued operation of the aerodrome is beneficial to the community in terms of recreational and commercial use and for emergency purposes.

4.8 The submitter does not seek that the Designation be removed in its entirety but rather that conditions should be added to manage its operation in accordance with community expectations and with regard to the amenity of surrounding residents inclusive of those at Wyuna Preserve.

4.9 The submitter proposes that such conditions should control the level of use of the aerodrome to a similar level as to what presently occurs as at the date of this submission.

- 4.10 The submitter notes that the Council has notified a Draft Management Plan pursuant to the Reserves Act 1977. This Management Plan identifies that community consultation has been undertaken and that:

"The community and user groups have indicated that they wish the level of service at the airstrip and intensity of use to remain generally as it was prior to the transfer of administration from DoC to QLDC¹."

- 4.11 Further, there are a number of proposed objectives and policies in this Draft Management Plan that support the submitter's position in this submission such as:

"Ensure that the nature, scale and intensity of the use of the airstrip remain generally unchanged."

"Council will regulate the use of the Glenorchy Airstrip Reserve in a manner that ensures that nature, scale and intensity of the use of the airstrip remains generally unchanged and that uses of the reserve are compatible with the reserve's principle purpose."

- 4.12 Further, the Objective for Future Development in this Draft Management Plan states:

"Glenorchy Airstrip Reserve is managed and developed in a manner that maintains its use as an airstrip in balance with maintaining the amenity of the site and surrounds."

- 4.13 The submitter generally supports the approach currently proposed in the Draft Management Plan but notes that this is still subject to a formal process under the Reserves Act 1977 and there is no certainty that those policies and objectives will be accepted as drafted.

- 4.14 Further, while these objectives and policies demonstrate a management philosophy that the submitter generally supports, there is no specificity as to the current level of use of the aerodrome that it is intended to be maintained.

- 4.16 Accordingly, to ensure that an appropriate management regime is derived for the Glenorchy aerodrome it is submitted that Council clarifies the scale, nature and intensity of the existing operations as at the date of notification of the District Plan Review i.e. number of approved operators, numbers of flights per day and per annum.

¹ Reserve Management Plan Glenorchy Airstrip, March 2015 page 6

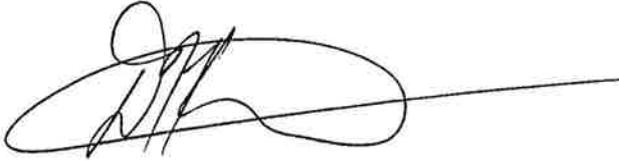
4.17 In addition it is submitted that the Council should add the following conditions to Part C of the Designations Chapter with respect to Designation #239:

1. Hours of operation (except for emergencies) for all aircraft flight operations shall be 8:00am to 8:00pm;
2. Unless necessary to do so for safety and/or emergencies no arrivals or departures to the airstrip shall overfly the Wyuna Preserve subdivision.
3. Circulatory flights that originate from or land at the aerodrome and have the potential to concentrate noise over the Glenorchy Township or Wyuna Preserve are prohibited.
4. There shall be no more than thirteen leases/licenses issued for aviation operators using the aerodrome.
5. The scale, nature and intensity of use of the aerodrome shall be maintained at the level of use that occurred as at 26th August 2015. For the avoidance of doubt this was [insert max # of flights].

4. The submitters seek the following decision from the Queenstown Lakes District Council:

- That the Designations chapter be amended to include conditions 1 – 5 above in Part C for Designation #239 Recreation Reserve (Aerodrome).
- The submitter also seeks such further or consequential or alternative amendments necessary to give effect to this submission, and to:
 - (a) Promote the sustainable management of resources and achieve the purpose of the Resource Management Act 1991 ("Act");
 - (b) Meet the reasonably foreseeable needs of future generations;
 - (c) Enable social, economic and cultural wellbeing;
 - (d) Represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of other means available in terms of section 32 and other provisions of the Act

5. The submitter wishes to be heard in support of their submission.
6. If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line extending to the right.

Signature

(Don Fletcher, Chairman - Wyuna Preserve Residents Association Incorporated)

Date...23 October 2015