

**Attachment "C"**

**A copy of the Appellant's submissions**

**RESOURCE MANAGEMENT ACT 1991  
SUBMISSION ON PUBLICLY NOTIFIED PROPOSED DISTRICT PLAN**

**TO: QUEENSTOWN LAKES DISTRICT COUNCIL**

**NAME: QUEENSTOWN PARK LIMITED**  
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**QUEENSTOWN**

**QUEENSTOWN PARK LIMITED (QPL)** makes this submission on the Queenstown Lakes District Council's Proposed District Plan (**PDP**).

**QPL** owns Queenstown Station (formerly known as Cone Peak Station). Queenstown Station is a 2,000ha site located on the true right bank of the Kawarau River which extends to an altitude of approximately 1000masl (to be known as "**Queenstown Park**"). The land is zoned Rural General in the operative District Plan. The PDP proposes to zone it Rural with some Outstanding Natural Landscape (**ONL**) classification.

**QPL** proposes that Queenstown Park be zoned to enable a diversification of land use activities (including recreation, residential, conservation, commercial, and visitor accommodation) to achieve better environmental outcomes than under the Rural zone. For that reason, this submission requests a special zone providing specifically for Queenstown Park. It also requests that, should the submission requesting the special zone not be accepted, that amendments are made to the Rural and Indigenous Vegetation sections that better enable sustainable development of Queenstown Park.

**QPL** appreciate the opportunity to submit on the PDP. **QPL** recognises the importance of PDP in setting a framework for planning within the Queenstown Lakes District.

**A. THE SPECIFIC PARTS OF THE PDP THAT THIS SUBMISSION RELATES TO ARE:**

- (a) Planning maps;
- (b) Chapter 3 – Strategic Direction;
- (c) Chapter 4 – Urban Development;
- (d) Chapter 5 – Tangata Whenua;
- (e) Chapter 6 – Landscapes;
- (f) Chapter 21 – Rural;
- (g) Chapter 26 – Historic Heritage;
- (h) Chapter 27 – Subdivision and Development;
- (i) Chapter 28 – Natural Hazards;
- (j) Chapter 30 – Energy and Utilities;

- (k) Chapter 33 – Indigenous Vegetation and Biodiversity; and
- (l) Temporary Activities.

**B. THE SUBMISSION IS AS FOLLOWS:**

**QPL opposes** the PDP its present form on the following grounds:

- (a) The PDP as currently proposed is contrary to Part 2 of the Resource Management Act 1991 (**the Act**) because:
  - (i) it does not promote sustainable or integrated management;
  - (ii) it does not manage the use, development and protection of natural and physical resources;
  - (iii) it does not avoid, remedy or mitigate adverse effects;
  - (iv) it is not the “most appropriate” way to achieve the purpose of the Act;
  - (v) it does not meet section 32 of the Act;
  - (vi) it does not represent sound resource management practice.

**C. WITHOUT DEROGATING FROM THE GENERALITY OF THE ABOVE, RPL ALSO MAKES THE FOLLOWING SUBMISSIONS**

**1. APPLICATION OF THE PDP TO QUEENSTOWN PARK**

- 1.1 The relief sought by QPL in relation to the application of the PDP to Queenstown Park is threefold and in the alternative:
  - (a) For the reasons that follow, QPL seeks that Queenstown Park be provided for as separate Special Zone in the PDP with the provisions **attached as Appendix A** applying to the site; or
  - (b) If the relief at (a) above is no accepted, QPL seeks that the Rural zoning to apply to Queenstown Park be subject to the amendments proposed below; or
  - (c) If the relief at (a) and (b) above is no accepted, QPL seeks its proposed amendments to the provisions below apply across the District.
- 1.2 Queenstown Park has been, and is currently, used for extensive farming purposes. The PDP proposes that Queenstown Park is contained within the Rural Zone and has identified four Significant Natural Areas (**SNA**) on Queenstown Park. It is also classified as an ONL.
- 1.3 Generally, the proposed Rural Zone provisions encourage farming as the primary purpose of rural land and in QPL’s view, fail to adequately identify other uses and activities that may be appropriate within a rural setting, including tourism, recreation, conservation, commercial, and residential activities. We note that this is in conflict with Objective 3.2.1.4 of Chapter 3 – Strategic Direction which states:

“Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests”.

- 1.4 The proposed Rural Zone provisions do not adequately provide for the economic and tourism benefits that could arise through activities undertaken in rural land that are not strictly farming. QPL considers that enabling activities beyond just farming better provides for the efficient use of resources.
- 1.5 The Rural Zone as proposed fails to recognise the unique qualities and opportunities for QPL's land, including development, restoration, and transport (all of which can deliver public benefits) which can be achieved through the enablement of uses other than farming, where appropriately managed. These uses would include, but are not limited to:
  - (a) Tourism;
  - (b) Residential;
  - (c) Commercial (including commercial recreation);
  - (d) Recreation; and
  - (e) Conservation.
- 1.6 In respect of the Queenstown Park site specifically, farming is not economically viable and the land needs to be appropriately managed in order to halt the decline in ecological values. This current use is not sustainable in terms of maintaining or enhancing environmental quality.
- 1.7 Queenstown Park is located in a highly strategic location close to Frankton, opposite Remarkables Park, and with access to major ski fields other tourism activities, and residential areas (such as Jacks Point).
- 1.8 There is an opportunity to provide a gondola access link between Remarkables Park, Queenstown Park and the Remarkables ski field. The gondola would provide an alternative means of transport to the ski field. The provisions for Queenstown Park Special Zone will provide for this route. Given the significant benefits (economic, tourism, transport) from providing a gondola, QPL considers that the PDP ought to recognise and appropriately provide for this activity.
- 1.9 Careful management of landscape values is essential. It is submitted that if the proposed Rural Zone provisions apply to Queenstown Park, the environmental quality of Queenstown Park could be degraded (and certainly not enhanced) and the significant potential benefits (including economic benefits to the district) arising from diversification into tourism, recreation, retail, transport, access, commercial, and residential activities would be lost.
- 1.10 QPL therefore seeks that Queenstown Park be managed by a Special Zone specific to the site including the access linkages between Queenstown Park, Remarkables Park and the Remarkables ski field (**Queenstown Park Special Zone**). This approach would better achieve long term sustainable management than the Rural Zone.
- 1.11 Should the submission to rezone the site as Queenstown Park Special Zone be rejected, QPL seeks to ensure that it can still continue the existing farming operation. The proposed

SNAs on QPL's land present a significant impediment to productive farming operations. Therefore, declining the request for a Special Zone may necessitate the deletion of the SNAs.

1.12 QPL also seeks the readjustment of the ONL line as outlined in section 3 below.

1.13 **Relief sought:**

- (a) Queenstown Park and the access corridors from Remarkables Park to the Remarkables ski field are rezoned as **Queenstown Park Special Zone** in accordance with the provisions and structure plan **attached at Appendix A**.
- (b) The ONL classification does not apply to the river terraces located within the Queenstown Park Special Zone and is instead moved back to the foot of the northern slopes of the Remarkables.
- (c) Should the relief seeking the implementation of the Queenstown Park Special Zone be declined QPL then seeks:
  - (i) Its submissions in relation to specific chapters are accepted either in relation to only QPL's land or across the District generally;
  - (ii) The proposed SNAs (F32A1, F32A, F32A3, and F32B) on Queenstown Park are deleted for the reasons outlined below in section 13; and
  - (iii) The ONL classification is amended as outlined in paragraph 3.7 below.

1.14 The grounds set out above also support the specific relief below for various Chapters.

## 2. DEFINITIONS

2.1 The operative definition of "Building" states that "building" shall have the same meaning as that in the Building Act 1991. The Building Act 1991 definition excluded from "building" cableways and gondola towers. This exemption no longer applies under the proposed definition, which corresponds with the definition under the Building Act 2004.

2.2 The proposed amendment to the definition of "Building" has implications for the provision of a gondola link between Remarkables Park, Queenstown Park, and the Remarkables ski field.

2.3 **Relief sought:**

- (a) Amend the definition of building so that it excludes gondolas and associated structures.

## 3. PLANNING MAPS

### ONL Classifications

3.1 The PDP proposes that the landscape lines are identified on the planning maps. The inclusion of landscape categories within the District Plan is supported, subject to the

proposed amendments, as they provide clarity and remove an additional set of assessment required for every consent application within the rural area.

- 3.2 However, QPL considers that the proposed landscape lines require amendment. Particularly given the landscape categories are to be used to determine the activity status of proposals, and are fixed 'zone' boundaries.
- 3.3 In particular, QPL is concerned with the ONL classifications of:
- (a) The river terraces on Queenstown Park;
  - (b) The gondola access corridor that links Remarkables Park to Queenstown Park and the Remarkables ski-field; and
  - (c) The Kawarau River.
- 3.4 The river terraces located on Queenstown Park have been farmed for many years, and are distinct from the hill slopes behind. The river terraces are gently sloping, grazed slopes with farm structures and buildings across them. The PDP should recognise that their characteristics are very different from the Kawarau River and the Remarkables Mountains behind, and therefore should not have any landscape classification overlaid.
- 3.5 The gondola access link between Remarkables Park, Queenstown Park and the Remarkables ski field, by necessity crosses the ONL. Given the significant benefits (economic, tourism, transport) from providing a gondola, the PDP should recognise and provide for this activity.
- 3.6 QPL opposes the identification of the Kawarau River as an ONL. The stretch of the river from the control gates bridge to Chard Farm is highly modified and has changed significantly over the years. It is not an ONL. QPL therefore seek that the line be deleted from the Kawarau River. Queenstown Park has a number of appropriate locations for jetties to be used for water based public transport system(s). The significant benefits (economic, tourism, transport) arising from the use of the Kawarau River as an access route should be recognised and provided for. In addition, there are three potential locations for providing foot/cycle bridges to provide access across the Kawarau River. These bridges would enhance the existing trail network significantly and provide opportunities for links to commuter trails.
- 3.7 **Relief sought:**
- (a) Support the inclusion of landscape classification within the Planning Maps, subject to the following amendments:
    - (i) Remove the ONL from the river terraces on Queenstown Park. The landscape character of these terraces is distinct from the Remarkables mountain range backdrop, and their ability to absorb development should be recognised, or at least not constrained, within the PDP;
    - (ii) The gondola corridor that links the Remarkables Park zone to Queenstown Park and the Remarkables ski field should be exempt from the ONL classification; and

- (iii) Recognise the importance of the Kawarau River as an access route. Enable the location of jetties for the purposes of water based public transport and provide for foot/cycle bridges which result in greater connectivity across the river.

### **SNA Identification**

- 3.8 Queenstown Park is shown on Planning Map 13. Four SNAs are identified on QPL's land, F32A1, F32A2, F32A3 (Owen Creek), and F32B (Rastus Burn). There is an inherent tension between the activities provided for in rural zoning and the obligations for areas mapped as SNAs. QPL seeks that a balance is recognised in the provisions.
- 3.9 QPL does not oppose the identification of SNAs provided they are accurately mapped and possess qualities appropriate for SNAs. QPL opposes the extent and location of the four SNAs identified on its land.
- 3.10 In accordance with the reasons outlined in this submission, QPL **seeks the following relief:**
  - (a) The provisions apply to QPL's land; or
  - (b) In the event that the Queenstown Park Special Zone relief is not granted, QPL seeks that the SNAs are removed from QPL's land; or
  - (c) If the SNAs are not removed from QPL's land, it seeks the following amendments to the relevant provisions in relation to Chapter 33 – Indigenous Vegetation and Biodiversity (Section 13 below).

#### 4. CHAPTER 3 – STRATEGIC DIRECTION CHAPTER

##### General comments

4.1 QPL generally considers that the objectives and policies require amendment so as to recognise the Remarkables Park Zone as a town centre, recognise the importance of all commercial centres generally, and remove any attempt to constrain the existing commercial, town centre and mixed use zones based on historic and existing use. All objectives and policies should be drafted to provide a strategic framework, and should be forward looking.

##### 4.2 Relief sought:

- (a) Revise the strategic directions section so that the objectives and policies are effects based, and provide a forward focused, strategic management approach; and
- (b) Amend the specific provisions as follows:

##### Specific comments and relief

	Provision	Support /oppose	Relief sought	Reason
4.3	Goal 3.2.1	Amend	Delete "equitable"..  Delete the goal statements to remove confusion as to their status and relationship to objectives and policies.	Amendments clarify and reduce complexity of the chapter.  It is not the role of the District Plan to focus on developing an equitable economy.  It is also unclear as to why this section has the added complexity of introducing 'goals' in addition to 'objectives' and 'policies'.
4.4	Objective 3.2.1.1	Amend	Recognise, develop and sustain the Queenstown and Wanaka <del>central business commercial and mixed use zones areas</del> as the hubs of New Zealand's premier alpine resorts and the District's economy.	The objective ought to recognise that it is not only the central business areas that are important to the District's economy, and which contribute to District as being a premier alpine resort.
4.5	Policy 3.2.1.1.1	Amend	Provide a planning framework for the <del>commercial and mixed use zones Queenstown and Wanaka central business areas that enables their growth and development, quality development and enhancement of the centres as the key recognising their importance to the local, regional and national economy, and both commercial hubs of the District, building</del>	Amendments to recognise that it is not just the existing business centres, but the commercial and mixed use zones, and their development, that needs to be recognised and supported.  Amendments reflect the need to provide strategically for

			on their existing functions and strengths.	tourism and residential growth throughout the District.
4.6	Policy 3.2.1.1.2	Amend	<p><del>Avoid commercial rezoning that could fundamentally undermine the role of the Queenstown and Wanaka central business areas as the primary focus for the District's economic activity.</del></p> <p><u>To recognise the important role of existing commercial and mixed use zones and the relationships between them when considering applications for additional commercial zones.</u></p>	<p>The policy uses terms that do not reflect the RMA, and there is a risk that it could be interpreted to unnecessarily restrict appropriate development.</p> <p>Use of "avoid" and "fundamental" is inappropriate and does not reflect Part 2 of the Act.</p> <p>The Queenstown and Wanaka Central Business Areas are not the primary focus of the economy and tourism activities.</p> <p>The policy should identify that it is the effects of commercial rezoning that need to be addressed.</p>
4.7	Policy 3.2.1.1.3	Amend	<p>Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services <del>within the Queenstown and Wanaka central business areas</del>, while recognising the importance of maintaining the quality of the environment.</p>	<p>Amendments to recognise that it is not only the central business areas that should be recognised and supported.</p> <p>Amendments to recognise the importance of the existing and future commercial and mixed use zones located outside of the central business areas.</p>
4.8	Objective 3.2.1.2	Amend	<p>Either:</p> <ul style="list-style-type: none"> <li>• Amend the objectives and policies to combine them; or</li> <li>• If the Objectives are to be retained separately, then amend objective 3.2.1.2 to read as follows:</li> </ul> <p><del>Recognise, develop and sustain the key local service and employment functions served by commercial centres, mixed use zones and industrial areas outside of the Queenstown and Wanaka central business areas in the District.</del></p>	<p>Combining the objectives and policies simplifies the Chapter and recognises that it is not only the central business areas that provide for tourism and the visitor industry.</p>
4.9	Policy 3.2.1.2.1	Amend	<p>Either:</p> <ul style="list-style-type: none"> <li>• Amend the policies to remove the demarcation between central business areas and other commercial zones and the assumption as to their function now and into the future; or</li> <li>• if the policies are not merged, then amend policy 3.2.1.2.1 as follows:</li> </ul> <p><del>Avoid</del> <u>Enable</u> commercial rezoning that would fundamentally undermine the where it supports existing commercial, industrial and mixed use zones, <del>key local service and</del></p>	<p>Inappropriate use of "avoid".</p> <p>Seek to remove distinctions between the "key local service" areas and the central business areas. All have important roles in terms of tourism and local services.</p> <p>While some will provide a greater level of service for residents as opposed to tourists and vice versa, there is not a clear demarcation and the PDP should not attempt to make one.</p>

			<del>employment function</del> , recognising the role that the larger urban centres <del>outside of the Queenstown and Wanaka central business areas</del> fulfil.	
4.10	Policy 3.2.1.2.2	Amend	<p>Either</p> <ul style="list-style-type: none"> <li>Amend the policies to remove the demarcation between central business areas and other commercial zones, and the assumption as to their function now and into the future; or</li> <li>if the policies are not merged, then amend policy 3.2.1.2.2 as follows:</li> </ul> <p>Reinforce and support the role that <del>township commercial, mixed use and industrial zones precincts and local shopping centres</del> fulfil in serving local and visitor needs.</p>	<p>Amendments for clarify and simplicity.</p> <p>The policies ought to recognise that the roles of each of the commercial and mixed use zones are not fixed, but rather are diverse and will change as the District develops.</p>
4.11	Policy 3.2.1.2.3	Oppose	<p>Either:</p> <ul style="list-style-type: none"> <li>Delete policy 3.2.1.2.3; or</li> <li>Amend it to recognise that the term 'avoid' is not appropriate.</li> </ul>	The use of the word 'avoid' is inconsistent with the effects based regime of the RMA, and has no basis. The use of 'avoid' does not recognise that zones require flexibility so as to provide for future growth and development.
4.12	Objective 3.2.1.3	Support	Retain objective 3.2.1.3 or words to similar effect.	This objective recognises the importance of supporting innovative and sustainable enterprises.
4.13	Policy 3.2.1.3.1	Support	<p>Amend policy 3.2.1.3.1 so that it recognises that the policy provisions should enable diversification and a wide variety of activities, not just limited by the zone in which they are located, but managed by the effects that they may have.</p> <p><del>3.2.1.3.1 Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate and enable business growth and diversification, while avoiding, remedying or mitigating adverse effects on the environment.</del></p>	<p>Support the recognition of the importance of providing a wide variety of activities and diversification.</p> <p>Amendments to recognise that it is not the location of the activity within a specific zone that is of importance, but its effects and the balance between providing for development and diversification, while avoiding, remedying or mitigating the effects that such development might have on the environment.</p>
4.14	Policy 3.2.1.3.2	Support	Retain policy 3.2.1.3.2.	This policy is supported in that supports economic development, and recognises the importance of resilience in the face of climate change.
4.15	Objective 3.2.1.4	Support / amend	<p>Either:</p> <ul style="list-style-type: none"> <li>amend the objectives and policies to incorporate the set of objectives and policies that promote diversification District wide; or</li> <li>Amend Objective 3.2.1.4 as follows:</li> </ul>	<p>Support recognition of diversification.</p> <p>Amendments to ensure consistency with the RMA.</p>

			<p><del>3.2.1.4 Recognise the potential for rural areas to diversify their land use beyond the strong productive value of farming, provided a sensitive approach is taken to rural amenity, landscape character, healthy ecosystems, and Ngai Tahu values, rights and interests for diversification from traditional land uses, and the benefit of increasing economic value through diversification, while avoiding, remedying or mitigating any potential adverse effects on the environment.</del></p>	
4.16	Objective 3.2.1.5	Amend	<p>Either:</p> <ul style="list-style-type: none"> <li>Amend and restructure the objectives and policies for simplification; or</li> <li>Amend as follows:</li> </ul> <p><del>3.2.1.5 Maintain and promote the efficient operation of the District's infrastructure that supports the existing and future community, ensuring that infrastructure provision is efficient and reflects the importance of maintaining the quality of the environment. development including designated Airports, key roading and communication technology networks.</del></p>	The provisions should ensure that adequate infrastructure services in all areas (airports, roads, communications, three waters etc) is provided that supports the community and the maintenance of all infrastructure services is promoted while ensuring that adverse effects are minimised.
4.17	Goal 3.2.2	Oppose/ amend	<p>Either:</p> <ul style="list-style-type: none"> <li>Delete all objectives and policies relating to UGBs; or</li> <li>Make proposed amendments as follows.</li> </ul>	UBGs can be an appropriate form of management but care should be taken with their application and they are not always appropriate. This is because they must be considered in the context of the zone provisions and the landscape to which they are applied.
4.18	Objective 3.2.2.1	Amend	<p>Amend as follows:</p> <p><del>Ensure</del> Enable urban development occurs in a logical manner: that</p> <ul style="list-style-type: none"> <li><del>to promote a</del> achieves compact, well designed and integrated urban form;</li> <li><del>to manage the cost of</del> provides efficient Council infrastructure; is located and designed so that it can be serviced efficiently and</li> <li><del>to protect the District's rural landscapes from</del> is appropriately located sporadic and sprawling development.</li> </ul>	<p>Amendments for clarity.</p> <p>Promoting a compact and well designed urban form is supported.</p> <p>The provision of compact urban forms in order to manage the cost of Council infrastructure is supported.</p> <p>Use of the term 'protect' is too strong and the policy should reflect that development should be assessed on its merits, and that the Plan should be consistent with the effects based approach of the RMA.</p>
4.19	Policy 3.2.2.1.1	Oppose/ amend	<p>Either:</p> <ul style="list-style-type: none"> <li>Delete; or</li> </ul>	Amendments for clarity and provision for future growth of the District

			<ul style="list-style-type: none"> <li>Amend as follows:</li> </ul> <p><del>Apply Consider the use of Urban Growth Boundaries (UGBs) as a tool to strategically manage the effects of growth around the urban areas in the Wakatipu Basin (including Jack's Point), Arrowtown and Wanaka.</del></p>	
4.20	Policy 3.2.2.1.2	Oppose/ amend	<p>Either:</p> <ul style="list-style-type: none"> <li>Delete; or</li> <li>Amend to replace "avoid" with "manage".</li> </ul>	Use of the term 'avoid' is too inflexible and does not reflect the effects based regime of the Act. Appropriate development can and should be located outside the GU's.
4.21	Policy 3.2.2.1.3	Amend	<p>Amend the policy as follows:</p> <p>Manage the form of urban development <del>within the UGBs</del> ensuring:</p> <ul style="list-style-type: none"> <li>Connectivity and integration with existing urban development;</li> <li><del>Sustainable</del> Efficient and effective provision of Council infrastructure; and</li> <li><del>Facilitation</del> Provision of an efficient transport network, <u>with particular regard to creating live work environments</u>, and integration with public and active transport systems</li> </ul>	Amendments for consistency with the RMA.
4.22	Policy 3.2.2.1.4	Support	Retain policy	Support provision of higher density residential development that is close to town centres, local shopping centres, public transport routes, and non-vehicular trails..
4.23	Policy 3.2.2.1.5	Neutral	Seek clarity as to the relationship between UGBs and zoning.	The interrelationship between zoning and UGBs is unclear. In particular, it is unclear the purpose that UGBs serve if the proposed zoning is to enable growth in specific areas.
4.24	Policy 3.2.2.1.7	Amend	<ul style="list-style-type: none"> <li>Consider the relationship between Policy 3.2.2.1.7 and the UGBs;</li> <li>Amend for clarification as to the policy's application; and</li> <li>Amend for consistency with other policies.</li> </ul>	<p>The interrelationship between this policy and UGBs is unclear. Note that policy 4.2.5(7) of the Operative Plan provides a useful policy titled 'urban edges'.</p> <p>There is no definition of a "small rural settlement",</p>
4.25	Objective 3.2.2.2 Policy 3.2.2.2.1	Oppose/ amend	<p>Either:</p> <ul style="list-style-type: none"> <li>Delete objective and policy; or</li> <li>If retained, amend for consistency with the RMA in particular, "addressing" should be replaced with "mitigated".</li> </ul>	<p>Clarification required.</p> <p>All land is subject to natural hazards, it is the degree of risk that presents the need to manage development in these areas.</p>
4.26	Goal 3.2.3	Oppose	Either:	

	Objective 3.2.3.1 Policies 3.2.3.1.1, 3.2.3.1.2, and 3.2.3.1.3		<ul style="list-style-type: none"> <li>Delete objective 3.2.3.1 and associated policies; or</li> <li>Consider carefully their effectiveness and whether they are better applied within specific zones.</li> </ul>	
4.27	Objective 3.2.3.2 Policy 3.2.3.2.1	Oppose	Delete Objective 3.2.3.2 and policy 3.2.3.2.1.	Unnecessary repetition and inclusion of adds complexity.
4.28	Goal 3.2.4 Objectives 3.2.4.1, 3.2.4.2 Policies 3.2.4.2.1, 3.2.4.2.2.  Objective 3.2.4.3 Policy 3.2.4.3.1  Objective 3.2.4.4 Policy 3.2.4.4.1	Oppose/ amend	<p>Either:</p> <ul style="list-style-type: none"> <li>Delete Goal 3.2.4 and associated Objectives and Policies; or</li> <li>Amend: <ul style="list-style-type: none"> <li>to recognise the importance of providing comprehensive sustainable management;</li> <li>so that the policies that read as methods be included as methods;</li> <li>Amend Objective 3.2.4.4 and policy 3.2.4.4.1 as "avoid" is currently used without qualification</li> </ul> </li> </ul>	<p>Removal of these provisions would reduce complexity.</p> <p>Amendments required to better reflect the effects based regime of the Act.</p>
4.29	Objective 3.2.4.6 Policies 3.2.4.6.1	Support/ amend	<p>Ensure the inclusion of these provisions is not repetition.</p> <p>Amend policy 3.2.4.6.1 to read:</p> <p><del>That</del> <u>Ensure that</u> subdivision and / or development <del>be adopts</del> <u>best practice, so that</u> and is designed <del>so as to avoid, remedy or mitigate</del> adverse effects on the water quality of lakes, rivers and wetlands in the District.</p>	<p>Amendments for consistency with the RMA.</p> <p>Care should be taken so as to avoid repetition and unnecessary complexity.</p>
4.30	Objective 3.2.4.7 Policies 3.2.4.7.1	Support/ amend	<p>Amend objective and policy for greater clarity, in particular, amend as follows:</p> <p>3.2.47 <del>Facilitate</del> <u>Recognise and provide</u> for public access to the natural environment.</p> <p>3.2.4.7.1 <del>Opportunities to provide</del> <u>Support a range of public access opportunities and linkages between the built environment to and</u> the natural environment <del>are sought</del> at the time of plan change, subdivision or development.</p>	<p>Support the recognition of the importance of providing public access in accordance with s6 of the Act.</p> <p>Clarify that the benefits associated with provision of public access can be balanced against the potential effects of development.</p> <p>The policy could be improved by recognising that it is not only public access to the natural environment, but between natural environment and the built environment.</p> <p>The policy would be improved by providing a greater level of</p>

4.31	Objective 3.2.4.8 Policies 3.2.4.8.1	Amend	<p><del>Objective 3.2.4.8 Respond positively to</del> <u>Recognise and provide for the potential effects of Climate Change.</u></p> <p><del>Policies 3.2.4.8.1 Concentrate development within existing urban areas, promoting</del> <u>Encourage higher density development in locations that enable the creation of live-work environments and with positive public transport linkages, reducing travel demands.</u></p> <p><del>Encourage the provision of transportation modes that is are</del> <u>more energy efficient and supports public transport, to limit increases in greenhouse gas emissions in the District.</u></p> <p>Add the following additional policy:</p> <p><del>Recognise and support initiatives that help to create resilience to the potential impacts of climate change and how it might impact on tourism activities, particularly ski areas</del></p>	<p>clarity.</p> <p>Amendments for clarity.</p> <p>Development within areas that are not currently urban, but that are linked to urban areas by public access linkages should be supported.</p>
4.32	Goal 3.2.5 Objective 3.2.5.1 Policy 3.2.5.1.1	Amend	<p><del>3.2.5 Goal - Our</del> <u>The values of our distinctive-outstanding natural-landscapes are protected from the adverse effects of inappropriate development.</u></p> <p><del>Objective 3.2.5.1 Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from Subdivision, use and development is undertaken in a manner which avoids, remedies or mitigates adverse effects on outstanding natural landscape values.</del></p> <p><del>Policies 3.2.5.1.1 Identify the district's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps, and protect them from the avoid, remedy or mitigate the adverse effects of inappropriate subdivision and development.</del></p>	<p>The goal, objective and policy are repetitive and interchange terms. Amendments for consistency (within PDP and with the RMA) and clarity.</p>
4.33	Objective 3.2.5.2 Policies 3.2.5.2.1	Amend	<p>Amend Objective 3.2.5.2 and Policy 3.2.5.2.1 to reduce inconsistency in terms, and to better reflect the terminology used in the Act.</p> <p>Provide greater clarity as to the relationship between rural landscape classification and outstanding natural landscapes.</p>	<p>Amendments sought for greater clarity.</p>

4.34	Objective 3.2.5.3	Support/ amend	<p>Amend objectives and policies to recognise that it is not only those areas that are located within the UGBs that have the potential to absorb change. Remove inconsistent use of terms.</p> <p>Incorporate Objective 3.2.5.3 as a policy under Objective 3.2.5.2.</p>	<p>Support recognition that development should be considered on a case by case basis where effects can be absorbed. This extends beyond just areas within UGBs e.g. rural areas outside the UGBs that have the ability to absorb change without detracting from landscape values...</p>
4.35	Policy 3.2.5.3.1	Oppose	<p>Delete Policy 3.2.5.3.1.</p>	<p>Repetition of Policy 3.2.2.1.2</p>
4.36	Objective 3.2.5.4 Policy 3.2.5.4.1,	Amend	<p>Amend Objective 3.2.5.4 and policy 3.2.5.4.1 to provide more effective guidance as to how much development is too much.</p> <p>Reconsider the order of the objectives and policies so that they relate better to one another.</p>	<p>Recognition of the need to manage cumulative effects is supported.</p> <p>However, the objective and policy are broad and their effectiveness is questionable.</p> <p>Seek amendments to clarify how this objective and policy aligns with earlier provisions relating to UGBs and landscapes.</p>
4.37	Policy 3.2.5.4.2	Support	<p>Retain Policy 3.2.5.4.2, recognising the benefits associated with rural living</p>	<p>Policy 3.2.5.4.2 is supported. A greater level of guidance as to what is meant by “appropriate locations” would be useful.</p>
4.38	Objective 3.2.5.5 Policies 3.2.5.5.1, 3.2.5.5.2	Oppose/ amend	<p>Either:</p> <ul style="list-style-type: none"> <li>delete the objective and policies; or</li> <li>amend as follows:</li> </ul> <p><b>Objective 3.2.5.5</b> <del>Recognise that agricultural land use is fundamental to the</del> <u>the importance of character of our the District’s landscapes and the need to avoid, remedy or mitigate adverse effects on landscape and visual amenity values.</u></p> <p><b>Policies 3.2.5.5.1</b> <del>Give preference to activities that achieve sustainable land management, recognising the importance of enabling farming activity in rural areas except where it conflicts with significant nature conservation values.</del> <u>diversification and positive land management change</u></p> <p><b>3.2.5.5.2</b> <del>Recognise that the retention of the character of rural areas is often dependent on</del> <u>by supporting the ongoing viability of farming and diversification into tourist and rural lifestyle activities, recognising the importance of enabling that the evolving forms of agricultural land use which may change the landscape, and improve environmental quality are</u></p>	<p>Instead of recognising agricultural use, the policies should encourage diversification and tourism opportunities. It should be recognised that the quality of the landscape does not result from continued agricultural use, but on activities that retain and potentially enhance the landscape and wider environmental values. Additionally, it is important that the rural landscape is not kept as a reserve, where no activities other than agriculture can occur. Such an approach is short-sighted and is not sustainable.</p> <p>The PDP should take an effects based approach. It is important to enable the landscape to evolve and change over time, and recognise that change can better achieve sustainable management.</p>

			<p>anticipated.</p> <p>Remove unnecessary repetition.</p> <p>Consider how these provisions link into the objectives and policies for the residential zones, given that it is those zones which are most likely to address the issues of affordable housing.</p>	<p>Seek clarification as to reasons for the repetition in relation to urban development provisions.</p>
4.39	Goal 3.2.6		<p>Remove unnecessary repetition.</p> <p>Consider how these provisions link into the objectives and policies for the residential zones, given that it is those zones which are most likely to address the issues of affordable housing.</p>	<p>Seek clarification as to reasons for the repetition in relation to urban development provisions.</p>
4.40	<p>Objective 3.2.6.1 Policy 3.2.6.1.1, 3.2.6.1.2,</p> <p>Objective 3.2.6.2 Policies 3.2.6.2.1, 3.2.6.2.2, 3.2.6.2.3</p>	Amend	<p>Amend the objective and associated policies to remove unnecessary detail and repetition:</p> <p><b>Objective 3.2.6.1</b> Provide access to housing that is more affordable, <del>Ensure a by enabling a mix of housing opportunities.</del></p> <p><b>3.2.6.1.1</b> Provide opportunities for low and moderate income Households to live in the District in a range of accommodation appropriate for their needs by</p> <ul style="list-style-type: none"> <li>• Promoteing mixed densities of housing in new and existing urban communities.</li> <li>• Enableing high density housing adjacent or close to the larger commercial centres in the District.</li> <li>• Exploreing and encourageing innovative approaches to design to provide access to affordable housing.</li> </ul> <p><b>3.2.6.1.2</b> In applying plan provisions, have regard to the extent to which minimum site size, density, height, building coverage and other controls influence Residential Activity affordability.</p> <p><del><b>Objective 3.2.6.2</b> Ensure a mix of housing opportunities.</del></p> <p><del><b>3.2.6.2.1</b> Promote mixed densities of housing in new and existing urban communities.</del></p> <p><del><b>3.2.6.2.2</b> Enable high density housing adjacent or close to the larger commercial centres in the District.</del></p> <p><del><b>3.2.6.2.3</b> Explore and encourage innovative approaches to design to provide access to affordable housing.</del></p>	<p>This is a slight variation to the objective and policies included in the Operative Plan, which were the result of extensive consultation and negotiation. The amended provisions are more complex, detailed and repetitive.</p> <p>Encouraging innovative approaches to affordable housing, and mixed densities is supported.</p>
4.41	Objective 3.2.6.3	Support	Retain objective 3.2.6.3 and associated policies.	This set of objective and policies is supported as it

	Policies 3.2.6.3.1, 3.2.6.3.2			recognises the importance of the provision of a network of open spaces and community facilities.  It would be improved by providing a greater level of guidance.
4.42	Objective 3.2.6.4 Policies 3.2.6.4.1, 3.2.6.4.2	Support	Retain objective 3.2.6.4 and associated policies.	Ensure Council-led and private design and development of public spaces and built development maximises the opportunity for recreational and commuting walking and cycling.  Support the recognition of the importance of creating healthy and safe communities.
4.43	Goal 3.2.7 Objective 3.2.7.2	Oppose	Delete objectives 3.2.7.1 and 2.	These objectives are provided with no supporting policies, and are additional to section 5 which provides a full set of objectives and policies for this topic.

## 5. CHAPTER 4 – URBAN DEVELOPMENT

- 5.1 The definition of urban development is defined in is unclear as it appears that development located within the rural zones automatically falls outside the ambit of “urban development”.
- 5.2 It is important that the PDP acknowledges that in some instances urban development will be appropriate in areas outside the identified UGBs. It is intended that Queenstown Park contain pockets of development with urban characteristics. The provisions in Chapter 4 – Urban Development should recognise urban development may occur outside UGBs.
- 5.3 **Relief sought:**
- (a) Amend Chapter 4 to avoid repetition with the provisions for urban growth and development in Chapter 3 – Strategic Directions; and
  - (b) Amend the provisions so as to recognise that in some instances urban development in areas outside the UGBs is appropriate; and
  - (c) Recognise that the Queenstown Park Special Zone will enable urban development.

## 6. CHAPTER 5 – TANGATA WHENUA

- 6.1 Chapter 5 provides a strong direction that goes beyond the requirements of the RMA.

6.2 In particular:

- (a) the requirement to give effect to iwi management plans at policy 5.4.1.3 is too high a hurdle; and
- (b) The PDP seeks to confirm policies relating to the protection of wahi tupuna without these sites being mapped.

6.3 QPL submits that it is inappropriate to make determinations on policy matters without knowing the extent of areas to which such policies will apply.

6.4 **Relief sought:**

- (a) Delete proposed Chapter 5 in its entirety; or
- (b) Defer the progress of Chapter 5 in its entirety until Stage 2 of the PDP process; or
- (c) Defer the progress of Objective 5.4.5 and associated policies on the basis that further consultation could avoid further debate; or
- (d) If the proposed deletion or deferral of the Chapter is not accepted, then amend provisions as follows:

**Specific comments and relief**

	Provision	Support /oppose	Relief sought	Reason
6.5	Objective 5.4.1 Policies 5.4.1.1, 5.4.1.2, 5.4.1.3, 5.4.1.4	Oppose	Either: <ul style="list-style-type: none"> <li>• Delete policies 5.4.1.1 to 5.4.1.4 and replace with operative plan provisions (section 4.3.4. Objective 1 and associated policies); or</li> <li>• Amend 5.4.1.3 as follows:</li> </ul> <p>When making resource management decision, ensure that functions and powers are exercised in a manner that <del>takes into account</del> have regard to iwi management plans.</p>	It is not appropriate to ensure that Ngai Tahu are engaged in decision making. Decision making is the role of the local authority.  Amended wording to better align with the RMA and to lower the threshold required for giving effect to iwi management plans.
6.6	Objective 5.4.2 Policies 5.4.2.1	Oppose	Delete objective 5.4.2 and policy 5.4.2.1.	This objective and policy goes further than what is required by the Act.
6.7	Objective 5.4.3 Policies 5.4.3.1	Oppose/ amend	Either: <ul style="list-style-type: none"> <li>• Delete objective 5.4.3 and associated policy 5.4.3.1; or</li> <li>• Amend so that environmental compensation is only considered where appropriate, and the objective is</li> </ul>	The objective should be amended to identify what it is that Ngai Tahu Taonga species and related habitats should be protected from.

			amended to clarify what taonga species and habitats are to be protected from.	Further consideration should be given to the implications of this policy; for instance, in what circumstances would environmental compensation be used.
6.8	Objective 5.4.5 Policies 5.4.5.1, 5.4.5.2, 5.4.5.3, 5.4.5.4	Oppose	Either: <ul style="list-style-type: none"> <li>Delete objective 5.4.5 and related policies; or</li> <li>Defer this part of Chapter 5 to Stage 2 of the PDP process once the mapping of wahi tupuna is complete.</li> </ul>	The identification of wahi tupuna has not been completed and is not shown in the planning maps. It is artificial to consider objectives and policies relating to the protection and management of wahi tupuna without first appreciating the extent of wahi tupuna in the district.
6.9	Methods		Either: <ul style="list-style-type: none"> <li>Delete methods listed at section 5.5; or</li> <li>Amend provisions so as to avoid it being so directive.</li> </ul>	It is unclear as to how these methods will be implemented. It is inappropriate to have provisions in the PDP that go beyond what is required under the RMA.

## 7. CHAPTER 6 – LANDSCAPES

- 7.1 The Chapter elevates farming over any other activities that maintain landscape character. This conflicts with the direction in the Strategic Directions Chapter where diversification of rural land is promoted. There are many activities that can locate in rural areas that maintain the landscape character.
- 7.2 The Rural Zone as proposed fails to recognise the quality of and opportunities for QPL's land, including development, restoration, public benefits, and transport which can be achieved through the enablement of uses other than only rural, where appropriately managed. These uses would include, but are not limited to:
- Tourism;
  - Residential;
  - Commercial (including commercial recreation);
  - Recreation; and
  - Retail.
- 7.3 **Relief sought:**

- (a) Recognise that provision should be made for diversification of rural land for activities recognising that it is not the activity that is important, but the management of its effects. If agriculture is not an economic use of rural land then landowners should be able to diversify into other uses; and
- (b) Amendments to specific provisions as follows:

### Specific comments and relief

	Provision	Support /oppose	Relief sought	Reason
7.4	Objective 6.3.1	Oppose/delete	Either: <ul style="list-style-type: none"> <li>Delete objective 6.3.1; or</li> <li>Amend by deleting the word 'require'. Ensuring consistency with the terminology of the Act.</li> </ul>	Use of the word 'require' within an objective is not appropriate under the effects based regime of the Act. The objective should instead identify a goal, or an outcome sought.
7.5	Policies 6.3.1.1 and 6.3.1.2	Oppose	Delete policies 6.3.1.1 and 6.3.1.2	Policies 6.3.1.1 and 2 are methods and should not be included as policy statements.
7.6	Policies 6.3.1.3 and 6.3.1.4	Oppose	Delete policies 6.3.1.3 and 6.3.1.4	Policies 6.3.1.3 and 6.3.1.4 read as methods and are based on the inclusion of a reference that was previously provided as a guidance note within the assessment matters. The inclusion of this guiding principle within a policy is not appropriate.
7.7	Policy 6.3.1.5		Either: <ul style="list-style-type: none"> <li>Delete; or</li> <li>Amend as follows;</li> </ul> <p><b>6.3.1.5</b> <del>Avoid</del> Manage the extent and location of urban subdivision and development in the Rural Zones to ensure that it is located where the landscape has the ability to absorb change, and adverse effects are appropriately managed.</p>	Use of "avoid" is inappropriate in light of <b>King Salmon</b> .  Amendments for consistency throughout the PDP and to give effect to the effects based regime of the Act.  The PDP needs to recognise that in some cases urban subdivision and development will be appropriate in the rural zones.
7.8	Policy 6.3.1.6	Support/amend	Amend policy 6.3.1.6:  <b>6.3.1.6</b> Enable rural lifestyle living opportunities through <del>applying Rural Lifestyle Zone and Rural Residential Zone plan changes in areas where the landscape can accommodate change, recognising the positive effects that can be derived from rural living.</del>	Amendments recognise that instead of only being allowed within specific zones, there are locations within the rural zone, and within Special Zones where rural living opportunities are appropriate and can be provided.
7.9	Policy 6.3.1.7	Oppose	Delete Policy 6.3.1.7	Repetition
7.10	Policies 6.3.1.8,	Oppose/	Delete policies 6.3.1.8 and 6.3.1.9 and provide for them within	Policies 8 and 9 are accepted. However, they are fairly

	6.3.1.9	amend	the rural chapter.	specific and would be better located within the rural zone itself.
7.11	Policy 6.3.1.10	Oppose/ amend	Either: <ul style="list-style-type: none"> <li>Delete policy 6.3.1.10; or</li> <li>Amend to recognise that it is the maintenance of landscape values that contribute to the District's landscape character, not whether or not specific activities occur.</li> </ul>	Amendments to recognise and provide for diversification into other activities, for example, tourism.
7.12	Policy 6.3.1.11	Oppose/ amend	Either: <ul style="list-style-type: none"> <li>Delete Policy 6.3.1.11; or</li> <li>Amend:</li> </ul> <p><b>6.3.1.11</b> Recognise the importance of protecting the landscape character and visual amenity values of the rural landscape from inappropriate subdivision, use and development, particularly as viewed from public places</p>	Amendments for consistency with the RMA.
7.13	Policy 6.3.1.12	Oppose/ amend	Either: <ul style="list-style-type: none"> <li>Delete Policy 6.3.1.12; or</li> <li>Amend:</li> </ul> <p><b>6.3.1.12</b> Recognise and provide for the protection of Outstanding Natural Features and Landscapes with particular regard to values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including Tōpuni, from inappropriate subdivision, use and development.</p>	Amendments to avoid repetition and to recognise the Act's effects based regime whereby protection is not always necessary.  Note that policies 6.3.1.11 and 6.3.1.12 are repeats of objective 3.2.5.1 and its associated policy.
7.14	Objective 6.3.2	Oppose/ amend	Replace "avoid" with "manage".	Use of "avoid" inappropriate in light of King Salmon. PDP should recognise that cumulative effects can be managed, rather than seeking the avoidance of them altogether.
7.15	Policies 6.3.2.1, 6.3.2.2, 6.3.2.3, 6.3.2.4, 6.3.2.5	Support/ amend	Retain proposed policies but ensure consistency / that there is no repetition of other Chapters.  Ensure consistency between provisions; these policies recognise that some residential development can occur in rural areas, and policies in other sections should support this approach.  Amend Policy 6.3.2.2 to recognise that landscapes should be able to evolve and change over time, and that a level of	Repetition of the cumulative effects provisions at objective 3.2.5.1 and associated policies in the Strategic Directions Chapter.  Support the recognition in these policies that there is the ability to absorb some development in the rural areas. Seek that policies in other Chapters be amended for consistency with this approach.

			degradation can be accepted if on balance environmental quality is effectively managed.	
7.16	Policy 6.3.3.1	Oppose/ amend	Amend:  <del>Avoid</del> Manage subdivision and development on Outstanding Natural Features <del>that does not so that they are protected, maintained, or enhanced.</del>	Use of "avoid" is inappropriate in light of <b>King Salmon</b> .
7.17	Policy 6.3.3.2	Oppose	Delete policy	Development of land adjacent to ONFLs is best addressed in the methods through additional assessment criteria.
7.18	Objective 6.3.4	Amend	<del>Protect, maintain or enhance</del> the District's Outstanding Natural Landscapes (ONLs) <del>from inappropriate subdivision, use and development, and where possible maintain or enhance landscape values.</del>	Amendments better reflect the requirements of the RMA.
7.19	Policy 6.3.4.1	Oppose/ amend	<b>6.3.4.1</b> <del>Avoid</del> Manage the effects of inappropriate subdivision and development that would degrade the important qualities of the landscape character and amenity, particularly where there is no or little capacity to absorb change.	Use of "avoid" is inappropriate in light of <b>King Salmon</b> .
7.20	Policy 6.3.4.2	Amend	<b>6.3.4.2</b> Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and <del>accept recognise the importance of that viable farming involves activities which enabling uses that may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected.</del>	Amendments to ensure the policy is effects based.  Seek recognition that diversification into a range of activities including tourism activities should be enabled where it achieves a balance between use and development and maintenance or improvement of environmental quality.  Farming activities should not be placed above other activities; the policy should instead focus on the effects of activities rather than the activities themselves.
7.21	Policy 6.3.4.3	Support/ amend	Amend to further recognise that landscape values will evolve and change over time.	Views from formed roads is supported. The Policy should also recognise that in order to enhance environmental quality, the landscape values may change and evolve over time, and this should be supported.
7.22	Policy 6.3.4.4	Amend	Either: <ul style="list-style-type: none"> <li>• Delete; or</li> <li>• Amend as follows:</li> </ul> <b>6.3.4.4</b> The landscape character and amenity values of the Outstanding Natural Landscape are a significant intrinsic, economic and recreational resource, <del>such that large scale renewable electricity generation or new large scale mineral</del>	Amendments to ensure the policy is effects based.  Policy presupposes that any of the activities listed will be inappropriate before a site-specific assessment of environmental effects has been undertaken.

			<del>extraction development proposals including windfarm or hydro energy generation are not likely to be compatible with the Outstanding Natural Landscapes of the District</del>	
7.23	Objective 6.3.5	Amend	<del>Objective 6.3.5 - Ensure Manage the effects of subdivision and development does not degrade on landscape character and diminish visual amenity values of the Rural Landscapes (RLC), while recognising the benefits associated with development.</del>	The RLC makes up the remaining Rural Zoned land that is not identified as ONFL and has varying types of landscape character and amenity values. Therefore, it is important that the threshold for RLC protection sits below that for ONLs and ONFs.  Amendments to reflect that change is not always detrimental, and a balanced assessment is important.
7.24	Policy 6.3.5.1	Oppose/ amend	Either: <ul style="list-style-type: none"> <li>• Delete Policy 6.3.5.1; or</li> <li>• Amend to read:</li> </ul> <p><del>6.3.5.1 Allow subdivision and development only where it will not significantly affect degrade landscape quality or character, or diminish significantly reduce the visual amenity values identified for any Rural Landscape.</del></p>	As this policy applies to all rural landscapes that are outside the ONL it is important that the threshold for protection sits below that for ONLs and ONFs.  A level of degradation in the RCL context should be acceptable and able to be managed.
7.25	Policy 6.3.5.2	Oppose/ amend	Either: <ul style="list-style-type: none"> <li>• Delete Policy 6.3.5.2; or</li> <li>• Amend to read:</li> </ul> <p><del>6.3.5.2 Avoid, remedy or mitigate adverse effects from inappropriate subdivision, use and development that are:</del></p> <ul style="list-style-type: none"> <li>• Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and</li> <li>• Visible from public roads</li> </ul>	Amendments to better reflect the RMA. Use of "avoid" solely is inappropriate in light of King Salmon.  As this policy applies to all rural landscapes that are outside the ONL it is important that the threshold for protection sits below that for ONLs and ONFs.  Support the reference to visibility from public places recognising that landscapes evolve over time. In some cases a reduction in visual amenity values, when balanced against broader environmental gains, will be appropriate
7.26	Policy 6.3.5.3	Oppose/ amend	Either: <ul style="list-style-type: none"> <li>• Delete; or</li> <li>• Amend:</li> </ul> <p><del>6.3.5.3 Avoid—Enable planting and screening, particularly along roads and boundaries, which would degrade openness where such openness where it an important part of contributes to the landscape quality or character, recognising that it is important for shelter and shade, and can enhance</del></p>	Many landscapes gain their value from tree planting. Amendments to recognise that tree planting importantly provides shelter and shade.

			landscape and ecological values	
7.27	Policy 6.3.5.4	Support/ amend	Retain Policy 6.3.5.4	Seek clarification as to what is meant by landscaping that is “sustainable” in light of the fact that landscapes can change over time, and in many instances that change can be positive.
7.28	Policy 6.3.5.5	Support	Retain Policy 6.3.5.5, however consider whether, given its directive nature, it is better located within the rural chapter.	Support the guidance as to how access and infrastructure could be provided so as to avoid, remedy or mitigate effects.
7.29	Policy 6.3.5.6	Oppose/ amend	<p>Either:</p> <ul style="list-style-type: none"> <li>• Delete Policy 6.3.5.6; or</li> <li>• Amend as follows:</li> </ul> <p><b>6.3.5.6</b> Have regard to the adverse effects from subdivision and development on the <del>open</del> landscape character <del>where it is open at present</del> and recognise that landscape character will evolve and change over time, in many cases these changes are appropriate and can add to the amenity, ecological landscape values</p>	This Policy again focuses on open character and retention of existing character, rather than recognising that landscapes can evolve and change, and that there is a balance between retaining open character and enabling improved environmental quality.
7.30	Objective 6.3.6	Oppose/ amend	<p>Either:</p> <ul style="list-style-type: none"> <li>• Delete Objective 6.3.6; or</li> <li>• Amend:</li> </ul> <p><b>6.3.6 Objective</b> - <del>Protect, maintain or enhance the</del> Recognise and provide for the landscape quality, character and visual amenity, commercial, recreational and tourist values provided by the lakes and rivers and their margins and avoid, remedy or mitigate from the adverse effects of inappropriate structures and activities.</p>	<p>Amendments for consistency with RMA terminology.</p> <p>This objective is worded too strongly, and does not reflect the fact that in some cases adverse effects can occur, where they are not significant. The objective should also recognise the commercial, recreational and tourist values associated with the lakes and rivers.</p>
7.31	Policy 6.3.6.1	Amend	<b>6.3.6.1</b> <del>Control</del> Manage the location, intensity and scale of buildings, jetties, moorings and utility structures on the surface and margins of water bodies, recognising the importance of the lakes and rivers as a tourist, transport, recreational and landscape resource, and ensure these structures maintain or enhance the while avoiding, remedying or mitigating effects on landscape quality, character and amenity values.	Amendments to recognise the importance of the lakes and rivers in providing a range of benefits. The provision of new structures and activities on the lakes and rivers should be supported particularly where they contribute to tof the District’s public transport systems.
7.32	Policy 6.3.6.2 and 6.3.6.3	Amend	<p>Amend policies 6.3.6.2 and 6.3.6.3:</p> <ul style="list-style-type: none"> <li>• To provide a greater level of guidance as to their operations for applications for additional structures and activities within these locations; and</li> <li>• Amend 6.3.6.3 to provide greater clarity as to the effects</li> </ul>	Amendments for clarity.

			on landscape values.	
7.33	Objective 6.3.7 Policies 6.3.7.1, 6.3.7.2	Support/ amend	Consider amendments to recognise that not only visual effects should be considered and that planting of vegetation should be supported.  Amend Policy 6.3.7.1 so as to recognise that landscape values should be able to change over time.	Effects beyond just visual are important.  Possibly conflict with policies 6.3.5.3. and 6.3.5.4, which potentially restrict planting, and fail to refer to indigenous vegetation
7.34	Policy 6.3.7.2	Oppose	Delete Policy 6.3.7.2.	Policy 6.3.7.2 is opposed. This is because it applies to all indigenous vegetation. While it uses the term 'significantly', which is supported, it may be open to interpretation as to what is meant by 'significant'.
7.35	Objective 6.3.8	Support/ amend	Amend Objective 6.3.8 to: <ul style="list-style-type: none"> <li>Acknowledge the importance of the District's landscapes, while recognising the importance of tourism activities that are undertaken within them.</li> <li>Recognise that the landscapes will change over time and this should be supported.</li> <li>Recognise the importance of gaining access to the ski areas</li> <li>Recognise the importance of providing for active use of the District's landscapes, particularly the alpine environment</li> </ul>	Objective 6.3.8 is supported in part in that it recognises the importance of tourism.  Rural landscape is important but it is an active landscape that will change over time and supports a range of different activities.  This objective should recognise the importance of the ski area activities, consistent with policy 6.3.8.3, and the objective and policies should recognise the importance of gaining access to the ski area activities.
7.36	Policies 6.3.8.1 and 6.3.8.2	Support/ amend	<del>6.3.8.1 Acknowledge</del> <u>Recognise and provide</u> for the <u>important contribution tourism infrastructure and activities</u> makes to the economic <del>and</del> recreational <del>and</del> <u>landscape</u> values of the District.  <del>6.3.8.2</del> <u>Recognise that commercial recreation and tourism related activities locating within the rural zones may be</u> <u>are</u> appropriate where these activities enhance the appreciation of landscapes, and on the basis they would <del>protect, maintain or enhance</del> <u>have a positive influence on</u> landscape quality, character and visual amenity values and <u>provision of access to the alpine environment</u>	Amendments to provide increased recognition and provision for the contribution that tourism infrastructure and activities makes to economic and recreational values of the District.
7.37	Policy 6.3.8.3	Support/ amend	<del>6.3.8.3</del> <u>Exclude identified Ski Area Sub Zones and access corridors to them</u> from the landscape categories and full assessment of the landscape provisions <del>while controlling the impact of the ski field structures and activities on the wider environment.</del> <u>recognising the importance of the ski areas and</u>	Amendments to enable greater support of and access to ski areas and activities as key tourism resources

			<u>the importance of providing long term, sustainable access to them.</u>	
7.38	Rule 6.4.1.3	Amend	Recognise that as the proposed Queenstown Park Special Zone is a special zone, not rural zone, it is exempt from the landscape categories.  <b>6.4.1.3</b> The landscape categories do not apply to the following within the Rural Zones: a. Ski Area Activities within the Ski Area Sub Zones b. the Remarkables Alpine Recreation Area	Amendments in relation to site-specific relief sought. Inclusion of Remarkables Alpine Recreation Area for consistency.
7.39	Rule 6.4.1.4	Amend	Oppose classification of Kawarau River as an ONL.  Seek confirmation that the ONL boundary line is at the edge of the river corridor and does not extend into either Remarkables Park or Queenstown Park.	

## 8. CHAPTER 21 – RURAL

8.1 Should the relief seeking the Queenstown Park Special Zone not be granted, QPL seeks the following amendments be made to the Rural Chapter:

	Provision	Support /oppose	Relief sought	Reason
8.2	Zone purpose; paras 1-2	Oppose/ amend	Amend so as to recognise the importance of enabling diversification into a range of activities (tourism, commercial, rural living and recreation) and that it is this change and diversification that can better achieve a higher level of environmental quality.  Seek recognition of the importance of the trail network and the provision of gondola access between Remarkables Park, Queenstown Park and the Remarkables Alpine Recreation Area in terms of the importance of protecting and expanding this network from an economic, health and safety perspective.	Amendments to reflect the RMA.  The PDP should recognise the importance of the variety of activities provided for within the rural zone, including viticulture, tourism and rural living opportunities, and in many instances it is this variety of activities that helps to support the important qualities of the landscape.. If productive farming continues to be given greater support over these other activities and opportunities there is a risk of environmental degradation resulting from an inability to effectively manage the land.  Focusing on effects is consistent with the Act.
8.3	Zone purpose; paras 3-4	Amend	<u>The Remarkables Alpine recreation Area is located within and provides linkage to the alpine areas of the Rural Zone. This</u>	Seek amendments to recognise the potential to use the sub zones for a range of activities in both summer and winter.

			<u>sub zone recognises the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the alpine recreation area is to enable the continued development of Ski Area, tourism and recreational Activities and access to the alpine environment where the effects of the development are appropriate.</u>	Further, seek amendments to provide for a gondola access from Remarkables Park and Queenstown Park to the Remarkables Alpine Recreation Area.
8.4	Zone purpose; para 5	Support/ amend	Retain paragraph 5 with amendments to recognise the importance of enabling diversification.	It is not necessary or desirable to focus on pastoral farming only within a rural landscape. Seek provision for other tourism and development opportunities that will benefit the District's economy.
8.5	Objective 21.2.1	Amend	Amend as follows:  <del>Enable farming, permitted and established activities while protecting, maintaining and enhancing</del> A rural zone that provides a range of activities while maintaining the landscape, ecosystem services, nature conservation and rural amenity values.	Amendments to reflect an overarching goal for the future of the rural area, as opposed to focusing on farming and historic or existing activities.
8.6	Policies 21.2.1.1 and 21.2.1.2	Amend	Amend as follows:  <b>21.2.1.1</b> Enable <del>farming</del> a range of activities <del>while where possible</del> protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.  <b>21.2.1.2</b> Provide for <del>Farm Buildings</del> buildings that support the rural and tourism based land uses associated with larger landholdings where the location, scale and colour of the buildings will not significantly adversely affect landscape values.	Amendments to reflect greater opportunity for diversification (tourism, rural residential etc) that give rise to economic benefits and are an efficient use of the resource.
8.7	Policy 21.2.1.3,	Support/ amend	Amend as follows:  <del>21.2.1.3 Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to</del> Avoid, remedy or mitigate potential adverse effects on landscape character, visual amenity, and outlook from neighbouring properties and <del>to avoid adverse effects on established and anticipated activities by providing minimum set back distances from internal boundaries and road boundaries.</del>	Amendments to focus on the anticipated outcome. Duplication with Policy 4 which is proposed for deletion

8.8	Policy 21.2.1.4,	Delete	Delete Policy 21.2.1.4 in light of the amendments to Policy 3 proposed.	Deleted to avoid repetition.
8.9	Policy 21.2.1.6	Oppose	Delete Policy 21.2.1.6.  If the policy is retained, replace "avoid" with "manage".	This policy is worded too strongly and is inconsistent with the purpose of the Act.
8.10	Policy 21.2.1.7	Oppose	Delete Policy 21.2.1.7	This policy is a repeat of the provisions within Section 5, which provides specifically for tangata whenua. It is therefore not necessary and should be deleted.
8.11	Policy 21.2.2.1	Support	Retain Policy 21.2.2.1	Policy 21.2.2.1 is supported as it recognises that activities that utilise the soil resource in a sustainable manner should be supported.
8.12	Policies 21.2.2.2, 21.2.2.3	Oppose	Delete Policies 21.2.2.2 and 21.2.2.3.	The necessity for Policy 21.2.2.2 is unclear.  Policy 21.2.2.3 as currently drafted it is inconsistent with the purpose of the Act. The range of issues in Policy 3 are better managed separately. Further, the activities can be managed so as to not adversely affect the life supporting capacity of soils.
8.13	Policies 21.2.4.1, 21.2.4.2	Oppose/ amend	Delete policies 21.1.4.1 and 21.1.4.2 and replace with policies that are effects based, enable diversification, and are forward focused.	
8.14	Objective 21.2.5 Policies 21.2.5.1, 21.2.5.2, 21.2.5.3, 21.2.5.4	Support	Retain objective 21.2.5 and supporting policies.  Amend 21.2.5.4 to better reflect the wording of the RMA: "avoided, or remedied, or mitigated"	Amendments for consistency with the Act.  Support the recognition of the importance of gravel extraction and that this can occur without significant adverse effects on the environment.
8.15	Objective 21.2.6 Policies 21.2.6.1, 21.2.6.2, 21.2.6.3	Support/ amend	Amend objective 21.2.6 and associated policies to: <ul style="list-style-type: none"> <li>• better provide for the sustainable management of the Remarkables ski activity area;</li> <li>• recognise the potential growth of the area;</li> <li>• provide for sustainable gondola access; and</li> <li>• Provide for summer and winter activities within the ski area.</li> </ul>	
8.16	New Objective 21.2.7 and associated Policies		Insert specific objective and policies to the Remarkables ski area as follows:  <b>21.2.7 Objective</b> - Encourage the future growth and development of the Remarkables alpine recreation area and	Amendments to better provide for the sustainable management of the Remarkables Alpine Recreation Area in summer and winter into the future giving rise to a number of tourism and economic benefits for the District.

			<p><u>recognise the importance of providing sustainable gondola access to the alpine area while avoiding, remedying or mitigating adverse effects on the environment.</u></p> <p><b>Policies</b></p> <p><b>21.2.7.1</b> <u>Recognise the importance of the Remarkables alpine recreation area to the economic wellbeing of the District, and support its growth and development.</u></p> <p><b>21.2.7.2</b> <u>Recognise the importance of providing efficient and sustainable gondola access to the Remarkables alpine recreation area, while managing potential adverse effects on the landscape quality</u></p> <p><b>21.2.7.3</b> <u>Support the construction and operation of a gondola that provides access between the Remarkables Park zone and the Remarkables alpine recreation area, recognising the benefits to the local, regional and national community</u></p>	
8.17	Objective 21.2.7 Policies 21.2.7.1, 21.2.7.2, 21.2.7.3, 21.2.7.4	Oppose	Delete policy 21.2.7.1.	<p>This objective and set of policies applies to land within the Outer Control Boundary that is zoned rural. This extends onto a portion of the Queenstown Park land.</p> <p>The proposed Airport Mixed Use zone provides for visitor accommodation as a non-complying activity (rather than prohibited as is the case in the Operative Plan). It is unreasonable to prohibit these activities within locations further away from the airport.</p>
8.18	Objective 21.2.8 Policies 21.2.8.1, 21.2.8.2,	Oppose	<p>Delete objective 21.2.8 and associated policies.</p> <p>Remove the building restriction area located to the west of the airport runway from planning map 31a.</p> <p>If relief seeking deletion not accepted, replace the word "avoid" with "manage the effects of" in the Objective.</p>	<p>Amendments sought to reduce repetition with Chapter 28 (Natural Hazards) and Chapter 6 (Landscapes).</p> <p>Use of "avoid" too high a threshold following <b>King Salmon</b></p>
8.19	Objective 21.2.9	Amend	<b>21.2.9 Objective - <del>Ensure commercial</del> Provide for a range of activities while avoiding, remedying or mitigating adverse effects on the environment so that <del>degrade</del> landscape values, and rural amenity, are not inappropriately degraded or</b>	Amendments to ensure the Objective is effects-based in accordance with the RMA. Ensure there is no inconsistency or repetition with the district wide chapters, particularly, Chapter 6: Landscapes.

			<del>impinge on farming activities.</del>	
8.20	Policy 21.2.9.1		<b>21.2.9.1</b> Commercial activities in the Rural Zone should have a genuine link with the rural land resource, farming, horticulture or viticulture activities, or recreation <u>and tourism activities associated with resources located within the Rural Zone.</u>	Amendments to provide for tourism opportunities.
8.21	Policy 21.2.9.2	Amend	<del><b>21.2.9.2</b> Avoid the</del> <b>To enable the establishment of a range of activities in the rural zone, while avoiding, remedying or mitigating the adverse effects in order to ensure where they would degrade that rural quality or character, amenity values and landscape values are maintained.</b>	Amendments for consistency with the RMA.
8.22	Policy 21.2.9.5	Oppose	Delete Policy 21.2.9.5.	Repetition - Chapter 34 provides specifically for wilding pines.
8.23	Policy 21.2.9.6	Oppose/ amend	<b>21.2.9.6</b> Ensure traffic from <del>commercial</del> <u>new</u> activities does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.	Amendments to ensure the Objective is effects-based in accordance with the RMA. Ensure there is no inconsistency or repetition with the district wide chapters, particularly, Chapter 6: Landscapes.
8.24	Objective 21.2.10 Policies 21.2.10.1, 21.2.10.2, 21.2.10.3	Support	Suggest amending as follows:  <b>21.2.10 Objective</b> - Recognise the potential for diversification of <u>farms rural land</u> that utilises the natural or physical resources <u>of the rural environment</u> <del>of farms</del> and supports the sustainability of farming activities.  <b>21.2.10.1</b> Encourage revenue producing activities that can support the long term sustainability <u>of the rural environment of farms in the district.</u>  <b>21.2.10.2</b> Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that <del>maintains and enhances</del> <u>avoids, remedies or mitigates adverse effects on landscape quality, character, rural amenity, and natural values.</u>  <b>21.2.10.3</b> Recognise that the establishment of complementary activities such as commercial recreation or visitor accommodation <del>located within farms</del> may enable <u>landscape values environmental quality to be sustained in the longer term.</u> Such positive effects should be taken into account in the assessment of any resource consent applications.	Support recognition of the importance of providing for diversification and ensuring economic viability.  Amendments to remove specific reference of farms and farming activities to broaden the scope of diversification in rural land to include tourism and other recreational opportunities.

8.25	Objective 21.2.12	Amend	Remove repetition and complexity by recognising that  Amend to support provision of water based public transport:  <u>21.2.12 Objective - Protect, maintain or enhance Avoid, remedy or mitigate the adverse effects of activities and structures on the surface of lakes and rivers and their margins.</u>	Amendments recognise that this matter is addressed by objective 6.3.6 and 21.2.12 and seek to avoid repetition and complexity and ensure consistency.  Amendments to Objective 21.2.12 ensure consistency with the Act. PDP should provide opportunities to change the character of the lakes, rivers and their margins, subject to avoiding, remedying or mitigating adverse effects.
8.26	New Objective and Policy	Insert	<u>Objective - Achieve sustainable water based transport linkages between the Kawarau River and Queenstown Bay, recognising the river and lake as a strategic transportation resource.</u>  <u>Policy</u> <u>Recognise and provide for the benefits associated with provision of a water based public transport system, including the provision of strategically located jetties and associated structures, that will provide a key linkage between Queenstown Park, Remarkables Park, and the Frankton Arm and Queenstown.</u>	In accordance with strategic goals for transportation, the PDP should recognise the importance of providing the necessary infrastructure to enable water based public transport along the Kawarau River, specifically at Queenstown Park and Remarkables Park, to the Frankton Arm of Lake Wakatipu and Queenstown Bay.
8.27	Policy 21.2.12.1	Oppose	Delete Policy 21.2.12.1.	This policy is a repeat of the provisions contained within Section 5: Tangata Whenua.
8.28	Policy 21.2.12.2	Support/ amend	Retain Policy 21.2.12.2, and amend by identifying that the anticipated high level of activity within the Kawarau River. Seek amendments to also recognise that the Kawarau River provides an important strategic link for the provision of a water based public transport system.	Amendments for clarification as to the values associated with each of the water bodies, and identification of those within which a greater level of activity is anticipated would be helpful.
8.29	Policy 21.2.12.3	Amend	Amend Policy 12.2.12.3 to clarify that it does not apply to the stretch of the Kawarau River between the Kawarau Falls and Chard Farm winery.	Amendments for clarification. The Kawarau River is not an area of high passive recreational use, significant nature conservation values and wildlife habitat. The Kawarau River has the potential to provide important water based public transportation, and this should be recognised within the policies.
8.30	Policy 21.2.12.4	Amend	Amend Policy 21.2.12.4 to clarify that it does not apply to the Kawarau River between the Kawarau Falls and Chard Farm winery.	Amendments for clarity
8.31	Policy 21.2.12.5	Amend	<u>21.2.12.5 Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins, with particular regard to places with nesting and</u>	Amendments to recognise and provide for the importance of the Kawarau River as a strategic public transport link.

			spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values. <u>Recognise that the Kawarau River between the Kawarau Falls Bridge and Chard Farm, is an important resource for water based transportation link.</u>	
8.32	Policy 21.2.12.6	Support/ amend	Retain Policy 21.2.12.6 and amend to recognise the importance of the Kawarau River between the Kawarau Falls and Chard Farm as a strategic transport link.	
8.33	Policy 21.2.12.7	Support/ amend	Amend Policy 21.2.12.7 to recognise the importance of the Kawarau River as an important strategic public transport link, and provision of infrastructure that supports public transport also facilitates access and enjoyment of the river and its margins. Amend to include the word "remedy".	
8.34	Policy 21.2.12.8	Oppose/ amend	Either: <ul style="list-style-type: none"> <li>• Delete Policy 21.2.12.8; or</li> <li>• Amend as follows:   <b>21.2.12.8</b> Encourage the development and use of marinas in a way that a water based public transport system including necessary infrastructure, in a way that as far as possible avoids or, where necessary, remedies and mitigates adverse effects on the environment</li> </ul>	Unclear intent and interrelationship with other provisions. Seek amendments to support the provision of a water based public transport system and the infrastructure necessary for this purpose, and otherwise addresses the effects of activities on the Districts lakes and rivers.
8.35	Policies 21.2.12.9 and 21.2.12.10	Support/ amend	Amend to enable continued commercial jet boat use, while recognising that management techniques can be used to appropriately manage effects.  The policies should also recognise the importance of the Kawarau River as a water based public transport link.	
8.36	Objective 21.2.13 Policies 21.2.13.1, 21.2.13.2	Neutral	Seek clarification as to where the rural industrial sub zones are located.	Clarification
8.37	Rural Rules - Clarification 21.3.3.5	Oppose	Delete clarification point 21.3.3.5.	This is ultra vires as consents are the requirement of the Building Act. Could result in onerous requirements whereby every permitted activity requires a certificate of compliance.
8.38	Rural Rules- Clarification 21.3.3.7	Oppose	Delete clarification point 21.3.3.7.	This vires of this point of clarification has been called into question by the Environment Court. It is not appropriate to incorporate this clarification point into the new PDP.

8.39	Rural rules-clarification 21.3.3.8	Support/amend	<b>21.3.3.8</b> The Ski Area, Remarkables Alpine Recreation Area and associated access corridor and Rural Industrial Sub Zones, being Sub Zones of the Rural Zone, require that all rules applicable to the Rural Zone apply unless stated to the contrary.	This statement should also apply to the gondola access corridor between Remarkables Park and the Remarkables ski area. Further, it should be consequentially amended to recognise the proposed change to the Remarkables ski area to the Remarkables Alpine Recreation Area.
8.40	Rural rules-clarification 21.3.3.9	Oppose/amend	Either: <ul style="list-style-type: none"> <li>Delete and instead rely on the definition of ground floor area in the definitions section; or</li> <li>Amend the definition to provide specifically for the rural area.</li> </ul>	Amendments for clarity. The application of this point is difficult given that there is a definition of Ground Floor Area within the definitions section of the Plan. Seek clarification as to the interrelationship of the provisions.
8.41	Rural rules-clarification 21.3.3.11	Amend	Amend to ensure that the rules are applied on an effects basis.	The Council should not attempt to list all potential activities that may occur, and should instead rely on the proposed standards to ensure that effects are appropriately managed.
8.42	Rules 21.4.5, 21.4.9	Oppose	Delete Rules 21.4.5 and 21.4.9	These restrict any proposed residential activity, and fails to recognise that in some instances residential development is appropriate.
8.43	Rules 21.4.6	Support	Retain rules that permit buildings within approved residential building platforms, and minor alterations to buildings (both within and outside of platforms).	
8.44	Rules 21.4.12, 21.4.13	Support	Amend the application of the PDP so that activities that are not listed (and that comply with standards) are permitted.  Consequently delete Rules 21.4.12 and 21.4.13.	Support Permitted activity status for these activities. Consequential deletions for clarity that any activity not listed and that achieves the standards is a permitted activity negates the need for such rules.
8.45	Rule 21.4.14	Amend	Amend so as to provide for unrestricted retail.	
8.46	Rule 21.4.15	Oppose	Delete Rule 21.4.15 and enable commercial activities that are ancillary to and located on the same site as recreational activities as permitted activities.	Amendments to recognise the importance of enabling greater diversification of the rural area.
8.47	Rule 21.4.16 and Table 5	Support	Retain Rule 21.4.16 and Table 5 (21.5.21)	Support the increase from 5 persons to 10 persons and the removal of the requirement to have the activity undertaken indoors.
8.48	Rule 21.4.19	Oppose	Delete Rule 21.4.19.	Non-complying activity status for ski area related activities located outside the subzones does not recognise the relationship between the ski areas and the commercial and mixed use areas from which all of the visitors to the ski areas are based.
8.49	Insert new Rules	Insert	New rules consequential to the proposed change to objectives	The rules should also be amended to recognise that because

	21.4.XX and 21.4.XX		<p>and policies that recognise the importance of the Remarkables ski field as a destination in both summer and winter.</p> <p><b><u>Rule 21.4.XX Remarkables Alpine Recreation Area</u></b></p> <p><u>Permitted:</u> Recreation, public access</p> <p><u>Controlled activities:</u> Commercial activities Commercial recreation activities Visitor accommodation <u>Buildings and structures for the purposes of gondola access, and ski area activities</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> <li>• <u>Servicing</u></li> <li>• <u>Landscaping and ecological impact</u></li> <li>• <u>Nature and scale</u></li> </ul> <p><b><u>Rule 21.4.XX Access to the Remarkables Alpine Recreation Area</u></b></p> <p><u>Controlled activity:</u> <u>The construction and operation of a gondola that provides access from the Remarkables Park Zone to the Remarkables Alpine Recreation Area on the route shown on District planning Map 13.</u></p>	the Remarkables ski area is located at altitude, provision needs to be made for the linkage between the Remarkables Alpine Recreation Area and the commercial/mixed use zones.
8.50	Rule 21.4.20	Amend	Seek less restrictive activity status.	Amendments seek consistency for small scale visitor accommodation activities with residential activities located within a building platform. Discretionary activity status is not consistent with residential activities and buildings, which are permitted if located within a building platform. Depending on the nature and scale of visitor accommodation, it can have fewer effects than residential activities.
8.51	Rule 21.4.24 and Table 9	Amend	Amend Rule 21.5.40 in Table 9 to recognise the importance of providing water based public transport. This would be achieved by restricting private jetties and providing for public jetties that are strategically important for public transport.	The rules should recognise the importance of providing water based public transport.
8.52	Rule 21.4.26	Oppose	Remove the building restriction from the Kawarau River, and	Amendments for clarity. The Operative Plan did not appear to

			from the rivers edge on Queenstown Park.  Clarify the purpose of the building restriction area located east of the airport, and shown on planning map 31a.	have any rule associate with this restriction area, and its purpose is unclear.
8.53	Rule 21.4.27	Support	Retain Rule 21.4.27.	Recreation and recreational activities are beneficial to the District's economy and can be an efficient use of resources in a rural setting.
8.54	Rule 21.4.28	Oppose/ amend	Either: <ul style="list-style-type: none"> <li>• Delete rule 21.4.28; or</li> <li>• Amend so that a consistent approach is applied to ASANs located within the Outer Control Boundary, whether they are within the Airport Mixed Use Zone or the Rural (or any other) zone.</li> </ul>	The Airport Mixed Use zone now provides for new ASANs within the OCB. QPL seeks similar treatment for activities not within AMU zoned land but within the OCB elsewhere.
8.55	21.4.30	Amend	Delete requirement "for farming purposes".	Provided adverse effects are avoided, remedied or mitigated the limitation is not justified.
8.56	Rule 21.4.31	Support/ amend	Make specific provision for gravel extraction activities, recognising that in most cases such activities are best managed in accordance with earthworks rules.  Seek clarification as to the interrelationship between this Chapter and the Earthworks rules.	rules should be amended to enable gravel extraction activities in suitable locations, and these should be managed by the earthworks provisions as opposed to mining and mineral extraction provisions.
8.57	Rule 21.5.22	Support/ amend	Seek amendments to ensure the rule is effects-based.  Seek clarification as to its application and its relationship to other rules controlling commercial and commercial recreation activities.	Provision for home occupations is supported if drafted in terms of being effects-based and rules relating to commercial and commercial recreation activities should be accommodated in a similar way.
8.58	Rule 21.5.43	Amend	Amend Rule 21.5.43 to separately provide for commercial ferry operations that provide public transport linkages between the Kawarau River, Frankton Arm and Queenstown CBD as a controlled activity.	
8.59	Rule 21.5.46	Amend	Support the need to provide for a public berth in 21.5.46.3.  Seek amendments to clarify that the Rule does not apply to any jetty for the purpose of public transport linkage, that is located on the Kawarau River between Chard Farm and the Kawarau Falls, and on the Frankton Arm and Queenstown CBD.	Amendments to recognise the importance of public transport services.
8.60	Rule 21.5.47	Amend	Seek amendments to clarify that the hours of operation do not apply to commercial boating operations providing a public	Amendments to recognise the importance of public transport services.

			transport service.	
8.61	Rule 21.5.4	Amend	Seek amendments to exclude buildings located on jetties where they are for the purpose of providing public transport.	This rule should be amended to enable buildings where located on jetties for the purpose of public transport.
8.62	21.7.1 - Assessment Criteria - ONFLs	Amend	Seek amendments to ensure assessment criteria for ONLs and ONFs accords with existing case law.	Consistency and reduction of complexity
8.63	21.7.2 – Assessment Criteria – RLCs	Oppose/ amend	Amend assessment criteria so as to ensure the threshold for RLCs is not at the same level as the protection afforded to ONFLs	Consistency and clarity.
8.64	21.7.3.3	Support	Retain policies that refer to environmental compensation.	

## 9. CHAPTER 26 – HISTORIC HERITAGE

9.1 There are no listed buildings, structures and features or heritage landscapes located on Queenstown Park contained in the Historic Heritage Chapter.

### 9.2 Relief sought:

- (a) Retain the current provisions insofar as they do not list or identify heritage buildings, structures, features or landscapes on Queenstown Park.

## 10. CHAPTER 27 – SUBDIVISION AND DEVELOPMENT

10.1 QPL seeks that the PDP recognise that the subdivision chapter does not apply to the Queenstown Park Special Zone. The provisions for the Queenstown Park Special Zone contain separate provisions for subdivision. If this relief is not accepted, QPL opposes the focus on design and considers that the proposed provisions will add a layer of control and complexity that is not necessary. Many of the provisions are applicable to urban areas, as opposed to special zones. The subdivision section should not apply to the Queenstown Park Special Zone, which contains separate provisions for subdivision.

### 10.2 Relief sought:

- (a) Seek clarification confirming that the subdivision chapter does not apply to Queenstown Park Special Zone in its entirety; and
- (b) Amend the objectives and policies as per the below

	Provision	Support /oppose	Relief sought	Reason
10.3	Purpose	Amend	<ul style="list-style-type: none"> <li>• Delete the reference to discretionary activity status for subdivision.</li> <li>• Delete reference to subdivision guidelines.</li> <li>• Clarify that the subdivision section does not apply to the RPZ and the Queenstown Park Special Zone.</li> </ul> <p>Amended as follows:</p> <p><u>The control of subdivision is a specific matter of relevance to District Plans. The principal feature of subdivision is that it produces a framework of land ownership which provides the basis for land use development and activities. Subdivision and land use are, therefore, closely related.</u></p> <p>...            Subject to standards, all subdivision requires resource consent as a <del>discretionary controlled</del> activity. It is recognised that subdivisions will have a variable nature and scale with different issues to address. <del>Good subdivision design, servicing and the management of natural hazards are underpinned by logic and a shared objective to create healthy, attractive and safe places.</del>            Good subdivision <u>can help to create</u> neighbourhoods and places that people want to live or work within, and should also result in more environmentally responsive development that reduces car use, encourages walking and cycling, and maximises access to sunlight.  <del>Good subdivision design will be encouraged by the use of the QLDC Land Development and Subdivision Code of Practice, and the QLDC Subdivision Design Guidelines. These are guiding principles to give effect to the objectives and policies of the Subdivision and Strategic Directions Chapters, in both designing and assessing subdivision proposals. Proposals at odds with these documents are not likely to be consistent with the policies of the Subdivision and Strategic Directions chapters, and therefore, may not achieve the purpose of the RMA.</del></p>	<p>All guidance should be provided via objectives, policies and assessment matters within the Plan. Seek the retention of statements used in the Operative Plan in the Purpose as these better reflect the purpose of subdivision controls.</p> <p>Discretionary activity status removes any certainty for developers and will result in increased costs and complexity. Increasing controls and uncertainty does not necessarily achieve good design. The proposed changes are at odds with Council's objectives for enabling a greater amount of subdivision and development to occur to resolve affordable housing issues.</p> <p>Referencing separate subdivision guidelines is opposed on the basis it increases the complexity and cost of obtaining consents and undertaking development. Any cross referencing should be in full so that Plan users can easily understand what version of a document is relevant and has legal status. If any changes are made to documents referenced (and which the Plan requires compliance with) then any changes to those documents must be made via the plan change process.</p>

			<p>Subdivision provides the framework of service provision for land use including roading, water supply, sewage treatment and disposal, energy, telecommunication, stormwater and trade waste.</p> <p>...</p> <p>The subdivision section does not apply to the RPZ, and Queenstown Park is subject to a separate set of provisions specific to the special zone</p>	
10.4	Objective 27.2.1	Support/ amend	<p>Retain objective 27.2.1, amend as follows:</p> <p><b>Objective</b> - Subdivision will help to create quality environments that ensure the District is a desirable place to live, visit, work and play.</p>	Amendments to recognise that subdivision contributes to quality environments among other factors.
10.5	Policies 27.2.1.1 and 27.2.1.2	Oppose	Delete policies 27.2.1.1 and 27.2.1.2.	Reference to separate documents that sit outside the District Plan result in complexity and confusion. Aspirations for subdivision should be expressed clearly within the District Plan.
10.6	Policy 27.2.1.3	Support/ amend	<del>27.2.1.3</del> Require that allotments are a suitable size and shape, and are able to be serviced and developed to the anticipated land use of the applicable zone.	Amendments to reduce prescription.
10.7	Policy 27.2.1.4	Amend	<p><del>27.2.1.4</del> Where minimum allotment sizes are not proposed, the <u>Where small lot sizes are proposed</u>, the extent any adverse effects are mitigated or compensated by achieving:</p> <ul style="list-style-type: none"> <li>• desirable urban design outcomes.</li> <li>• greater efficiency in the development and use of the land resource.</li> <li>• affordable or community housing.</li> </ul>	Amendments in relation to minimum lot size. Urban design outcomes, efficiency and affordable or community housing should be achieved in all zones whether or not minimum lot sizes apply.
10.8	Policy 27.2.1.5	Oppose	Delete	Policy 27.2.1.5 does not read as a policy.
10.9	Policy 27.2.1.6	Oppose	Delete Policy 27.2.1.6	This policy is not necessary, is open to interpretation and adds unnecessary complexity.
10.10	Policy 27.2.1.7	Support/ amend	Amend to ensure that boundary adjustments are not subject to the discretionary activity rule, and are exempt from policies relating to provision of services.	Clarification
10.11	Objective 27.2.2	Support	Retain objective 27.2.2	This objective is supported
10.12	Policies 27.2.2.1 to 27.2.2.9	Neutral/ oppose	On the basis that these subdivision policies do not apply to Queenstown Park Special Zone, no amendments are sought. However, if the Queenstown Park Special Zone is not granted then the policies are oppose.	These relate to subdivision in residential zones and are not relevant to the potential subdivision within Queenstown Park, which is a comprehensive development.

10.13	Objective 27.2.3	Neutral/ oppose	On the basis that these subdivision policies do not apply to Queenstown Park Special Zone, no amendments are sought. However, if the Queenstown Park Special Zone is not granted then the policies are oppose.	This objective and associated policies is not relevant to Queenstown Park.
10.14	Objective 27.2.4	Amend	<b>Objective 27.2.4-</b> Identify and where possible incorporate and enhance natural features and heritage values within subdivision design.	Amendments to dilute wording. It is not always practicable to enhance these features or values.
10.15	Policy 27.2.4.1	Amend	<del>27.2.4.1 Enhance biodiversity, riparian and amenity values by incorporating</del> Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces, as a means of mitigating effects, and where possible enhancing biodiversity, riparian and amenity values .	Amendments to recognise that enhancement of biodiversity, riparian and amenity values through those mechanisms is not always practicable.
10.16	Policy 27.2.4.3	Amend	<del>27.2.4.3 The Council will support</del> Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise.	Amendments to remove prescription.
10.17	Policy 27.2.4.4	Amend	Amend Policy 27.2.4.4 by providing greater clarity as to what unacceptable loss means. The relative significance of the site should also be considered, as an unacceptable loss will be different depending on the significance of the archaeological site.	Seek clarificaiton as to the menaning of "unacceptable loss".
10.18	Policy 27.2.4.5		Delete Policy 27.2.4.5	
10.19	Policy 27.2.4.6	Amend	Amend Policy 27.2.4.6 to read: <b>27.2.4.6</b> Encourage subdivision design to <del>protect and</del> incorporate and where possible protect archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wahi tapu and other taonga.	Recognising and providing for cultural features is problematic if they are not clearly identified.
10.20	Policy 27.2.4.7	Support/ amend	Include reference to encouraging initiatives to protect and enhance public access.	Seek that the Policy be extended so that it also encourages initiatives for provision of public access to natural features and heritage.
10.21	Objective 27.2.5	Neutral/ oppose	On the basis that these subdivision policies do not apply to Queenstown Park Special Zone, no amendments are sought. However, if the Queenstown Park Special Zone is not granted then the policies are oppose.	This objective and associated policies reflect the assessment already undertaken via the Operative Plan at the time of subdivision. A separate set of subdivision policies are drafted for Queenstown Park and these should apply to any

				subdivision within the Queenstown Park Special Zone.
10.22	Objective 27.2.6	Neutral/ oppose	On the basis that these subdivision policies do not apply to Queenstown Park Special Zone, no amendments are sought. However, if the Queenstown Park Special Zone is not granted then the policies are oppose.	Costs of services will be met by the subdividers of Queenstown Park, and this will be reflected in the Development Contributions assessments.
10.23	Objective 27.2.8		Provide for boundary adjustments as a controlled activity, and recognise that they do not create a demand for services.	This objective and associated policies reflect the assessment already undertaken at the time of subdivision. Boundary adjustments are an important mechanism and the policy supporting provision for them should be reflected in the rules.
10.24	Policy 27.3.2.1	Neutral	No change requested, on the basis that earthworks within Queenstown Park are managed in accordance with Plan Change 49.	.
10.25	Policies 12.3.3.1 and 27.3.3.2	Support	Retain the statement at 12.3.3.1 that the PDP does not apply to the RPZ.  Amend the statement at 27.3.3.2 to read: <b>27.3.3.2</b> In addition, all the Special Zones within Chapter 12 of the operative District Plan, except as identified below, are excluded from the proposed District Plan subdivision chapter: a Jacks Point b Waterfall Park c Millbrook d Queenstown Park	It is requested that 27.3.3.2 is amended to include Queenstown Park. Specific subdivision provisions will be provided in the Special Zone.
10.26	27.11 – Natural Hazards		Amend to reference Section 106 of the Act.	Amendments for clarification as to application of the provision.

## 11. CHAPTER 28 – NATURAL HAZARDS

### General comments and relief

- 11.1 The District is recognised as being subject to multiple hazards and as such, a key issue is ensuring that when development is proposed on land potentially subject to natural hazards, the risk is managed or mitigated to tolerable levels. In instances where the risk is intolerable, natural hazards will be required to be avoided. Council has a responsibility to address the developed parts of the District that are subject to natural hazard risk through a combination of mitigation measures and education, to lessen the impacts of natural hazards.
- 11.2 Effective management of the effects of natural hazards is an important issue for the District. Recognition that in many cases risks associated with hazards can be effectively managed is supported.

## 11.3 Relief sought:

- (a) Support the recognition that the risks associated with natural hazards can be managed or mitigated to tolerable levels; and
- (b) The amendments proposed below be made to the Chapter.

**Specific comments and relief**

	Provision	Support /oppose	Relief sought	Reason
11.4	Policy 28.3.1.1	Oppose/ amend	Either: <ul style="list-style-type: none"> <li>• Delete "or other parts of the environment"; or</li> <li>• Refine this statement to better define "other parts of the environment"</li> </ul>	Clarity
11.5	Policy 28.3.1.2	Amend	<b>28.3.1.2</b> Restrict the establishment of activities which have the potential to increase natural hazard risk, or may have an <u>adverse and significant</u> impact upon the community and built environment.	Amendments to clarify the level of impact that should be restricted. Restricting all activities with a potential impact is unnecessary.
11.6	Policy 28.3.1.4	Amend	<b>28.3.1.4</b> Allow <del>Public Bodies</del> the <u>regional and district council</u> exercising their statutory powers to carry out natural hazard mitigation activities, <u>while recognising the need to mitigate potential adverse effects that may result from hazard protection works.</u>	Amendments for clarity. And recognition that hazard mitigation works may also cause adverse effects which need to be managed.  Definition of "public body" is required.
11.7	Objective 28.3.2		Replace Objective 28.3.2 with Objective 4.8.3 of the Operative Plan.	Operative Plan has a focus on avoiding, remedying or mitigating hazards which is preferred.
11.8	Policies 28.3.2.1 and 28.3.2.2	Support/ amend	<b>28.3.2.2</b> Allow subdivision and development of land subject to natural hazards where the proposed activity does not: <ul style="list-style-type: none"> <li>• Accelerate or worsen the natural hazard and/or its potential impacts <u>to an unacceptable level.</u></li> <li>• Expose vulnerable activities to intolerable natural hazard risk.</li> <li>• Create an unacceptable risk to human life.</li> <li>• Increase the natural hazard risk to other properties <u>to an intolerable level.</u></li> <li>• Require additional works and costs that would be borne by the community.</li> </ul>	Amendments to support the recognition of a certain level of natural hazards risk is acceptable. It is only where the hazard risk is worsened or accelerated to an unacceptable level, that the proposed activity should be restricted.
11.9	Policy 28.3.2.3	Support/ amend	Amend Policy 28.3.2.3 to recognise that the level of assessment should be commensurate with the level of	Clarity

			potential risk.	
11.10	Policies 28.3.2.4 and 28.3.2.5	Support	Retain policies 28.3.2.4 and 28.3.2.5.	Support recognition of the importance of using natural features to mitigate natural hazard risk in the first instance. In some cases infrastructure will need to locate where there is a risk of natural hazards and in many cases, the level of risk can be managed.
11.11	28.5 Information requirements	Neutral	No specific changes sought.	Support the recognition that the assessment of effects should be commensurate to the level of risk is supported. But consider that the potential cost implications to developers associated with hazard assessments should be considered, in particular, whether unnecessary costs are being imposed on landowners.

## 12. CHAPTER 30 – ENERGY AND UTILITIES

12.1 The District should focus on public transport as a means of reducing energy use.

### 12.2 Relief sought:

- (a) Recognition of the importance of public transport and the potential for water based public transport and the provision of a gondola between the Remarkables Park Zone to Queenstown Park and to the Remarkables ski field to reduce the reliance on private motor vehicles.

	Provision	Support /oppose	Relief sought	Reason
12.3	Policy 30.2.4.5	Support/ amend	Retain policy 30.2.4.5 with amendments to recognise the importance of public transport and the potential for water based public transport and the provision of a gondola between the RPZ and the Remarkables ski field to reduce the reliance on private motor vehicles.	
12.4	Objective 30.2.7 and associated policies	Support	Retain objective 30.2.7 and associated policies.	Support recognition of the important provision of utilities balanced against the need to maintain environmental quality.
12.5	Rule 30.4.18 - Flood Protection works	Amend	Consider the location of provisions for flood protection works and whether they should sit within the utilities section, given that they do not 'fit' within the definition of utility.	The definition of utilities does not provide for flood protection works, and it is questioned as to whether this is the appropriate section.

			Provide clarification as to the relationship between these provisions and the Rural section, and recognise that flood protection (and other hazard mitigation) can be undertaken by private landowners.	
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### 13. CHAPTER 33 – INDIGENOUS VEGETATION AND BIODIVERSITY

#### 13.1 Indigenous vegetation is defined in the PDP as:

“Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand without human assistance”.

13.2 While QPL recognises that indigenous vegetation and biodiversity is an important resource in the District, the approach of focusing on continued farming operations (in the Rural Chapter) and restricting diversification into other activities that have the ability to better manage the land resource and enhance biodiversity values is not necessarily an efficient use of the rural land resource. QPL considers that the PDP should focus on promoting comprehensive and sustainable land management practices rather than a regime restricting vegetation clearance and focusing on continued farming operations.

13.3 QPL supports the identification of SNAs where they are accurately mapped and possess the qualities of SNAs.

13.4 While Queenstown Park has been farmed extensively, it contains some areas indigenous vegetation. These are pockets of regenerating vegetation and are of limited value. The PDP identifies four SNAs, two of which are located within the Owens Burn and Rastus Burn valleys respectively:

- (a) F32A1;
- (b) F32A2;
- (c) F32A3 (located within the Owen Creek); and
- (d) F32B (Rastus Burn).

13.5 QPL does not support the location or the extent of the four SNAs identified on its land. Simply identifying SNAs and restricting their clearance does not achieve sustainable management. This is because without active management areas of indigenous vegetation are likely to decline in value. Active management requires funding, and it is difficult to generate adequate funds through farming, particularly when areas of the farm have to be retired. QPL considers that the proposed Queenstown Park Special Zone would ensure development that supports retention and enhancement of the indigenous vegetation and biodiversity values would be achieved.

13.6 Should the Council decline the relief seeking the Queenstown Park Special Zone, QPL requests that the SNAs be removed from its land and the clearance of vegetation be enabled throughout the site.

13.7 **Relief sought:**

- (a) That a Special Zone is applied to Queenstown Park and the SNAs be removed from QPL's land; or
- (b) If the request for a Special Zone to apply to Queenstown Park is declined, then QPL requests that the SNAs are deleted from the site and the clearance of indigenous vegetation is permitted.

	Provision	Support /oppose	Relief sought	Reason
13.8	33.2.1 Objective	Amend	Amend provisions to promote and encourage land management practices that result in protection and enhancement of indigenous biodiversity.	The objective is broad and applies to all indigenous biodiversity. It should promote and encourage the maintenance and enhancement of indigenous biodiversity through enabling comprehensive land management that on balance achieves positive environmental outcomes.
13.9	Policy 33.2.1.4	Oppose	Delete policy 33.2.1.4.	Given that there is a separate section providing for the values of tangata whenua and kaitiakitanga this policy is not necessary.
13.10	Policy 33.2.1.5	Amend	<del>33.2.1.5 Recognise the importance of providing for a range of activities that have the potential to achieve sustainable land management and anticipated activities in rural areas such as farming and the efficient use of land and resources while having regard to the maintenance, protection or enhancement of indigenous biodiversity values.</del>	The policies should focus on effects rather than specific uses, and should encourage diverse land management practices that achieve sustainable management and efficient use of resources.
13.11	Policy 33.2.1.6	Support	Retain policy 33.2.1.6	
13.12	Policy 33.2.1.7	Amend	Provide further clarification within the Policy as to how it is to be achieved.	While the intent of this policy is not opposed, it is not clear how it would be implemented. Seek amendments identifying how biodiversity values could be maintained.
13.13	Policy 33.2.1.8	Support/ amend	Amend to recognise that the effects of clearance of indigenous vegetation could be considered in light of the benefits associated with an activity, in order to achieve long term sustainable management.	Provision for offsets is supported. The effects of clearance should also be balanced against the benefits associated with an activity.
13.14	New policy	Insert	Insert new Policy 33.2.1.X:  <u>To recognise that activities that by necessity result in indigenous vegetation clearance can result in long term sustainable management benefits.</u>	

13.15	Policy 33.2.1.9	Support	Retain policy.	Support provision of criteria to assist in the assessment of effects.
13.16	Objective 33.2.2 Policies 33.2.2.1, 33.2.2.2, 33.2.2.3	Oppose/ amend	<p>Amend as follows:</p> <p><b>Objective 33.2.2</b> – <u>Encourage the Protection and enhancement of Significant Natural Areas.</u></p> <p><b>33.2.2.1</b> Avoid the clearance of indigenous vegetation within Significant Natural Areas that would <u>significantly</u> reduce indigenous biodiversity values.</p> <p><b>33.2.2.2</b> Allow the clearance of indigenous vegetation within Significant Natural Areas <del>only in exceptional circumstances and in circumstances</del> where these activities will have a low impact or offer compensation commensurate to the nature and scale of the clearance.</p> <p><b>33.2.2.3</b> Recognise that the majority of Significant Natural Areas are located within land <u>historically</u> used for farming activity and provide for small scale, low impact indigenous vegetation removal, stock grazing, the construction of fences and small scale farm tracks, and the maintenance of existing fences and tracks.</p> <p><u>Recognise the importance of providing public access to areas of significant indigenous vegetation and increasing the understanding of the values associated with these areas.</u></p> <p><u>Assist landowners in the management of SNA, recognising the importance of pest management in the sustainable management of these areas.</u></p>	<p>Amendments for consistency with the RMA.</p> <p>All clearance will reduce biodiversity values, therefore the policies need to recognise that some level of reduction is acceptable, and identify the level.</p> <p>Amendments to shift the focus from farming activities to sustainable land management practices.</p> <p>Amendments to further recognise the importance of gaining public access to areas of significance,</p>
13.17	Objective 33.2.3	Oppose/ amend	<b>Objective 33.2.3</b> - <del>Ensure the efficient use of land, including ski field development, farming activities and infrastructure improvements, that land management practices do not significantly reduce the District's indigenous biodiversity values.</del>	Amendments to reduce level of prescription and to recognise a balance between the efficient use of land that may result in some adverse effects against with long term benefits provided.
13.18	Policies 33.2.3.1, 33.2.3.2, 33.2.3.3, 33.2.3.4,	Amend	Retain provisions that use the terms 'encourage' and 'recognise and provide for'. Amend others so as to include consistent language.	

	33.2.3.5, 33.2.3.6, 33.2.3.7			
13.19	Objective 33.2.4 Policies 33.2.4.1, 33.2.4.2	Support/ amend	<p><b>Objective 33.2.4</b> - Protect the indigenous biodiversity and landscape values of alpine environments from the effects of vegetation clearance and exotic tree and shrub planting, <u>while recognising the importance of providing access to the Remarkables Alpine Recreation Area, and the important social and economic benefits derived from enabling low impact activities within the alpine environment</u></p> <p><b>POLICIES</b>  <b>33.2.4.1</b> Recognise that alpine environments contribute to the distinct indigenous biodiversity and landscape qualities of the District and are vulnerable to change from vegetation clearance or establishment of exotic plants.</p> <p><b>33.2.4.2</b> Protect the alpine environment from degradation due to planting and spread of exotic species.</p> <p><b>33.2.4.3</b> Recognise the importance of providing public access to the Remarkables Alpine Recreation Area, and the benefits associated with increasing use and understanding of the alpine environment.</p>	Support the recognition of the values associated with the alpine environment. Seek to balance the protection of these values against the ability to access the alpine environments and the continued use and development of the District's ski areas.
13.20	New Policy 33.2.4.3	Insert	<p><b>33.2.4.3</b> Recognise the importance of providing public access to the Remarkables Alpine Recreation Area, and the benefits associated with increasing use and understanding of the alpine environment.</p>	Seek to balance the protection of these values against the ability to access the alpine environments and the continued use and development of the District's ski areas.
13.21	Other provisions and rules - 33.3.2 Clarification	Oppose	Delete clarification point 33.3.2.3.	Rules cannot apply to roads that are not shown or zoned because of uncertainty.
13.22	Application of the indigenous vegetation rules – 33.3.3.2 and 33.3.3.3	Oppose/ amend	Amend rules to reduce coverage percentages.	Triggering clearance rules when the indigenous vegetation only makes up 20% of the cover is too restrictive.
13.23	Exemptions - 33.3.4.2, 33.3.4.3	Support/ insert	Insert a further exemption for the clearance of indigenous vegetation required for the purposes of constructing a gondola between Remarkables Park, Queenstown Park and the Remarkables ski field.	Amendments to include an exemption for the indigenous vegetation clearance required for the purposes of constructing a gondola that links Remarkables Park, Queenstown Park and the Remarkables ski area.
13.24	Table 1	Amend	Delete Table 1 and amend Tables 2, 3, and 4 to include a column headed "non compliance status".	Amendments for clarity.

			Ensure consistent wording used across the Tables.	
13.25	Table 2 – 33.5.1, 33.5.2, 33.5.3, 33.5.4	Oppose/amend	Amend the rules to enable indigenous vegetation clearance within Queenstown Park as a permitted activity.  Amend to recognise the importance of managing weed species and the fact that the indigenous vegetation is interspersed with weeds.	Amendments for clarity.
13.26	Table 3	Support/amend	Amend to exempt earthworks and clearance for the purposes of public walkways and trails, fencing, and the gondola access from Queenstown Park to the Remarkables Ski area.	Amendments for the reasons outlined earlier in QPL's submission.
13.27	Schedule of Significant Natural Areas	Oppose/amend	Delete all SNAs included on QPL's land.	Lack of detail of the mapping. QPL does not consider the identified SNAs are of high ecological value and therefore should not be categorised as such.

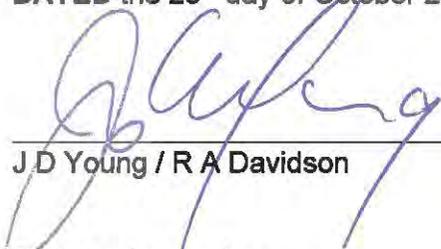
#### 14. CHAPTER 35 – TEMPORARY EVENTS

- 14.1 Support the provision of temporary events and the recognition of the importance of temporary events for the District's social, economic and cultural wellbeing. Support the amendment to enable any event held on Council or DoC land to be a permitted activity (provided it has Council or DoC approval).
- 14.2 However, seek clarity that this change is on the basis that the DoC and QLDC requirements for granting approval of temporary events are consistent with the requirements of the Plan. This is important as a way of ensuring that temporary events are managed consistently, and adverse effects are managed effectively.
- 14.3 The definition of temporary events contained in the PDP provides no timeframe. While Rule 35.4.8 provides a timeframe (12 events per year) this does not apply to events held on QLDC or DoC land.
- 14.4 **Relief sought:**
- (a) While the intention to reduce complexity for temporary events is supported, ensure that the controls imposed by the landowner (QLDC and DoC) which exempt activities from complying with standards are adequate to ensure that the effects of events held on public land are managed appropriately. Ensure there is a consistent management approach for all events, whether or not they are on public or private land.

- D. QPL wishes to be heard by the Council in support of its submission.
- E. If others make a similar submission QPL will consider presenting a joint case with them at a hearing

**QUEENSTOWN PARK LIMITED**  
by its lawyers and duly authorised  
agents **Brookfields** per:

**DATED** the 23<sup>rd</sup> day of October 2015



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## APPENDIX A

### QUEENSTOWN PARK SPECIAL ZONE

#### 44.1 Zone Purpose

Queenstown Park has 14km of river frontage along the Kawarau River, and extends to an altitude of approximately 1000masl on the northern face of The Remarkables Mountains, wrapping around to the western face. It encompasses 2000ha of land, and has historically been farmed extensively on the upper slopes, with more intensive grazing on the river terraces that extend down to the river edge.

The purpose of the Queenstown Park Special Zone is to provide a comprehensive multi use zone that achieves ongoing sustainable management of Queenstown Park and the wider Queenstown Lakes District. Queenstown Park provides for tourist, education, entertainment, residential, visitor accommodation, recreation, conservation, and cultural activities all within close proximity to Queenstown airport, the Remarkables ski area, Remarkables Park and the Wakatipu basin. A high level of connectivity is achieved by provision of cycle and walking access, and gondola access along the Kawarau River, and between the valley floor and the Remarkables ski field.

Queenstown Park provides a playground for visitors and residents, where both can connect to the high country environment, and the zone enables public access by providing recreational and entertainment opportunities. Queenstown Park is a destination in its own right, and one that supports and grows upon Queenstown's tourism industry.

#### **Pastoral/recreation/golf course/trails**

Provide for commercial recreation and recreational activities, including farming, golf course and trails. Built form is limited to small scale buildings that support the trail, golf course and farming activities. This area retains open space and recreational values, while enabling recreational activities that benefit from the public access along the river front and tourism potential of the wider site.

#### **Visitor: Visitor accommodation and commercial activities**

Activities with close linkage to future trails and gondola access, and tourist activities including accommodation, and related commercial activities.

#### **Living**

Provides an opportunity for a range of residential and visitor accommodation options tucked into the landscape, in a form that reflects the historic farming values of the station. Buildings can be provided as groups of small buildings or as larger standalone residences. Use of renewable energy resources for power is encouraged. Landscaping will reflect the native vegetation of the site, but will also build on the historic plantings, using poplars and other deciduous vegetation to reflect the historic pastoral land uses on the site.

Areas of matagouri are retained and the regeneration of native vegetation is respected and encouraged.

The rules enable development via a Development Concept Plan so that specific areas are designed in an integrated manner.

### **High Country**

The upper hill upper slopes of Queenstown Park provide opportunities for ecological management, hiking trails and low impact commercial recreation activities including hiking and retreat accommodation, in addition to mountain bike trails. Queenstown Park will continue to farm stock, and therefore there will continue to be extensive grazing of deer and sheep. The plan change offers the opportunity to restrict grazing in those areas of greatest ecological value, and to ensure weed and wilding control is provided on an ongoing basis. Ecological enhancement is encouraged.

### **Gondola Access Corridor**

Provide for a gondola linking Remarkables Park, Queenstown Park and the Remarkables Alpine Recreation Area. The gondola access corridor has been carefully located in order to minimise effects on landscape and ecological values.

### **Retreat**

Enable low impact tourist accommodation. Any buildings within this area would be small scale and self sufficient, and is likely accessed via helicopter or trail.

### **Walkways, Jetties**

Queenstown Park offers the potential for public access links. There are a number of locations for the provision of bridges across the Kawarau River, providing linkage between Queenstown Park and the trails on the northern side of the river. This contributes to Queenstown's trail network, and assists in enabling commuting between Lake Hayes Estate and Remarkables Park.

Locations for jet ferry linkage are to be identified where they can be absorbed from a visual effects perspective, and where they provide positive linkage between river access and proposed activities within Queenstown Park.

## **44.2 Objectives and Policies**

**44.2.1 Objective** The integrated development of Queenstown Park to achieve important linkages between the valley floor and the recreational opportunities on the mountains, and enable tourist, commercial, education, entertainment, recreation, visitor accommodation, conservation, and residential opportunities in locations where their effects on the environment are managed sustainably.

### **Policies**

**44.2.1.1** To achieve a built environment that supports a range of activities, and that harmonises with the landscape.

**44.2.1.2** Development within each development area is comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.

**44.2.1.3** Manage the design, location and integration of buildings to achieve a outcome that reflects the landscape values of Queenstown Park through the use of Development Concept Plans.

- 44.2.1.4 To enable a range of commercial and visitor accommodation activities that support users of the river trail, gondola and river access, while ensuring that the design and scale of built form is compatible with the surrounding rural landscape.
- 44.2.1.5 To enable residential and visitor accommodation development within distinct pods, that respect the existing natural landform and vegetation.
- 44.2.1.6 To mitigate the visual impact of residential development through attention to landscape planting, and careful use of materials, colours and management of the scale of built form.
- 44.2.1.7 To provide retreat opportunities within remote locations on Queenstown Park.

**44.2.2. Objective** The establishment of a Zone that is supported by water, gondola and trail linkages.

#### **Policies**

- 44.2.2.1 To enable a gondola that provides access between the Remarkables Park Zone, Queenstown Park, and the Remarkables Ski Field, while balancing the importance of the landscape values associated with the Remarkables mountains with the importance of providing a connection between the valley floor and the ski field.
- 44.2.2.2 Recognise and provide for the importance of an integrated trail network that provides linkage across the Kawarau River.
- 44.2.2.3 Provide for water based public transport, by enabling ferry operations and associated infrastructure along the Kawarau River.

**44.2.3 Objective** The maintenance and enhancement of ecological values.

#### **Policies**

- 44.2.3.1 Recognise the ecological values within the Rastus Burn and Owens Burn catchments, and provide for their maintenance and enhancement through avoiding clearance and encouraging pest management.

#### **Subdivision**

**44.2.4 Objective** Subdivision of the Queenstown Park land that is consistent with the development concept for Queenstown Park.

#### **Policies**

- 44.2.4.1 Enable subdivision for the purposes of achieving an integrated development.
- 44.2.4.2 Ensure that subdivision enables development consistent with the Structure Plan for Queenstown Park.

- 44.2.4.3** Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces, as a means of mitigating effects, and where possible enhancing biodiversity, riparian and amenity values
- 44.2.4.4** Ensure that lots are adequately serviced, recognising the importance of sustainable, low impact infrastructure design
- 44.2.4.5** Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise.
- 44.2.4.6** Encourage subdivision design to incorporate and where possible protect archaeological sites or cultural features, recognising these features can contribute to and create a sense of place.
- 44.2.4.7** Design subdivision and roading networks to recognise topographical features to ensure the physical and visual effects of subdivision and roading are minimised.
- 44.2.4.8** Ensure water supplies are of a sufficient capacity, including fire-fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.
- 44.2.4.9** Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and grey water recycling.
- 44.2.4.10** Recognise and encourage viable alternative design for stormwater management that minimises run-off and recognises stormwater as a resource through re-use in open space and landscape areas;
- 44.2.4.11** Treating and disposing of sewage is provided for in a manner that is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.
- 44.2.4.12** Encourage subdivision and development to be designed so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and through other natural elements, to assist in reducing energy consumption
- Easements**
- 44.2.4.13** Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.
- 44.2.4.14** Ensure that easements are of an appropriate size, location and length for the intended use.

### **44.3 Other Provisions and Rules**

#### **44.3.1 District Wide**

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Energy and Utilities	31 Hazardous Substances (16 ODP)	32 Protected Trees
33 Indigenous Vegetation and Biodiversity	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

#### 41.3.2 Clarification

**41.3.2.1** References to the Structure Plan and to Activity Areas are references to the Queenstown Park Zone Structure Plan and the Activity Areas identified on that Structure Plan.

**41.3.2.2** Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.

**41.3.2.3** A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.

**41.3.2.4** Where an activity does not comply with a rule or standard the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

**41.3.2.5** The following abbreviations are used within this Chapter.

P	Permitted	C	Controlled	RD	Restricted Discretionary
D	Discretionary	NC	Non Complying	PR	Prohibited

TABLE 1	Activities Located within Queenstown Park Station	Activity Status
44.4.1	Activities that are not listed in this table and comply with all standards	P
44.4.2	<p><b>Development Concept Plan</b></p> <p><b>Within each development pod, a Development Concept Plan shall be lodged and approved.</b></p> <p><b>Control is reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>- Landscaping</li> <li>- Design of buildings and relationship between built form and streetscape</li> <li>- Density</li> <li>- Earthworks</li> </ul>	C

	- Servicing including access	
44.4.2	<p><b>44.4.2.1 Buildings within identified development areas in accordance with an approved Development Concept Plan</b>            Building (including the addition, alteration or construction of buildings)            Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• The external appearance of buildings with respect to the effect on visual and landscape values of the area.</li> <li>• Infrastructure and servicing.</li> <li>• Associated earthworks and landscaping.</li> <li>• Access and parking.</li> <li>• Exterior lighting.</li> </ul> <p>• Any development controls and design guidelines.</p>	C
	<p><b>44.4.2.2 Farm buildings</b>            Control is reserved to the following:</p> <ul style="list-style-type: none"> <li>- Location</li> <li>- Materials and colour</li> </ul>	C
	<b>44.4.2.3 Buildings located outside identified development areas or buildings that are not in accordance with an approved Development Concept Plan.</b>	C
	<b>44.4.2.4 Buildings located within the High Country, except buildings for the purpose of a gondola, located within the gondola corridor</b>	NC
44.4.3	<p><b>Commercial Activities, Community Activities and Visitor Accommodation</b>  <b>44.4.3.1</b> Commercial activities, visitor accommodation and community activities, including the addition, alteration or construction of associated buildings.            Control is reserved to all of the following:</p> <ul style="list-style-type: none"> <li>• Location, scale and external appearance of buildings.</li> <li>• Traffic generation.</li> <li>• Vehicle access, street layout and car parking.</li> <li>• Landscaping</li> <li>• Provision for walkways, cycle ways and pedestrian linkages.</li> <li>• Scale</li> <li>• Noise.</li> <li>• Hours of operation.</li> </ul>	C
	<b>44.4.3.2</b> Premises licensed for the sale of liquor	C
	<b>44.4.3.3</b> Any activities located outside development areas	RD
44.4.4	<b>Residential Activities</b>	
	<b>44.4.4.1</b> Residential activities within development areas	C
	<b>44.4.4.2</b> Residential activities outside development areas	RD

44.4.5	<b>Jetties, wharves and pedestrian/cycle bridges</b>  Within Activity Areas W and J Control is reserved over <ul style="list-style-type: none"> <li>- Design including scale</li> <li>- External appearance</li> <li>- Location</li> </ul>	C
44.4.6	<b>Gondola</b> The construction and operation of a gondola, including turn stations, connecting the Remarkables Park Zone, Queenstown Park and Remarkables Recreation Zone that are located in the GA corridor.  Control is reserved over:  <ul style="list-style-type: none"> <li>- Colour and landscaping</li> <li>- Construction management including ecological restoration</li> <li>- Hours of operation and noise</li> </ul>	C
44.4.7	<b>Mining activities</b> Within Queenstown Park the mining of rock and aggregate for use within Queenstown Park  Discretion is restricted to the following: <ul style="list-style-type: none"> <li>- Dust</li> <li>-Noise</li> <li>-Traffic</li> <li>-Hours of operation</li> <li>-Effects on landscape and amenity values</li> </ul>	RD
44.4.8	<b>Forestry activities</b>	NC
	<b>Factory Farming</b>	NC
	<b>Industrial activities</b>	NC
	<b>Airports</b>	NC
44.4.9	<b>Subdivision</b> <b>Subdivision</b> in accordance with an approved Development Concept Plan	C
	<b>Subdivision</b> within the Terraces and Hillslopes, other than for the purposes of public access easements, open space and ecological protection.	NC
44.4.10	<b>Conservation</b>	C
44.4.11	<b>Education</b>	C

#### 44.5 Rules- Standards

Table 2	Standards for activities located in Queenstown Park Zone	Non-compliance status
44.5 1	All subdivision and development shall be undertaken in general	C

	accordance with approved Development Concept Plans	
44.5.2	<b>Building coverage</b> within each development pod 50%	C
44.5.3	<b>Building height</b> Gondola- 23m	NC
	<b>Fencing</b> All fencing shall be either post and rail or post and wire	D
	<b>Commercial activities</b> – the maximum ground floor area of any commercial activities shall be 200m <sup>2</sup>	D
	<b>Commercial recreation activities</b> -do we want to limit the size of groups?	D
	<b>Lighting</b> No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.	NC

#### 44.6 Non notification of applications

- 44.6.1 Any application for resource consent for controlled activities shall not require the written consent of other persons and shall not be notified or limited-notified.
- 44.6.2 Any application for resource consent for restricted discretionary activities shall be considered without public notification but notice shall be served on those persons considered to be adversely affected if the written approval has not been obtained:

**QUEENSTOWN PARK LIMITED- FURTHER SUBMISSION ON THE QUEENSTOWN  
LAKES PROPOSED DISTRICT PLAN**

**TO: QUEENSTOWN LAKES DISTRICT COUNCIL**

Private Bag 50077

Queenstown

**NAME: QUEENSTOWN PARK LIMITED**

Attn: Jenny Carter

PO Box 1075

**QUEENSTOWN 9348**

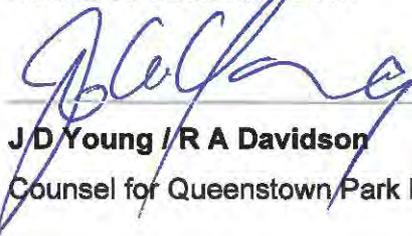
This is a further submission on the Queenstown Lakes District Council's Proposed District Plan (PDP). Queenstown Park Limited (QPL) has an interest greater than the public generally. QPL owns a 2000ha Station located adjacent to the Kawarau River, and extending to an elevation of 1100masl.

The **attached** table (**Attachment A**) is organised by submitter number and records the submissions that QPL supports and/or opposes together with the reasons for each further submission.

QPL wishes to be heard in support of this further submission.

If others present a similar submission QPL will consider presenting a joint case with them at the hearing.

**Dated:** 18 December 2015



**J/D Young / R A Davidson**

Counsel for Queenstown Park Limited

**ATTACHMENT A: FURTHER SUBMISSIONS TABLE QUEENSTOWN PARK LIMITED**

	Submitter	Submitter number	Provision	Support/oppose	Reason
1.	Terry Drayon	9.8	26-33 Indigenous Vegetation and Biodiversity	Oppose	For the reasons outlined in QPL's primary submission.
2.	Elizabeth Hanan	10.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Oppose	For the reasons outlined in QPL's primary submission.
3.		10.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 85-3.2.3 Goal 3	Oppose	For the reasons outlined in QPL's primary submission.
4.		10.4	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5	Oppose	Oppose limitations on residential activity in rural areas.
5.	John Murray Hanan	18.1	11-4 Urban Development > 13 – 4.2 Objectives and Policies > 22-4.2.2 Objective 2	Oppose	For the reasons outlined in QPL's primary submission.
6.	Krain Fround	19.3	11-4 Urban Development	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent that the notified provisions do not enable growth and expansion outside the UGBs.
7.		19.4	48-t "Heading 5,5" 5 Tangata Whenua > 50-5.2 Ngai Tahu / Kai Tahu	Oppose	For the reasons outlined in QPL's primary submission.
8.		19.22	771-21 Rural Zone	Oppose	For the reasons outlined in QPL's primary submission.
9.	Aaron Cowie	20.1	26-30 Energy and Utilities > 83-30.4 Rules - Activities > 86-30.4.3	Oppose	Applications for utilities should not generally be notified.
10.		20.5	11-4 Urban Development	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent it seeks to constrain urban development.
11.	Steward Mahon	38.3	771-21 Rural Zone	Oppose	For the reasons outlined in QPL's primary submission.
12.		38.4	1182-27 Subdivision and Development > 1253-27.5 Rules – Standards for Subdivision Activities	Oppose	For the reasons outlined in QPL's primary submission.
13.	Maree Horlor	45.6	771-21 Rural Zone > 853-21.4 Rules – Activities > 856-21.4.3	Oppose	For the reasons outlined in QPL's primary submission, oppose to the

					extent the submission point supports the primacy of farming in rural land.
14.		45.7	771-21 Rural Zone > 890-21.5 Rules – Standards > 966-21.5.39	Oppose	For the reasons outlined in QPL's primary submission to the extent that this submissions seeks to limit public access to rural areas.
15.	Kelvin Peninsula Community Association	72.3	11-4 Urban Development	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent it seeks to constrain urban development.
16.	Richard Hanson	84.1	54-2 Definitions	Support	For the reasons provided by the submitter
17.	Steve Couper	110.2	81-6 Landscape > 83-6.2	Oppose	For the reasons outlined in QPL's primary submission.
18.		110.14	81-6 Landscape	Oppose	For the reasons outlined in QPL's primary submission.
19.	Florence Micoud	115.4	81-6 Landscape	Oppose	For the reasons outlined in QPL's primary submission.
20.	Maggie Lawton	17.2	81-6 Landscape	Oppose	For the reasons outlined in QPL's primary submission, oppose the extension of identified ONLs.
21.	Elizabeth McDonald	120.2	57-3 Strategic Direction >59-3.2 Goals, Objectives and Policies	Oppose	For the reasons outlined in QPL's primary submission, oppose the submission to the extent that: <ul style="list-style-type: none"> <li>• it does not support policies seeking the promotion of growth in the visitor industry;</li> <li>• it seeks to recognise the "finite capacity for residential activity in rural areas"; and</li> <li>• it seeks to emphasise the primary of farming in rural areas.</li> </ul>
22.	Skydive Queenstown	122.1	771-21 Rural Zone > 772-21.1 Zone Purpose	Support	For the reasons outlined in QPL's primary submission.
23.	Limited	122.2	771-21 Rural Zone > 772-21.2 Objectives and	Support	For the reasons outlined in QPL's

			Policies		primary submission.
24.		122.4	771-21 Rural Zone > 890-21.5 Rules – Standards > 933-21.5.21	Support	For the reasons outlined in QPL's primary submission.
25.	Upper Clutha Environmental Society	145.2	771-21 Rural Zone > 1011-21.7 Assessment Matters (Landscapes) > 1019-21.7.2 RLC > 1024-21.7.2.5	Oppose	Oppose use of clustering assessment matters and covenanting land outside the cluster of development
26.		145.3	771-21 Rural Zone > 1011-21.7 Assessment Matters (Landscapes) > 1019-21.7.2 RLC > 1024-21.7.2.5	Oppose	The suggested wording change is too directive and is opposed.
27.		145.5	57-3 Strategic Direction	Support	For the reasons outlined in QPL's primary submission, support the submission to the extent it supports provisions facilitating public access to the natural environment.
28.		145.6	10-Entire Plan	Oppose	Oppose retention of the provisions of the Operative Plan being retained in their current form.
29.		145.9	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Oppose	The suggested wording is too directive and is opposed
30.		145.10	771-21 Rural Zone > 853-21.4 Rules - Activities > 856-21.4.3	Oppose	Provision for farm buildings as a permitted activity is supported, and therefore the suggestion that it should be altered is opposed.
31.		145.11	771-21 Rural Zone > 890-21.5 Rules – Standards > 890-21.5.18	Oppose	For the reasons outlined in QPL's primary submission.
32.		145.12	81-6 Landscape	Oppose	Oppose suggestion that provisions be amended so that 'primacy of landscape outcomes' is realised.
33.		145.14	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 110-3.2.5.1 Objective 1 > 111-3.2.5.1.1	Support in part	Support enabling flexibility and recognising that landscape lines should be shown as guidelines only. Landscape lines do not necessarily require Court processes, however fine agree that fine grained analysis is important.

34.	145.15		Support	For the reasons outlined in QPL's primary submission.
35.	145.16	7-Part 7 – Maps > 7.1 – Legend and User Information	Support	For the reasons outlined in QPL's primary submission.
36.	145.17	9-1 Introduction > 26-1.6 How to use this Plan > 44-1.6.18.	Oppose	Oppose inclusion of statement that presumes subdivision and development in ONL will be notified. This is inconsistent with Section 95 of the Act and applications should be considered on their merits
37.	145.18	81-6 Landscape	Oppose	UCESI seeks retention of operative provisions, subject to those sought to be amended by UCESI. Such relief sought is opposed; the operative provisions can be improved upon to better achieve sustainable management.
38.	145.21	81-6 Landscape	Oppose	Submitter seeks retention of ONL- WB, which is opposed
39.	145.22	Entire Plan	Oppose	Submitter seeks retention of ONL- WB, which is opposed
40.	145.25	771-21 Rural Zone > 853-21.4 Rules - Activities > 861-21.4.8	Oppose	Submitter requests the operative provisions for residential buildings are retained; this is opposed as it is cumbersome.
41.	145.26	Section 32 report	Oppose	Costs and benefits of option of residential subdivision being non-complying is not necessary
42.	145.29	11-4 Urban Development	Oppose	Submitter requests amendments that strengthen urban growth boundaries. UGB's are opposed, and therefore suggestion of strengthening such provisions is also opposed.
43.	145.30	81-6 Landscape	Oppose	For the reasons outlined in QPL's primary submission
44.	145.31	10-Entire Plan	Oppose	Amendments that increase directive

					nature of assessment matters are opposed. Oppose suggestion of recognising the primacy of landscape outcomes. These changes are inconsistent with the sustainable management approach of Part 2 of the RMA.
45.		145.32	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities	Oppose/support	Oppose suggestion that subdivision and development should be non-complying; applications should be considered on their merits and thus a balanced approach achieved, consistent with the purpose of the Act.  For the reasons outlined in QPL's primary submission, support the submission to the extent it disagrees with the proposed discretionary activity status for subdivision; oppose the submission to the extent it seeks to constrain any subdivision and development in areas classified as ONLs.
46.		145.33	81-6 Landscape	Oppose/Support	For the reasons outlined in QPL's primary submission, support the submission to the extent it disagrees with the proposed discretionary activity status for subdivision; oppose the submission to the extent it seeks to constrain any subdivision and development in areas classified as ONLs.
47.	Queenstown Rafting Limited	167.3	771-21 Rural Zone > 890-21.5 Rules - Standards > 970- 21.5.43	Oppose	That the sentence 'Motorised commercial boating activities' be deleted from this rule. Deletion of the term 'motorised commercial boating' would make that activity permitted.

					Such activities should be considered on their merits, and potential effects managed
48.	Universal Developments Limited	177.11	81-6 Landscape	Oppose	For the reasons outlined in QPL's primary submission.
49.	Vodafone NZ Ltd	179.3	54-2 Definitions > 56-2.2 Definitions	Partial Support	For the reasons outlined in QPL's primary submission, support the application of the Building Act 2004 definition subject to the amendments outlined in QPL's primary submission.
50.		179.14	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities	Oppose	Insertion of standard is not necessary and fails to recognise alternative technologies, and that buildings do not need to connect to network infrastructure to be adequately serviced.
51.		179.16	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5	Support	For the reasons outlined in QPL's primary submission.
52.		179.17	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 53-30.2.5.1	Oppose	For the reasons outlined in QPL's primary submission.
53.		179.20	26-30 Energy and Utilities > 30- 30.2 Objectives and Policies > 59-30.2.6 Objective 6 > 60- 30.2.6.1	Oppose	For the reasons outlined in QPL's primary submission
54.		179.23	26-30 Energy and Utilities > 30- 30.2 Objectives and Policies > 65-30.2.7 Objective 7	Support	Suggested amendments better achieve the purpose of the Act and are more focused.
55.		179.24	26-30 Energy and Utilities > 30- 30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66- 30.2.7.1	Support	Support recognition that in some cases it is not possible for utilities (and other structures) to avoid ONL.
56.	Spark Trading NZ Limited	191.2	54-2 Definitions > 56- 2.2 Definitions	Partial support	For the reasons outlined in QPL's primary submission, support the application of the Building Act 2004 definition subject to the amendments outlined in QPL's primary submission.

57.		191.4	54-2 Definitions > 56-2.2 Definitions	Oppose	Oppose relief sought - a 30% increase in size of utilities can cause adverse effects and is more than a minor upgrade.
58.		191.6	54-2 Definitions > 56- 2.2 Definitions	Support in part	Support deletion of definition of utility and use of RMA definition of infrastructure  Support consistency with the RMA.
59.		191.11	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure	Oppose	Submitter requests inclusion of additional rule requiring services to each allotment. Opposed because it is not necessary to connect all allotments to service infrastructure given availability of alternative technologies
60.		191.12	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure	Oppose	Opposed because it is not necessary to connect all allotments to service infrastructure given availability of alternative technologies
61.		191.14	26-30 Energy and Utilities > 30- 30.2 Objectives and Policies > 52-30.2.5 Objective 5	Neutral	Support recognition of importance of utilities, however this needs to be balanced with potential effects on the environment
62.		191.15	26-30 Energy and Utilities > 30- 30.2 Objectives and Policies > 52-30.2.5 Objective 5 > 53- 30.2.5.1	Oppose	Policies should be amended to reflect that with improving technologies connection to reticulated networks is not always necessary.
63.		191.21	26-30 Energy and Utilities > 30- 30.2 Objectives and Policies > 65-30.2.7 Objective 7	Support	Amendments better reflect the purpose of the RMA.
64.		191.22	26-30 Energy and Utilities > 30- 30.2 Objectives and Policies > 65-30.2.7 Objective 7 > 66- 30.2.7.1	Support	Agree that in some cases utilities need to locate in ONL and Special Character areas, and support provision for flexibility in management of effects.
65.	Jay Berriman	217.20	771-21 Rural Zone > 773-21.2 Objectives and Policies > 816-21.2.10 Objective - 10	Support	Greater opportunity to provide for tourism industry as a business

					opportunity recognises the importance of enabling diversification, which can better achieve the purpose of the Act.
66.	Susan Cleaver	221.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5	Support	Support re-evaluation of ONL lines; in some cases re-evaluation is warranted, particularly pastoral farmland.
67.	NZIA Southern and Architecture + Women Southern	238.1	57-3 Strategic Direction	Oppose	For the reasons outlined in QPL's primary submission.
68.		238.3	81-6 Landscape	Support	Support recognition that farmers are not museum curators; land use change needs to be enabled to achieve sustainable management.
69.		238.36	11-4 Urban Development > 13-4.2 Objectives and Policies > 37- 4.2.4 Objective 4	Support	Recognition of Frankton's importance and the linkage to the ski field by gondola is supported and recognises the importance of the RPZ and its ability to provide linkage between urban development and the Remarkables ski field.
70.		238.38	11-4 Urban Development > 13-4.2 Objectives and Policies > 37- 4.2.4 Objective 4 > 38-4.2.4.1	Support	Support recognition of Frankton as a township; the RPZ has a distinctive identity supported by community activities.
71.		238.76	464-12 Queenstown Town Centre > 466-12.2 Objectives 285 and Policies > 489-12.2.4 Objective 4 > 494-12.2.4.5	Support	Importance of ferry linkages supporting public transport options is supported, and as part of this it is important to recognise the need for jetties.
72.		238.84	81-6 Landscape > 83.6.2 Values	Support	For the reasons outlined in QPL's primary submission.
73.		238.85	81-6 Landscape > 83.6.3 Objectives and Policies	Support	For the reasons outlined in QPL's primary submission.
74.		238.86	81-6 Landscape > 83.6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 95-6.3.1.10	Support	For the reasons outlined in QPL's primary submission.
75.		238.128	771-21 Rural Zone > 772-21.1 Zone purpose	Oppose	For the reasons outlined in QPL's primary submission.

76.		238.129	771-21 Rural Zone > 772-21.4 Rules – Activities > 861-21.4.8	Oppose	For the reasons outlined in QPL's primary submission.
77.		238.136	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1. > 61-3.2.1.1 Objective 1. > 62-3.2.1.1.1.	Support	The additional text recognises the importance of RPZ and Queenstown Park, and the opportunities presented by its close association with Kawarau River.
78.		238.139	57-3 Strategic Direction > 59-3.2 Goals, Objectives, and Policies > 74-3.2.2 Goal 2 > 75-3.2.2.1 Objective 1 > 85-3.2.2.1.7	Oppose	For the reasons outlined in QPL's primary submission.
79.	Christine Byrch	243.21	771-21 Rural Zone > 773-21.2 Objectives and Policies > 797-21.2.6 Objective 6	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submitter does not consider business aspirations should be promoted in rural areas.
80.		248.8	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary Activities	Support	For the reasons outlined in QPL's primary submission.
81.		248.9	1182-27 Subdivision and Development > 1249-27.2 Objectives and Policies – District Wide > 1250-27.2.1 Objective 1 > 1186-27.2.1.1	Support	For the reasons outlined in QPL's primary submission.
82.	Shotover Trust	248.10	1182-27 Subdivision and Development > 1249-27.2 Objectives and Policies – District Wide > 1250-27.2.1 Objective 1 > 1186-27.2.1.2	Support	For the reasons outlined in QPL's primary submission.
83.		248.18	771-21 Rural Zone > 773-21.2 Objectives and Policies > 809-21.2.9 Objective – 9 > 810-21.2.9.1	Support	For the reasons outlined in QPL's primary submission.
84.			771-21 Rural Zone > 773-21.2 Objectives and Policies > 809-21.2.9 Objective – 9 > 810-21.2.9.2	Support	For the reasons outlined in QPL's primary submission.
85.	Willowridge Developments Limited	249.4	57-3 Strategic Direction > 59-3.2 Goals, Objectives, and Policies > 60-3.2.5 Goal 1 > 61-3.2.1.1 Objective 1 > 63-3.2.1.1.2	Oppose	For the reasons outlined in QPL's primary submission.
86.		249.9	81-6 Landscape > 84-6.3 Objectives and	Support	For the reasons outlined in QPL's

			Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3		primary submission.
87.	PowerNet Limited	251.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1.> 73-3.2.1.5 Objective 5	Support	Support for the reasons stated in the submission
88.		251.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support for the reasons stated in the submission
89.		251.4	81-6 Landscape > 83-6.2 Values	Support	Support for the reasons stated in the submission
90.		251.4	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88- 6.3.1.3	Support	For the reasons stated in the submission
91.		251.5	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88- 6.3.1.3	Support	For the reasons stated in the submission
92.		251.6	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 133-6.4.1.1	Support	For the reasons outlined in QPL's primary submission support to the extent that this would also apply to the proposed gondola.
93.		251.7	771-21 Rural Zone > 1011 – 21.7 Assessment Matters (Landscapes) > 1012-21.7.1 ONF and ONL	Support	For the reasons outlined in QPL's primary submission.
94.		251.8	771-21 Rural Zone > 1011 – 21.7 Assessment Matters (Landscapes) > 1012-21.7.2 RLC	Support	For the reasons outlined in QPL's primary submission.
95.		251.9	771-21 Rural Zone > 1011 – 21.7 Assessment Matters (Landscapes) > 1012-21.7.3 Other factors	Support	For the reasons outlined in QPL's primary submission.
96.		251.10	771-21 Rural Zone > 1011 – 21.7 Assessment Matters (Landscapes) > 1012-21.7.3 Other factors > 1030-21.7.3.3	Support	For the reasons outlined in QPL's primary submission.
97.		251.11	26-30 Energy and Utilities > 27-30.1 Purpose	Support	For the reasons outlined in QPL's primary submission.
98.		251.12	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.5 Objective 5	Support	For the reasons outlined in QPL's primary submission.
99.		251.17	26-30 Energy and Utilities > 30-30.2 Objectives and Policies > 52-30.2.7 Objective 7 > 66-30.2.7.1	Support	For the reasons outlined in QPL's primary submission.
100.	251.26	26-30 Energy and Utilities > 83-30.4 Rules -	Support	Discretionary activity status is	

			Activities > 114-30.4.16		adequate to adequately address potential adverse effects from buildings associated with utilities. Note that the Remarkables Park Zone is exempt from the District Plan review, and therefore should be deleted from this rule.
101.	Louise Shackleton	257.2	11-4 Urban Development	Oppose	For the reasons outlined in QPL's primary submission.
102.	Phillip Bunn	265.1	57-3 Strategic Direction > 59- 3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5	Support in part	Submitter objects to the ONL lines which have been drawn on the new district plan maps. Support reviewing ONL lines. Oppose changing ONL lines on Morven Ferry, given that this is an Outstanding Feature and the ONL line should ensure that development does not extend up the hillside.
103.	Board of Airline Representatives of New Zealand	271	10-Entire Plan 54-2 Definitions > 56- 2.2 Definitions 57-3 Strategic Direction > 59- 3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1. > 73- 3.2.1.5 Objective 5 57-3 Strategic Direction > 59- 3.2 Goals, Objectives and Policies > 74-3.2.2 Goal 2 > 75- 3.2.2.1 Objective 1 57-3 Strategic Direction > 59- 3.2 Goals, Objectives and Policies > 74-3.2.2 Goal 2 > 75- 3.2.2.1 Objective 1 > 78-3.2.2.1.3 11-4 Urban Development > 13- 4.2 Objectives and Policies > 14- 4.2.1 Objective 1 > 16- 4.2.1.2	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.

		<p>11-4 Urban Development &gt; 13- 4.2 Objectives and Policies &gt; 28- 4.2.3 Objective 3 &gt; 29- 4.2.3.1</p> <p>11-4 Urban Development &gt; 13- 4.2 Objectives and Policies &gt; 28- 4.2.3 Objective 3 &gt; 36- 4.2.3.8</p> <p>11-4 Urban Development &gt; 13- 4.2 Objectives and Policies &gt; 37- 4.2.4 Objective 4 &gt; 39- 4.2.4.2</p> <p>11-4 Urban Development &gt; 13- 4.2 Objectives and Policies &gt; 37- 4.2.4 Objective 4 &gt; 40- 4.2.4.3.</p> <p>138-7 Low Density Residential &gt; 184-7.4 Rules - Activities &gt; 199- 7.4.11</p> <p>138-7 Low Density Residential &gt; 217-7.5 Rules - Standards &gt; 227- 7.5.3</p> <p>138-7 Low Density Residential &gt; 217-7.5 Rules - Standards &gt; 228- 7.5.4</p> <p>138-7 Low Density Residential &gt; 217-7.5 Rules - Standards &gt; 230- 7.5.6</p> <p>739-17 Queenstown Airport Mixed Use</p> <p>771-21 Rural Zone &gt; 773- 21.2 Objectives and Policies &gt; 801-21.2.7 Objective - 7</p> <p>771-21 Rural Zone &gt; 853- 21.4 Rules - Activities &gt; 882- 21.4.29</p>		<p>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).</p> <p>Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones.</p> <p>Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone.</p> <p>Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.</p>
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			1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities > 1254-27.5.1		
			26-37 Designations		
104.	Debbie MacColl	285.2	57-3 Strategic Direction > 59-3.2 Goals, Objectives, Policies > 109-3.2.5 Goal 5	Partial support	For the reasons outlined in QPL's primary submission, support the recognition of greater residential activity in rural areas, however oppose any relief to the extent it seeks to constrain development in rural areas.
105.		285.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 119- 3.2.5.5 Objective 5 > 120- 3.2.5.5.1	Support	Support for the reasons given by the submitter: The viability of farming may need to be supplemented by allowing commercial activity in the rural area not directly related to farming. As pastoral farming diminishes in the rural area, a variety of other rural based activities should be encouraged, for example polo.
106.		285.6	11-4 Urban Development > 13-4.2 Objectives and Policies > 37- 4.2.4 Objective 4	Oppose	The use of the airport should be balanced with the need to protect amenity values
107.		285.8	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1	Support	Support that part of the submission that states that ONL lines be deleted from the Proposed District Plan and replaced when consultation from the community has taken place. ONL should not include any flat land in the Wakatipu Basin that has been modified by pastoral farming.
108.		285.10	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.3 Objective 3	Support	For the reasons stated in the submission
109.		285.13	81-6 Landscape > 84-6.3 Objectives and	Support	For the reasons outlined in QPL's primary submission.
					Support for provision for commercial,

			Policies > 126-6.3.8 Objective 8		recreation, accommodation and tourism related activities in the rural areas.
110.		285.14	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies – 808-22.2.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
111.		285.15	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary Activities	Support	For the reasons outlined in QPL's primary submission.
112.		285.22	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes	Support in part	Support that part requesting that ONL lines are deleted and replaced when consultation has been undertaken, and that ONL should not include any flat land. Oppose suggestion of significant change to ONL line around Punt Hill and Morven Ferry; the ONL should respect the outstanding features, and should not enable development at higher altitudes.
113.	Barn Hill Limited	288.2	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1	Partial support	Where property has been highly modified it should not be included within ONL
114.		288.3	1182-27 Subdivision and Development > 1183-27.1 Purpose	Support	For the reasons outlined in QPL's primary submission.
115.	Christine Ryan	290.5	26.33 Indigenous Vegetation and Biodiversity > 54-33.3 Other provisions and Rules	Support	For the reasons outlined in QPL's primary submission.
116.	Steven Bunn	294.2	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1	Support	Agree that ONL should be identified with community involvement, and that ONL features do not need to join throughout the District.
117.		294.4	1182-27 Subdivision and Development	Support	For the reasons outlined in QPL's primary submission.
118.	John Coe	295.1	10-Entire Plan	Oppose	Oppose the submitter's support of UCESI's submission that requests unnecessary strengthening of

					landscape provisions.
119.	Rob Jewell	300.1	48-5 Tangata Whenua	Support	For the reasons outlined in QPL's primary submission.
120.	Kawarau Jet Service Holdings Ltd	307.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1 > 69-3.2.1.3 Objective 3	Support	For the reasons outlined in QPL's primary submission.
121.		307.3	771-21 Rural Zone > 773-21.2 Objectives and Policies > 823-21.2.12 Objective 12	Support	For the reasons outlined in QPL's primary submission.
122.	John Langley	313.4	26-33 Indigenous Vegetation and Biodiversity	Support	For the reasons outlined in QPL's primary submission.
123.	The Alpine Group Limited	315.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 119-3.2.5.5 Objective 5	Oppose	For the reasons outlined in QPL's primary submission.
124.		315.5	81-6 Landscapes	Support	For the reasons outlined in QPL's primary submission.
125.		315.6	771-21 Rural Zone > 890-21.5 Rules – Standards > 933-21.5.21	Oppose	For the reasons outlined in QPL's primary submission.
126.	Bruce Grant	318.3	771-21 Rural Zone	Oppose	For the reasons outlined in QPL's primary submission.
127.	Nevis Jones	324.1	8-General DP Review Comments	Support	For the reasons outlined in QPL's primary submission.
128.	Solobio Limited	325.3	771-21 Rural Zone >773-21.2 Objectives and Policies > 774-21.2.1 Objective 1	Oppose	For the reasons outlined in QPL's primary submission.
129.		325.5	771-21 Rural Zone >773-21.2 Objectives and Policies > 816-21.2.10 Objective 10	Oppose	For the reasons outlined in QPL's primary submission.
130.		325.6	771-21 Rural Zone >853-21.4 Rules – Activities	Oppose	For the reasons outlined in QPL's primary submission.
131.	Middleton Family Trust	338.5	81-6 Landscape	Support	For the reasons outlined in QPL's primary submission.
132.	Evan Alty	339.1	9-1 Introduction	Oppose	For the reasons outlined in QPL's primary submission.
133.		339.8	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies >29-33.2.1 Objective 1 > 35-33.2.1.6	Oppose	For the reasons outlined in QPL's primary submission.
134.		339.9	54-2Definitions > 56-2.2Definitions	Oppose	Submitter suggests amendment to definition of vegetation clearance.

					Suggested amendments are unnecessary and impractical.
135.		339.13	54-2Definitions > 56-2.2Definitions	Oppose	Submitter requests a definition of 'margin' is inserted. This is not necessary.
136.		339.15	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 92-3.2.4 Goal 4 > 93-3.2.4.1 Objective 1	Oppose	For the reasons outlined in QPL's primary submission.
137.		339.17	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies> 92-3.2.4Goal 4 > 94-3.2.4.2Objective 2 > 96-3.2.4.2.2	Oppose	The wording is opposed and would better reflect the wording of the Act by including a qualification (i.e. avoid, remedy or mitigate adverse effects...)
138.		339.25	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 92-3.2.4 Goal 4 > 105-3.2.4.7 Objective 7 > 106-3.2.4.7.1	Support	For the reasons outlined in QPL's primary submission.
139.		339.29	771-21 Rural Zone > 772-21.1 Zone Purpose	Oppose	For the reasons outlined in QPL's primary submission.
140.		339.37	771-21 Rural Zone > 773-21.2 Objectives and Policies > 792-21.2.5 Objective 5 >796-21.2.5.4	Oppose	For the reasons outlined in QPL's primary submission.
141.		339.40	771-21 Rural Zone > 773-21.2 Objectives and Policies > 809-21.2.9 Objective 9	Oppose	For the reasons outlined in QPL's primary submission.
142.		339.41	771-21 Rural Zone > 773-21.2 Objectives and Policies > 809-21.2.9 Objective 9 >811-21.2.9.2	Oppose	For the reasons outlined in QPL's primary submission.
143.		339.43	771-21Rural Zone > 773-21.2Objectives and Policies >816-21.2.10Objective - 10 > 818-21.2.10.2	Oppose	Submitter requests policy is amended by replacing 'natural values' with 'nature conservation values'. This amendment is unnecessary.
144.		339.44	771-21Rural Zone > 773-21.2Objectives and Policies >816-21.2.10Objective - 10 > 819-21.2.10.3	Support	Submitter requests inclusion of 'nature conservation values'. It is relevant to recognise that it is both landscape and nature conservation values that can be improved through diversification into activities such as commercial recreation and tourism.

145.	339.49	771-21 Rural Zone > 853-21.4 Rules - Activities > 883-21.4.30	Oppose	Submitter requests that the rule is amended so that it restricts mining in ONL, significant indigenous area, or within the margin of any water body. This is opposed because it unnecessarily restricts mining within these locations.
146.	339.50	771-21 Rural Zone > 853-21.4 Rules – activities > 884-21.4.31	Oppose	For the reasons outlined in QPL's primary submission.
147.	339.59	797-22 Rural Residential and Rural Lifestyle > 799-22.2 Objectives and Policies	Oppose	Submitter requests restriction of any development within SNA, including subdivision, and suggests use of the term 'avoid' without a qualification. These amendments are opposed; there are cases where subdivision of SNA is appropriate, and these should be considered on their merits as in some cases they may assist in enhancing nature conservation values. Use of the term 'avoid' should be qualified, and the terminology of the Act used.
148.	339.75	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose	Oppose	For the reasons outlined in QPL's primary submission.
149.	339.78	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.1	Oppose	Submitter requests insertion of the word 'protect' This is opposed; requiring protection is too directive and fails to enable sustainable management.
150.	339.80	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 32-33.2.1.3	Oppose	Submitter requests amendment that strengthens the provisions unnecessarily. The amendments are too directive and fails to enable sustainable management.
151.	339.82	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5	Oppose	Submitter requests amendment that strengthens the provisions unnecessarily. The amendments are

					too directive and fails to enable sustainable management
152.		339.83	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 30-33.2.1.6	Support	For the reasons outlined in QPL's primary submission.
153.		339.85	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 37-33.2.1.8	Oppose	The submitter suggests that the Policy is amended by removing provision for compensation. This is opposed; environmental compensation is an important means of achieving sustainable management.
154.		339.87	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1	Oppose	Submitter suggests inserting new policy; the amendment is too directive and fails to enable sustainable management.
155.		339.89	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1	Oppose	For the reasons outlined in QPL's original submission
156.		339.90	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2	Oppose	For the reasons outlined in QPL's original submission
157.		339.91	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3	Oppose	For the reasons outlined in QPL's original submission
158.		339.92	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2	Oppose	For the reasons outlined in QPL's original submission
159.		339.93	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3	Oppose	For the reasons outlined in QPL's original submission
160.		339.95	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 44-33.2.3.1	Oppose	For the reasons outlined in QPL's original submission
161.		339.103	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 52-33.2.4.1	Oppose	For the reasons outlined in QPL's original submission

162.		339.111	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 78-33.4.2	Oppose	For the reasons outlined in QPL's original submission
163.		339.112	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 79-33.4.3	Oppose	For the reasons outlined in QPL's original submission
164.		339.116	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities	Oppose	For the reasons outlined in QPL's original submission
165.		339.118	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 87-33.5.7	Oppose	For the reasons outlined in QPL's original submission
166.		339.119	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8	Oppose	For the reasons outlined in QPL's original submission
167.		339.124	26-33 Indigenous Vegetation and Biodiversity > 94-33.7 Threatened Plant List	Oppose	For the reasons outlined in QPL's original submission
168.	ZJV (NZ) Limited	343.1	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 72- 3.2.1.4Objective 4	Support	The suggested amendment to replace 'strong productive value' with 'traditional rural activities' is appropriate.
169.		343.3	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 119- 3.2.5.5 Objective 5 > 121-3.2.5.5.2	Support	The suggested amendment recognises the importance of diversification, rather than promoting farming above other activities.
170.		343.4	771-21 Rural Zone > 772-21.1 Zone Purpose	Support	The suggested amendment recognises the importance of diversification, rather than promoting farming above other activities.
171.		343.5	771-21 Rural Zone > 773-21.2 Objectives and Policies >774-21.2.1 Objective - 1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported
172.		343.7	771-21 Rural Zone > 773-21.2 Objectives and Policies > 816-21.2.10 Objective 10	Support	For the reasons outlined in QPL's primary submission.

173.		343.8	771-21 Rural Zone > 773-21.2 Objectives and Policies > 816-21.2.10 Objective - 10 > 817-21.2.10.1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported	
174.		343.9	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 110- 3.2.5.1 Objective 1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported	
175.	John McQuilkin	345.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1. > 72- 3.2.1.4 Objective 4	Support	Recognition that there are other activities that rely on a rural location and that these should be supported	
176.		345.2	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 119- 3.2.5.5 Objective 5	Support	Recognition that there are other activities that rely on a rural location and that these should be supported	
177.		345.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 119- 3.2.5.5 Objective 5 > 120-3.2.5.5.1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported	
178.		345.4	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 119- 3.2.5.5 Objective 5 > 121-3.2.5.5.2	Support	Recognition that there are other activities that rely on a rural location and that these should be supported	
179.		345.7	771-21 Rural Zone > 772-21.1 Zone Purpose	Support	Recognition that there are other activities that rely on a rural location and that these should be supported	
180.		345.8	771-21 Rural Zone > 773-21.2 Objectives and Policies > 774-21.2.1 Objective - 1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported	
181.		345.9	771-21 Rural Zone > 773-21.2 Objectives and Policies > 774-21.2.1 Objective - 1 > 775-21.2.1.1	Support	Recognition that there are other activities that rely on a rural location and that these should be supported	
182.		345.11	771-21 Rural Zone > 773-21.2 Objectives and Policies > 816-21.2.10 Objective - 10 > 817-21.2.10.1		Recognition that there are other activities that rely on a rural location and that these should be supported	
183.		Matukituki Trust	355.2	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 110-3.2.5.1 Objective 1	Support	For the reasons outlined in QPL's primary submission.
184.			355.4	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1	Support	For the reasons outlined in QPL's primary submission.

185.		355.5	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3	Support	For the reasons stated in QPL's original submission
186.		355.6	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 86-6.3.1.4	Support	For the reasons outlined in QPL's primary submission.
187.		355.7	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 97-6.3.1.12	Support	For the reasons stated in QPL's original submission
188.		355.15	771-21 Rural Zone > 1011-21.7 Assessment Matters (Landscapes) 1012-21.7.1 ONF and ONL	Support	For the reasons outlined in QPL's primary submission.
189.	X-Ray Trust Limited	356.7	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
190.		356.8	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2	Support	For the reasons stated in QPL's original submission
191.		356.9	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 115-6.3.5.3	Support	For the reasons outlined in QPL's primary submission.
192.		356-15	771-21 Rural Zone > 773-21.2 Objectives and Policies > 774-21.2.1 Objective 1 > 778-21.2.1.4	Support	For the reasons outlined in QPL's primary submission.
193.		356.17	771-21 Rural Zone > 773-21.2 Objectives and Policies > 774-21.2.1 Objective 1 > 780-21.2.1.6	Support	For the reasons outlined in QPL's primary submission.
194.		356-24	771-21 Rural Zone > 773-21.2 Objectives and Policies > 816-21.2.10 Objective 10 > 818-21.2.10.2	Support	For the reasons outlined in QPL's primary submission.
195.	Anna-Marie Chin Architects and Phil Vautier	368.13	771-21 Rural Zone > 772-21.1 Zone Purpose	Support	For the reasons stated in QPL's original submission
196.	Department of Conservation	373.2	54-2 Definitions > 56-2.2 Definitions	Oppose	For the reasons outlined in QPL's primary submission.
197.		373.3	54-2 Definitions > 56-2.2 Definitions	Oppose	For the reasons outlined in QPL's primary submission.
198.		373.5	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 92-3.2.4 Goal 4 >	Oppose	For the reasons stated in QPL's original submission

		94-3.2.4.2 Objective 2 > 95-3.2.4.2.1		
199.	373.6	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 92-3.2.4 Goal 4 > 94-3.2.4.2 Objective 2 > 96-3.2.4.2.2	Oppose	For the reasons stated QPL's primary submission
200.	356.17	771-21 Rural Zone > 773-21.2 Objectives and Policies > 774-21.2.1 Objective 1 > 780-21.2.1.6	Support	For the reasons outlined in QPL's primary submission.
201.	373.19	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose	Oppose	The submitter requests that limited removal of indigenous vegetation only applies where the vegetation is not significant. This is opposed; there are times where removal of vegetation is necessary and on balance can result in better environmental outcomes
202.		26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 32-33.2.1.3	Oppose	The amendments suggested by the submitter are not necessary nor practical.
203.	373.24	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 33-33.2.1.4	Oppose	The amendments suggested by the submitter are not necessary nor practical.
204.	373.25	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 36-33.2.1.7	Oppose	For the reasons stated in QPL's original submission
205.	373.28	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 33.2.1.8	Oppose	For the reasons outlined in QPL's primary submission.
206.	373.31	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2	Oppose	For the reasons stated in QPL's original submission
207.	373.34	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2	Oppose	For the reasons stated in QPL's original submission
208.	373.36	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2	Support in part	Support the use of offsetting, but oppose the use of the term 'require'; it may be beneficial in some

					circumstances but not others. Oppose the definition of offsetting as "not net loss"
209.		373.37	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3	Support	Support amendment 'to encourage' protection and enhancement
210.		373.51	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions	Oppose	For the reasons stated in QPL's original submission
211.		373.53	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules Standards for Permitted Activities	Oppose	For the reasons stated in QPL's original submission
212.		373.54	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8	Oppose	For the reasons stated in QPL's original submission
213.	Jeremy Carey-Smith	375.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1. > 72- 3.2.1.4 Objective 4	Support	For the reasons stated in QPL's original submission
214.		375.2	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 110- 3.2.5.1 Objective 1	Support	For the reasons stated in QPL's original submission
215.		375.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 110-3.2.5.1 Objective 1 > 111-3.2.5.1.1	Support	For the reasons outlined in QPL's primary submission.
216.		375.6	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies> 109-3.2.5 Goal 5 > 119-3.2.5.5 Objective 5 > 121-3.2.5.5.2	Support	For the reasons stated in QPL's original submission
217.		375.8	81-6 Landscape > 84-6.3 Objectives and policies > 85-6.3.1 Objective 1	Support	For the reasons outlined in QPL's primary submission.
218.		375.10	81-6 Landscape > 84-6.3 Objectives and policies > 85-6.3.1 Objective 1 > 88-6.3.1.3	Oppose	For the reasons outlined in QPL's primary submission.
219.		375.13	81-6 Landscape > 84-6.3 Objectives and policies > 104-6.3.3 Objective 3 > 88-6.3.3.2	Oppose	For the reasons outlined in QPL's primary submission.
220.		375.14	81-6 Landscape > 84-6.3 Objectives and policies > 107-6.3.4 Objective 4 > 88-6.3.4.1	Oppose	For the reasons outlined in QPL's primary submission.
221.		375.16	771-21 Rural Zone > 773-21.2 Objectives and	Support	For the reasons stated in QPL's

			Policies >774-21.2.1 Objective - 1		original submission
222.		375.18	771-21 Rural Zone > 773-21.2 Objectives and Policies >816-21.2.10 Objective - 10	Support	For the reasons stated in QPL's original submission
223.		375.19	771-21 Rural Zone > 773-21.2 Objectives and Policies >816-21.2.10 Objective - 10 > 817-21.2.10.1	Support	For the reasons stated in QPL's original submission
224.	Peninsula Village Limited and Wanaka Bay Limited	378.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 92-3.2.4 Goal 4 >97-3.2.4.3 Objective 3	Support	The wording requested by the submitter better reflects the wording of the Act.
225.		378.5	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5> 110-3.2.5.1 Objective 1	Support	Support amending the objectives and policies so that they are consistent with the wording of the Act.
226.		378.9	81-6 Landscape	Support	For the reasons outlined in QPL's primary submission.
227.		378.10	11-4 Urban Development > 13-4.2 Objectives and Policies > 14-4.2.1 Objective 1	Support	For the reasons outlined in QPL's primary submission.
228.		378.13	11-4 Urban Development > 13-4.2 Objectives and Policies > 45-4.2.6 Objective 6	Support	For the reasons stated in QPL's original submission
229.		378.14	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3	Support	For the reasons stated in QPL's original submission
230.		378.15	81-6 Landscape > 84-6.3 Objectives and policies > 85-6.3.1 Objective 1 > 92-6.3.1.7	Support	For the reasons outlined in QPL's primary submission.
231.		378.16	81-6 Landscape > 84-6.3 Objectives and policies > 85-6.3.1 Objective 1 > 96-6.3.1.11	Support	For the reasons outlined in QPL's primary submission.
232.		378.17	81-6 Landscape > 84-6.3 Objectives and policies > 85-6.3.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
233.		378.18	81-6 Landscape > 84-6.3 Objectives and policies > 85-6.3.2 Objective 2 > 100-6.3.2.2	Support	For the reasons outlined in QPL's primary submission.
234.		378.20	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4 > 108-6.3.4.1	Support	Suggested changes better reflect the purpose of the Act.
235.		378.25	771-21 Rural Zone > 1011-21.7 Assessment Matters (Landscapes)	Support	Suggested changes better reflect the purpose of the Act.
236.		Villa del Lago	380.58	26-33 Indigenous Vegetation and Biodiversity	Oppose
237.	Glen Dene Ltd	384.21	26-33 Indigenous Vegetation and Biodiversity	Support	For the reasons outlined in QPL's primary submission.

238.	James Cooper	400.5	10-Entire Plan	Oppose	For the reasons outlined in QPL's primary submission.
239.	Queenstown Lakes District Council	383.41	739-17 Queenstown Airport Mixed Use > 766-17.5 Rules -Standards > 768-17.5.2	Oppose	Oppose the submission to the extent it seeks non-notification provision for airport activities
240.		383.71	185-35 Temporary Activities and Relocated Buildings > 220-35.4 Rules - Activities	Oppose	Temporary activities play an important role in the District and should be supported.
241.		383.210	7-Part Seven - Maps > 7.38-Map 35 - Queenstown	Support	Support providing greater clarification as to extent of Queenstown Waterfront sub-zone
242.	Middleton Family Trust	393.1	7-Part Seven - Maps > 7.33-Map 31 - Lower Shotover	Support	Support proposed rezoning of Queenstown Hill to Airport Mixed Use Zone
243.	James Cooper	400.2	54-2 Definitions > 56-2.2 Definitions	Support	Definition of building and structure should not apply to irrigation pivots and irrigation infrastructure.
244.	Mount Cardrona Station Limited	407.1	54-2 Definitions > 56-2.2 Definitions	Support	For the reasons stated in QPL's primary submission
245.		407.2	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1. > 72- 3.2.1.4 Objective 4	Support	Support for the reasons stated in QPL's submission
246.		407.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 119- 3.2.5.5 Objective 5	Support	Support for the reasons stated in QPL's submission
247.		407.4	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Support in Part	Landscape categories should not apply to gondola corridor linking Remarkables Park to the Remarkables ski field
248.		407.5	771-21Rural Zone > 772-21.1Zone Purpose	Support	Support for the reasons stated in QPL's submission
249.		407.6	771-21Rural Zone > 773-21.2Objectives and Policies >774-21.2.1Objective - 1	Support	Support for the reasons stated in QPL's submission
250.		407.7	771-21Rural Zone > 773-21.2Objectives and Policies >797-21.2.6Objective - 6	Support	Support linkage between urban areas and ski areas.
251.		407.8	771-21Rural Zone > 773-21.2Objectives and	Support	Support for the reasons stated in

			Policies >816-21.2.10Objective - 10		QPL's submission
252.		407.9	771-21Rural Zone > 853-21.4Rules - Activities > 871-21.4.18	Support	Amendment provides clarification
253.		407.10	771-21Rural Zone > 890-21.5Rules - Standards > 919-21.5.17	Support	Support inclusion of reference to passenger lift systems
254.		407.12	771-21Rural Zone > 890-21.5Rules - Standards > 950-21.5.28	Partial support	Support proposed amendments to the extent that they seek to enable gondola connections to ski areas. Oppose the level of prescription in the design elements.
255.		407.16	7-Part Seven - Maps	Support	Landscape categories should not apply to gondola corridor linking Remarkables Park to the Remarkables ski field
256.	Otago Foundation Trust Board	408.2	54-2 Definitions > 56-2.2 Definitions	Support	Requests that 'community activity' is deleted from definition of ASANs
257.	Neil McDonald	409.1	81-6 Landscape	Oppose in part	Support the submission to the extent that the Environment Court decision correctly shows the landscape line along the edge of Remarkables Park. Oppose the submission to the extent that it incorrectly identifies the river flats within Queenstown Park as within the ONL.
258.	Clark Fortune McDonald & Associates Ltd	414.1	10-Entire Plan	Support	Support submitters request that the subdivision section is withdrawn once a complete S32 assessment is undertaken. Concur that the S32 is inadequate.
259.		414.3	1182-27 Subdivision and Development > 1253-27.5 Rules – Standards for Subdivision Activities	Support	For the reasons outlined in QPL's primary submission.
260.	Trustees of the Lake Hayes Investment Trust	415.3	1182-27 Subdivision andDevelopment > 1249-27.4 Rules- Subdivision > 1250-27.4.1Discretionary activities	Support	Agree with the submitter that all subdivision should not be a discretionary activity.
261.	Two Degrees	421.2	54-2 Definitions > 56-2.2 Definitions	Oppose	For the reasons stated in QPL's

	Mobile Limited				original submission
262.	Ayrburn Farm Estate Ltd	430.1	771-21 Rural Zone	Support	For the reasons stated in QPL's submission
263.		430.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support the intent of the suggested modifications
264.		430.4	81-6 Landscape > 83-6.2 Values	Support	For the reasons outlined in QPL's primary submission.
265.		430.6	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Support	Support the intent of the suggested modifications
266.		430.7	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5	Support	Support the intent of the suggested modifications
267.		430.8	771-21 Rural Zone > 772-21.1 Zone Purpose	Support	Support the intent of the suggested modifications
268.		430.10	1182-27 Subdivision and Development > 1249-27.4 Rules- Subdivision > 1250-27.4.1 Discretionary activities	Support	Making subdivision a discretionary activity imposes unnecessary complexity and cost
269.	Queenstown Airport Corporation	433.1 to 433.132	<p>Definitions, 57-3 Strategic Direction &gt; 59-3.2 Goals, Objectives and Policies &gt; 60-3.2.1 Goal 1. &gt; 73-3.2.1.5 Objective 5</p> <p>1-4 Urban Development</p> <p>11-4 Urban Development &gt; 13-4.2 Objectives and Policies &gt; 22-4.2.2 Objective 2.</p> <p>11-4 Urban Development &gt; 13-4.2 Objectives and Policies &gt; 37-4.2.4 Objective 4 &gt; 40-4.2.4.3.</p> <p>11-4 Urban Development &gt; 13-4.2 Objectives and Policies &gt; 37-4.2.4 Objective 4 &gt; 41-4.2.4.4</p> <p>138-7 Low Density Residential &gt; 140-7.2 Objectives and Policies &gt; 148-7.2.3 Objective 3.</p>	Oppose	<p>Oppose all amendments to definitions that are inconsistent with Plan Change 35</p> <p>Oppose all amendments to any provisions that seek to impose controls in addition to those proposed under Plan Change 35.</p> <p>Oppose all amendments that seek to place additional restrictions on existing urban zones such as the Remarkables Park Zone.</p> <p>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.</p>

		<p>138-7 Low Density Residential &gt; 140-7.2 Objectives and Policies &gt; 152-7.2.4 Objective 4</p> <p>138-7 Low Density Residential &gt; 140-7.2 Objectives and Policies &gt; 174-7.2.10</p> <p>138-7 Low Density Residential &gt; 140-7.2 Objectives and Policies &gt; 174-7.2.10 &gt; 176-7.2.10.2</p> <p>138-7 Low Density Residential &gt; 184-7.4 Rules - Activities 200-7.4.12</p> <p>138-7 Low Density Residential &gt; 217-7.5 Rules - Standards &gt; 230-7.5.6</p> <p>138-7 Low Density Residential &gt; 251-7.6 Non-Notification of Applications</p> <p>685-15 Local Shopping Centres &gt; 686- 15.1 Zone Purpose</p> <p>685-15 Local Shopping Centres &gt; 687- 15.2 Objectives and Policies &gt; 699-15.2.3 Objective 3</p> <p>685-15 Local Shopping Centres &gt; 711- 15.4 Rules - Activities 85-15 Local Shopping Centres &gt; 711- 15.4 Rules - Activities &gt; 714-15.4.3</p> <p>685-15 Local Shopping Centres &gt; 732- 15.6 Non-Notification of Applications</p> <p>739-17 Queenstown Airport Mixed Use &gt; 740-</p>		<p>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).</p> <p>Oppose all amendments that seek to reduce open space or buffer areas between the airport and adjoining urban zones.</p> <p>Oppose all amendments that seek to constrain any existing development opportunity within the Remarkables Park Zone.</p> <p>Any amendments or provisions supported/opposed by QAC that seek to achieve any of the outcomes set out above be rejected.</p>
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		<p><b>17.1 Zone Purpose</b></p> <p>739-17 Queenstown Airport Mixed Use &gt; 741-17.2 Objectives and Policies</p> <p>739-17 Queenstown Airport Mixed Use &gt; 750-17.3 Other Provisions and Rules &gt; 752-17.3.2 District Wide</p> <p>739-17 Queenstown Airport Mixed Use &gt; 766-17.5 Rules - Standards</p> <p>739-17 Queenstown Airport Mixed Use &gt; 791-17.6 Non-Notification of Applications</p> <p>739-17 Queenstown Airport Mixed Use &gt; 793-17.7 Non Regulatory Methods</p> <p>771-21Rural Zone &gt; 772-21.1Zone Purpose</p> <p>771-21Rural Zone &gt; 773-21.2Objectives and Policies &gt; 801-21.2.7Objective - 7</p> <p>771-21Rural Zone &gt; 773-21.2Objectives and Policies &gt; 806-21.2.8Objective - 8 &gt; 807-21.2.8.1</p> <p>1182-27 Subdivision and Development &gt; 1184-27.2 Objectives and Policies – district wide &gt; 1193-27.2.2 Objective 2</p> <p>1182-27 Subdivision and Development &gt; 1253-27.5 Rules - Standards for Subdivision Activities &gt; 1254-27.5.1</p> <p>1182-27 Subdivision and Development &gt; 1352-27.9 Rules - Non-notification of</p>		
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		<p>Applications &gt; 1353-27.9.1</p> <p>185-35 Temporary Activities and Relocated Buildings &gt; 187-35.2 Objectives and Policies &gt; 188-35.2.1 Objective 1</p> <p>185-35 Temporary Activities and Relocated Buildings &gt; 237-35.5 Rules - Standards</p> <p>185-35 Temporary Activities and Relocated Buildings &gt; 242-35.6 Rules – Non-notification</p> <p>245-36 Noise &gt; 252-36.4 Rules - Activities &gt; 258-36.4.6</p> <p>245-36 Noise</p> <p>245-36 Noise &gt; 278-36.6 Airport Noise</p> <p>245-36 Noise &gt; 260-36.5 Rules- Standards &gt; 262-36.5.2</p> <p>7-Part Seven - Maps &gt; 7.34-Map 31a - Queenstown Airport</p> <p>7-Part Seven - Maps &gt; 7.36-Map 33 - Frankton</p> <p>26-37 Designations</p> <p>26-37 Designations &gt; 86-D. Queenstown Airport</p> <p>26-37 Designations &gt; 28-37.2 Schedule of Designations</p> <p>7-Part Seven - Maps &gt; 7.34-Map 31a - Queenstown Airport</p>		
270.	433.1 to	57-3 Strategic Direction > 59-3.2 Goals,	Support	The functional and operational

		433.132	<p>Objectives and Policies &gt; 109-3.2.5 Goal 5</p> <p>57-3 Strategic Direction &gt; 59-3.2 Goals, Objectives and Policies</p> <p>81-6 Landscape &gt; 83-6.2 Values</p> <p>81-6 Landscape &gt; 84-6.3 Objectives and Policies &gt; 85-6.3.1 Objective 1</p> <p>81-6 Landscape &gt; 84-6.3 Objectives and Policies &gt; 104-6.3.3 Objective 3</p> <p>81-6 Landscape &gt; 84-6.3 Objectives and Policies &gt; 107-6.3.4 Objective 4</p> <p>81-6 Landscape &gt; 84-6.3 Objectives and Policies &gt; 112-6.3.5 Objective 5</p> <p>771-21Rural Zone &gt; 1011- 21.7Assessment Matters (Landscapes) &gt; 1012-21.7.1ONF and ONL</p> <p>1-28 Natural Hazards &gt; 5-28.3 Objectives and Policies &gt; 6-28.3.1 Objective 1</p> <p>1-28 Natural Hazards &gt; 5-28.3 Objectives and Policies &gt; 12-28.3.2 Objective 2 &gt; 13- 28.3.2.1</p>		<p>constraints of significant infrastructure should be a relevant consideration. However, and policy recognition should not be limited to existing nrastructure and should include new infrastructure.</p>
271.	New Zealand Fire Service	438.1	10-Entire Plan	Neutral	Recognise the importance of providing fire fighting supply but question the need to refer to the Code of Practice within the District Plan
272.		438.38	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 >1224-27.2.5.10:	Neutral	Recognise the importance of providing fire fighting supply but question the need to refer to the Code of Practice within the District Plan
273.	Lake McKay Station Ltd	439.2	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules -Standards for Permitted	Support	Agree with the submitter that the proposed Rules for the SNAs are too

			Activities		restrictive to allow general maintenance of existing access tracks and an upgrade or widening of the tracks would be impossible.
274.	David and Margaret Bunn	442.3	57-3 Strategic Direction > 59-3.2 Goals, Objective	Support	For the reasons outlined in QPL's primary submission.
275.		442.7	1182-27 Subdivision and Development > 1183-27.1 Purpose	Support	For the reasons outlined in QPL's primary submission, support, nssofar as the submission relates to the District's ONL lines.
276.		442.9	81-6 Landscape	Support	For the reasons outlined in QPL's primary submission, support, nssofar as the submission relates to the District's ONL lines.
277.	Paterson Pitts Partners (Wanaka) Ltd	453	1182-27 Subdivision and Development > 1249-27.4 Rules- Subdivision > 1250-27.4.1 Discretionary activities	Support	Making subdivision a discretionary activity imposes unnecessary costs and complexity
278.	Hogans Gully Farming Limited	456.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies> 60-3.2.1 Goal 1. > 72-3.2.1.4 Objective 4	Support	For the reasons stated in QPL's original submission
279.		456.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 112-3.2.5.2 Objective 2 > 113-3.2.5.2.1	Support	For the reasons outlined in QPL's primary submission.
280.		456.7	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies> 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2	Support	For the reasons stated in QPL's original submission
281.		456.8	81-6 Landscape > 83-6.2 Values	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
282.		456.14	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
283.		456.15	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2	Support	For the reasons outlined in QPL's primary submission.
284.		456.19	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5	Support	For the reasons outlined in QPL's primary submission.
285.		456.20	81-6 Landscape > 84-6.3 Objectives and	Support	For the reasons outlined in QPL's

			Policies > 112-6.3.5 Objective 5 > 113.6.3.5.1		primary submission.
286.		456.21	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114.6.3.5.2	Support	For the reasons outlined in QPL's primary submission.
287.	Zuzana Millson	463.1	81-6 Landscape	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
288.		463.2	771-21 Rural Zone > 773-21.2 Objectives and Policies > 809-21.2.9 Objective 9	Oppose	For the reasons outlined in QPL's primary submission.
289.	S Jones	493.1	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Support	For the reasons outlined in QPL's primary submission.
290.	Arcadian Triangle Limited	497.17	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the relief seeks to maintain a discretionary activity status for subdivision in the rural zone.
291.	Woodlot Properties Limited	501.13	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Support	For the reasons outlined in QPL's primary submission.
292.		502.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 110-3.2.5.1 Objective 1	Support	For the reasons outlined in QPL's primary submission.
293.	Allenby Farms Limited	502.2	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 112-3.2.5.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
294.		502.3	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3	Support	For the reasons outlined in QPL's primary submission.
295.		502.4	81-6 Landscape > 84-6.3 Objectives and Policies > 6.3.1 Objective 1 > 93-6.3.1.1	Support	For the reasons outlined in QPL's primary submission.
296.		513.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1. > 72-3.2.1.4 Objective 4	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
297.	Jenny Barb	513.2	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 112-3.2.5.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
298.		513.3	57-3 Strategic Direction > 59-3.2 Goals,	Support	For the reasons outlined in QPL's

			Objectives and Policies, 109-3.2.5 Goal 5 > 112-3.2.5.2 Objective 2 > 113-3.2.5.2.1		primary submission.
299.	513.5		57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 114-3.2.5.3 Objective 3	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
300.	513.7		57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 116-3.2.5.4 Objective 4	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
301.	513.8		57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 119-3.2.5.5 Objective 5	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
302.	513.11		81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 89-6.3.1.4	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
303.	513.13		81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11	Support	For the reasons outlined in QPL's primary submission.
304.	513.14		81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
305.	513.15		81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 99-6.3.2.1	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
306.	513.16		81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2	Support	For the reasons outlined in QPL's primary submission.
307.	513.17		81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5	Support	For the reasons outlined in QPL's primary submission.
308.	513.18		81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1	Support	For the reasons outlined in QPL's primary submission.
309.	513.19		81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2	Support	For the reasons outlined in QPL's primary submission.
310.	513.23		771-21 Rural Zones > 773-21.2 Objectives and Policies > 774-21.2.1 Objective 1	Support	For the reasons outlined in QPL's primary submission.
311.	513.43		1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.

312.		513.45	1182-27 Subdivision and Development	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
313.	Wakatipu Equities	515.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies >109-3.2.5 Goal 5 > 114-3.2.5.3 Objective 3	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
314.		515.4	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 116-3.2.5.4 Objective 4	Support	For the reasons outlined in QPL's primary submission.
315.		515.5	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies >109-3.2.5 Goal 5 > 119-3.2.5.5 Objective 5	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
316.		515.7	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies >109-3.2.5 Goal 5 > 119-3.2.5.5 Objective 5 > 121-3.2.5.5.2	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
317.		515.9	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 >89-6.3.1.4	Support	The suggested amendments better achieve the purpose of the Act.
318.		515.10	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.1 Objective 1 > 113-6.3.1.6	Support	For the reasons outlined in QPL's primary submission.
319.		515.11	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 >96-6.3.1.11	Support	The suggested amendments better achieve the purpose of the Act.
320.		515.12	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Support	The suggested amendments better achieve the purpose of the Act.
321.		515.13	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 >99-6.3.2.1	Support	The suggested amendments better achieve the purpose of the Act.
322.		515.14	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2	Support	For the reasons outlined in QPL's primary submission.
323.		515.15	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
324.		515.16	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 113-6.3.5.1	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
325.		515.17	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission

326.		515.18	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 115-6.3.5.3	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
327.		515.19	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 118-6.3.5.6	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
328.		515.20	771-21 Rural Zone > 773-21.2 Objectives and Policies > 774-21.2.1 Objective - 1	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
329.		515.21	771-21 Rural Zone > 773-21.2 Objectives and Policies > 774- 21.2.1 Objective - 1 > 775-21.2.1.1	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
330.		515.22	771-21 Rural Zone > 773-21.2 Objectives and Policies > 806-21.2.8Objective - 8 > 807-21.2.8.1	Support	Specific reference to landscape and natural hazards sections is not necessary.
331.		515.23	771-21Rural Zone > 1011-21.7Assessment Matters(Landscapes) > 1019-21.7.2RLC >1023-21.7.2.4	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
332.		515.24	771-21Rural Zone > 1011-21.7 Assessment Matters (Landscapes) > 1019-21.7.2RLC >1024-21.7.2.5	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
333.		515.25	771-21Rural Zone > 1011-21.7Assessment Matters (Landscapes) > 1019-21.7.2RLC >1026-21.7.2.7	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
334.		515.36	1182-27 Subdivision and Development	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
335.		515.37	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.
336.	New Zealand Tungsten Mining Limited	519.9	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 116-3.2.5.4 Objective 4	Support	For the reasons outlined in QPL's primary submission.
337.		519.10		Support	For the reasons outlined in QPL's primary submission.

338.		519.15	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 110-3.2.5.1 Objective 1	Support	For the reasons outlined in QPL's primary submission.
339.		519.24	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.1 Objective 1 > 113-6.3.1.6	Support	For the reasons outlined in QPL's primary submission.
340.		519.25	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
341.		519.26	81-6 Landscape > 84-6.3 Objectives and Policies > 106-6.3.3 Objective 3	Support	For the reasons outlined in QPL's primary submission.
342.		519.31	81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7 > 124-6.3.7.1	Support	Policy 6.3.7.1 recognises that environmental quality can be improved through land use change.
343.		519.32	81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7 > 125-6.3.7.2	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
344.	Fred van Brandenburg	520.5	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.
345.		522.5	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 114-3.2.5.3 Objective 3	Support	For the reasons outlined in QPL's primary submission.
346.		522.7	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 116-3.2.5.4 Objective 4	Support	For the reasons outlined in QPL's primary submission.
347.	Kristie Jean Brustad and Harry James Inch	522.14	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.1 Objective 1 > 96-6.3.1.11	Support	For the reasons outlined in QPL's primary submission.
348.		522.15	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
349.		522.17	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2	Support	For the reasons outlined in QPL's primary submission.
350.		522.20	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2	Support	For the reasons outlined in QPL's primary submission.
351.	Robert and Elvena Heywood	523.14	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1	Oppose	For the reasons outlined in QPL's primary submission, oppose to the

			Discretionary activities		extent the submission seeks a discretionary activity status for subdivision in rural zones.
352.	Ministry of Education	522.40	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.
353.	F S Mee Developments Ltd	525.2	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.
354.	Larchmont Developments Limited	527.4	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.
355.	Shotover Country Limited	528.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 114-3.2.5.3 Objective 3	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
356.		528.3	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 86-6.3.1.1	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
357.		528.4	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
358.		528.5	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
359.		528.6	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 114-6.3.5.2	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
360.	Lakes Edge Development Ltd	529.5	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a

					discretionary activity status for subdivision in rural zones.
361.	Byron Ballan	530.14	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.
362.	Crosshill Farms Limited	531.3	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 114-3.2.5.3 Objective 3	Support	For the reasons outlined in QPL's primary submission.
363.		531.4	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 116-3.2.5.4 Objective 4	Support	For the reasons outlined in QPL's primary submission.
364.		531.10	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 93-6.3.1.6	Support	For the reasons outlined in QPL's primary submission.
365.		531.11	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11	Support	For the reasons outlined in QPL's primary submission.
366.		531.12	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
367.		531.17	81-6 Landscape > 84-6.3 Objectives and policies > 112-6.3.5 Objective 5 > 114-6.3.5.2	Support	For the reasons outlined in QPL's primary submission.
368.	Wayne Evans, G W Stalker Family Trust, Mike Henry	534.14	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2	Support	For the reasons outlined in QPL's primary submission.
369.	High Peaks Limited	545.5	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.
370.	Maximum Mojo Holdings Limited	548	464-12 Queenstown Town Centre	Support and Oppose	Support the integration of Plan Change 50 into the District Plan.  Oppose the overall extent and location of the Queenstown Town Centre when both Plan Change 50 and the District Plan Review are considered.
371.			7-Part Seven - Maps > 7.39-Map 36 - Queenstown Central		
372.			26-9 High Density Residential		

373.	Ngai Tahu Property Limited	550.5	1182-27 Subdivision and Development > 1249-27.4 Rules – Subdivision > 1250-27.4.1 Discretionary activities	Oppose	For the reasons outlined in QPL's primary submission, oppose to the extent the submission seeks a discretionary activity status for subdivision in rural zones.
374.	NZSki Limited	572.1	7-Part Seven - Maps > 7.11-Map 10 - Skippers, Macetown, Cardrona	Support	Support the expansion of the Remarkables ski area
375.		572.3	771-21 Rural Zone	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
376.		572.4	26-33 Indigenous Vegetation and Biodiversity	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
377.		572.5	7-Part Seven - Maps > 7.14-Map 13 - Gibbston Valley, Cecil Peak and Wye Creek (Insets)	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
378.		581.5	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 110-3.2.5.1 Objective 1	Support	For the reasons outlined in QPL's primary submission.
379.	Lesley and Jerry Burdon	581.6	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 116-3.2.5.4 Objective 4	Support	For the reasons outlined in QPL's primary submission.
380.		581.7	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3	Support	For the reasons outlined in QPL's primary submission.
381.		581.8	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11	Support	For the reasons outlined in QPL's primary submission.
382.		581.9	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2	Support	For the reasons outlined in QPL's primary submission.
383.		581.11	81-6 Landscape > 84-6.3 Objectives and Policies > 98-6.3.2 Objective 2 > 100-6.3.2.2	Support	For the reasons outlined in QPL's primary submission.
384.		Straterra	598.17	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies, 109-3.2.5 Goal 5 > 112-3.2.5.2 Objective 2	Support
385.	598.25		81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3	Support	For the reasons outlined in QPL's primary submission.
386.	598.26		771-21 Rural Zone > 1011-21.7 Assessment	Support	For the reasons outlined in QPL's

			Matters (Landscapes) > 1012-21.7.1 ONF and ONL > 1013-21.7.1.1		primary submission.
387.	Federated Farmers of New Zealand	600.1	10-Entire Plan	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
388.		600.4	54-2 Definitions > 56-2.2 Definitions	Support	Farm irrigators are necessary for productive farming and are an anticipated activity in the rural area.
389.		600.7	54-2 Definitions > 56-2.2 Definitions	Support	The suggested amendment to the definition of farm building provides greater clarity
390.		600.16	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 92-3.2.4 Goal 4 > 94-3.2.4.2 Objective 2	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
391.		600.29	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 110-3.2.5.1 Objective 1	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
392.		600.30	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 110-3.2.5.1 Objective 1 > 111-3.2.5.1.1	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
393.		600.62	771-21 Rural Zone > 773-21.2 Objectives and Policies > 774-21.2.1 Objective - 1 > 780-21.2.1.6	Support	Support the intent of the suggested changes for the reasons stated in QPL's original submission
394.		600.114	26-33 Indigenous Vegetation and Biodiversity > 27-33.1 Purpose	Support	Support the intent of the submission for the reasons stated in QPL's original submission
395.		600.123	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 40-33.2.2.1	Support	For the reasons outlined in QPL's primary submission.
396.		600.124	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2	Support	Support the intent of the submission for the reasons stated in QPL's original submission
397.	Te Anau Developments Limited	607.5	54-2 Definitions	Support	For the reasons outlined in QPL's primary submission.
398.		607.6	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support inclusion of goals relating to the ongoing growth and support of

				tourism
399.	607.7	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies	Support	Support the intent of the submission for the reasons stated in QPL's original submission
400.	607.8	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies	Support	Support the inclusion of a strategic policy, recognising the importance of tourism activity within Queenstown
401.	607.9	10-Entire Plan	Support	Support the intent of the submission for the reasons stated in QPL's original submission
402.	607.10	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1. > 61-3.2.1.1Objective 1. > 64-3.2.1.1.3	Support	Support the intent of the submission for the reasons stated in QPL's original submission
403.	607.12	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies> 60-3.2.1Goal 1. > 72-3.2.1.4Objective 4	Support	Support the intent of the submission for the reasons stated in QPL's original submission
404.	607.15	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies> 92-3.2.4Goal 4 > 101-3.2.4.5Objective 5	Support	Support the intent of the submission for the reasons stated in QPL's original submission
405.	607.16	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 110- 3.2.5.1Objective 1	Support	Support the intent of the submission for the reasons stated in QPL's original submission
406.	607.17	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies> 109-3.2.5Goal 5 > 110-3.2.5.1Objective 1 > 111-3.2.5.1.1	Support	Support the intent of the submission for the reasons stated in QPL's original submission
407.	607.18	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 112-3.2.5.2Objective 2	Support	Support the intent of the submission for the reasons stated in QPL's original submission
408.	607.19	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 121-3.2.5.5.2	Support	Support the intent of the submission for the reasons stated in QPL's original submission
409.	607.28	464-12 Queenstown Town Centre > 466-12.2 Objectives and Policies > 496-12.2.5 Objective 5	Support	Support the intent of the submission for the reasons stated in QPL's original submission
410.	607.29	771-21Rural Zone > 773-21.2Objectives and Policies > 823-21.2.12Objective - 12	Support	Support the intent of the submission for the reasons stated in QPL's original

					submission
411.		607.30	771-21Rural Zone > 773-21.2Objectives and Policies	Support	Support the intent of the submission for the reasons stated in QPL's original submission
412.		607.36	771-21Rural Zone > 853-21.4Rules - Activities > 882-21.4.29	Support	Support the intent of the submission; tourism activities can appropriately be located within the air noise boundary.
413.		607.37	771-21Rural Zone > 853-21.4Rules - Activities	Neutral	While the intent of the submission is supported in part, it is difficult to understand the implications of such when 'existing airstrips' are not a defined activity in the Plan.
414.		607.38	26-30 Energy and Utilities	Support in part	The request to remove tourism activity from Rural Visitor zones appears misplaced and is not supported. That part of the submission requesting that infrastructure tourism related activities are provided for within Chapter 30 is supported.
415.		607.55	185-35 Temporary Activities and Relocated Buildings > 237-35.5 Rules - Standards	Support	It is important to enable lighting for the purposes of health and safety
416.		607.57	245-36 Noise > 252-6.4Rules - Activities	Support in part	Support amending the table to include noise from vessels that provide public transport
417.	Darby Planning LP	608.3	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 60-3.2.1Goal 1.	Support	Support the intent of the submission for the reasons stated in QPL's original submission
418.		608.8	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 1161 60-3.2.1Goal 1. > 72- 3.2.1.4Objective 4	Support	Support the intent of the submission for the reasons stated in QPL's original submission
419.		608.19	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 114-3.2.5.3Objective 3	Support	Support the intent of the submission for the reasons stated in QPL's original submission
420.		608.21	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5	Support	Support the intent of the submission for the reasons stated in QPL's original submission

421.	608.22	57-3Strategic Direction > 59-3.2Goals, Objectives and Policies > 109-3.2.5Goal 5 > 119-3.2.5.5Objective 5 > 120-3.2.5.5.1	Support	Support the intent of the submission for the reasons stated in QPL's original submission
422.	608.37	81-6 Landscape > 83-6.2 Values	Support	Support the intent of the submission for the reasons stated in QPL's original submission
423.	608.40	81-6 Landscape > 83-6.3 Objectives and Policies > 85-6.3.1 Objective 1> 93.6.3.1.6	Support	For the reasons outlined in QPL's primary submission.
424.	608.49	81-6 Landscape > 84-6.3 Objectives and Policies > 107-6.3.4 Objective 4	Partial support	For the reasons outlined in QPL's primary submission, support to the extent the relief seeks offsetting when effects cannot be avoided, remedied, or mitigated, oppose requirement for "no net loss".
425.	608.50	81-6 Landscape > 84-6.3 Objectives and Policies > 123-6.3.7Objective 7	Partial support	For the reasons outlined in QPL's primary submission, support to the extent the relief seeks offsetting when effects cannot be avoided, remedied, or mitigated, oppose requirement for "no net loss".
426.	608.57	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1	Support	Support the intent of the submission for the reasons stated in QPL's original submission
427.	608.58	771-21Rural Zone > 773-21.2Objectives and Policies > 774-21.2.1Objective - 1 > 775-21.2.1.1	Support	Support the intent of the submission for the reasons stated in QPL's original submission
428.	608.59	771-21Rural Zone > 773-21.2Objectives and Policies > 774- 21.2.1Objective - 1 > 776-21.2.1.2	Support	Support the intent of the submission for the reasons stated in QPL's original submission
429.	608.60	771-21Rural Zone > 773-21.2Objectives and Policies > 816- 21.2.10Objective - 10 > 817-21.2.10.1	Support	Support the intent of the submission for the reasons stated in QPL's original submission
430.	608.61	771-21 Rural Zone > 773-21.2 Objectives and Policies > 816-21.2.10 Objective - 10 > 818-21.2.10.2	Support	Support the intent of the submission for the reasons stated in QPL's original submission
431.	608.62	771-21 Rural Zone > 773-21.2 Objectives and	Support	Support the intent of the submission

			Policies > 816- 21.2.10 Objective - 10 > 819-21.2.10.3		for the reasons stated in QPL's original submission
432.		608.72	771-21 Rural Zone > 1011-21.7 Assessment Matters (Landscapes) > 1012-1.7.1ONF and ONL	Support	Support the intent of the submission for the reasons stated in QPL's original submission
433.		608.73	771-21Rural Zone > 1011-21.7 Assessment Matters (Landscapes) > 1019-21.7.2RLC	Support	Support the intent of the submission for the reasons stated in QPL's original submission
434.	Soho Ski Area Limited and Blackmans Creek No. 1 LP	610.3	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8	Support	For the reasons outlined in QPL's primary submission.
435.		610.5	771-21 Rural Zone > 772-21.1 Zone Purpose	Support	Support the intent of the submission for the reasons stated in QPL's original submission
436.		610.6	771-21 Rural Zone > 837-21.3 Other Provisions and Rules > 841-21.3.3 Clarification > 849-21.3.3.8	Support	Support the intent of the submission for the reasons stated in QPL's original submission
437.		610.10	771-21 Rural Zone > 773-21.2 Objectives and Policies > 797-21.2.6 Objective - 6.	Support	Support the intent of the submission for the reasons stated in QPL's original submission
438.		610.11	771-21 Rural Zone > 773-21.2 Objectives and Policies > 797-21.2.6 Objective - 6.	Support	Support the intent of the submission for the reasons stated in QPL's original submission
439.		610.20	54-2 Definitions > 56-2.2 Definitions	Support	Support the intent of the submission for the reasons stated in QPL's original submission
440.		610.21	7-Part Seven - Maps > 7.11-Map 10 - Skippers, Macetown, Cardrona	Support	Support the intent of the submission for the reasons stated in QPL's original submission
441.		610.22	54-2 Definitions > 56-2.2 Definitions	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.
442.	Treble Cone Investments Limited	613.3	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2	Support	Support the intent of the submission for the reasons stated in QPL's original submission

443.		613.5	771-21 Rural Zone > 772-21.1Zone Purpose	Support	Support the intent of the submission for the reasons stated in QPL's original submission
444.		613.6	771-21Rural Zone > 837-21.3Other Provisions and Rules > 841-21.3.3Clarification > 849-21.3.3.8	Support	The suggested amendment provides greater clarity and supports activities within Ski Area Sub-Zones
445.		613.10	771-21 Rural Zone > 773-21.2 Objectives and Policies > 797-21.2.6 Objective - 6.	Support	Support the intent of the submission for the reasons stated in QPL's original submission
446.		613.11	771-21Rural Zone > 773-21.2Objectives and Policies > 797- 21.2.6Objective - 6.	Support	Support the intent of the submission for the reasons stated in QPL's original submission
447.		613.20	54-2 Definitions > 56-2.2 Definitions	Support	Support the intent of the submission for the reasons stated in QPL's original submission
448.		613.21	54-2Definitions > 562.2Definitions	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.
449.	Cardrona Alpine Resort Limited	615.5	54-2 Definitions > 56-2.2 Definitions	Support	For the reasons outlined in QPL's primary submission.
450.		615.6	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support the intent of the submission for the reasons stated in QPL's original submission
451.		615.7	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support the intent of the submission for the reasons stated in QPL's original submission
452.		615.8	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support the intent of the submission for the reasons stated in QPL's original submission
453.		615.9	10-Entire Plan	Support	Support the intent of the submission for the reasons stated in QPL's original submission

454.		615.10	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1. > 61-3.2.1.1 Objective 1. > 64-3.2.1.1.3.	Support	Support the intent of the submission for the reasons stated in QPL's original submission
455.		615.12	57-3 Strategic Direction > 59-3.2 Goals Objectives and Policies > 60-3.2.1 Goal 1 > 72-3.2.1.4 Objective 4	Support	For the reasons outlined in QPL's primary submission.
456.		615.32	771-21 Rural Zone > 853-21.4 Rules – Activities > 854-21.4.1	Support	For the reasons outlined in QPL's primary submission.
457.		621.5	54-2 Definitions	Support	For the reasons outlined in QPL's primary submission.
458.		621.6	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support the intent of the submission for the reasons stated in QPL's original submission
459.		621.7		Support	Support the intent of the submission for the reasons stated in QPL's original submission
460.		621.8		Support	For the reasons outlined in QPL's primary submission.
461.		621.9		Support	For the reasons outlined in QPL's primary submission.
462.	Real Journeys Limited	621.10		57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1. > 61-3.2.1.1 Objective 1. > 64-3.2.1.1.3.	Support
463.		621.28	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 93-6.3.1.8	Support	Support providing for light where it is necessary for health and safety.
464.		621.40	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2	Support	For the reasons outlined in QPL's primary submission.
465.		621.60	771-21 Rural Zone > 773- 21.2 Objectives and Policies > 774-21.2.1 Objective 1	Support	For the reasons outlined in QPL's primary submission.
466.		621.63	771-21 Rural Zone > 773- 21.2 Objectives and Policies > 789-21.2.4 Objective 4 > 791-21.2.4.2	Oppose	For the reasons outlined in QPL's primary submission.
467.		621.70	771-21 Rural Zone > 773-21.2 Objectives and Policies > 823-21.2.12 Objective - 12	Support	Support the intent of the submission for the reasons stated in QPL's original submission
468.		621.71	771-21 Rural Zone > 773-21.2 Objectives and	Support in part	Support recognition of the ability to

			Policies >823-21.2.12 Objective - 12 > 825-21.2.12.2		provide access to a wide range of recreational experiences on lakes and rivers; subject to recognising the importance of providing water based public transport opportunities
469.		621.72	771-21 Rural Zone > 773-21.2 Objectives and Policies > 823-21.2.12 Objective - 12 > 826-21.2.12.3	Support	Support recognition of the need to provide for public transport opportunities on the Kawarau River; this provides an important transport link
470.		621.86	771-21 Rural Zone > 890-21.5 Rules - Standards	Support	Support the intent of the submission for the reasons provided in QPL's original submission
471.		621.87	771-21 Rural Zone > 890-21.5 Rules - Standards > 968-21.5.41	Support	Support for provisions to enable pipelines and structures to prevent bank erosion.
472.		621.89	7-Part Seven - Maps	Support	Support recognition of the need to provide for public transport opportunities on the Kawarau River; this provides an important transport link
473.		621.91	771-21 Rural Zone > 890-21.5 Rules - Standards > 986-21.5.46	Support	Support recognition of the need to provide for public transport opportunities on the Kawarau River; this provides an important transport link
474.		621.109	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 12-28.3.2 Objective 2 > 14-28.3.2.2	Support	Support the intent of the submission for the reasons provided in QPL's original submission
475.	D & M Columb	624.5	54-2 Definitions	Support	Support the intent of the submission for the reasons provided in QPL's original submission
476.		624.24	771-21 Rural Zone > 773-21.2 Objectives and Policies >774-21.2.1 Objective - 1 > 775-21.2.1.1	support	Support the intent of the submission for the reasons provided in QPL's original submission
477.	Upper Clutha	625.6	57-3 Strategic Direction > 59-3.2 Goals,	Support	Support provision for a world class

	Track Trust		Objectives and Policies		trails network
478.		625.7	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support provision for a world class trails network, and recognition of the social, environmental and economic benefits derived from trails network
479.		625.8	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support provision for a world class trails network, and recognition of the social, environmental and economic benefits derived from trails network
480.		625.9	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Oppose	In some cases closure of unformed roads should be encouraged, particularly where their closure enables more practical access opportunities
481.		625.10	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support in part	Support part that recognises that trails are often in ONL, but suggest further amendment to recognise that this often means that provision should be made for construction of trails, and services/facilities to assist people using the trails
482.		625.11	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support recognition that trails require associated construction, bridges etc
483.		625.12	81-6 Landscape > 131-6.4 Rules	support	Concur that any trail and associated works that is part of the trail network should be provided for as a controlled activity, this recognises the benefits associated with trail provision
484.	Barnhill Corporate Trustees Limited & DE, ME Bunn & LA Green	626.1	8-General DP Review Comments	Neutral	Future development within Queenstown park is likely to be visible from the proposed rezoning. There needs to be an assurance that future residential development at this location accepts that there will be residential and tourist development within Queenstown Park
485.		626.4		Support	For the reasons outlined in QPL's

					primary submission.
486.		626.5		Support	For the reasons outlined in QPL's primary submission.
487.	Morven Ferry Limited	629.1	8-General DP Review Comments	Neutral	Future development within Queenstown park is likely to be visible from the proposed rezoning. There needs to be an assurance that future residential development at this location accepts that there will be residential and tourist development within Queenstown Park
488.		629.4		Support	Support the intent of the submission for the reasons provided in QPL's original submission
489.	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	632.42	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1185-27.2.1 Objective 1.	Support	Support the intent of the submission for the reasons provided in QPL's original submission
490.		632.54	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1233-27.2.6 Objective 6 > 1235-27.2.6.2	Support	Support amendment to clarify that DCN's must be in accordance with the powers available under the Local Government Act
491.		632.55	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1236-27.2.7 Objective 7 > 1237-27.2.7.1	Support	Suggested amendment provides better clarity
492.		632.63	1182-27 Subdivision and Development > 1249-27.4 Rules - Subdivision > 1252-27.4.3 Restricted Discretionary activities	Support	Support provision for subdivision that is consistent with structure plan as a controlled activity
493.		632.67	1-28 Natural Hazards > 5-28.3 Objectives and Policies	Support	Reconsidering the extensive number of hazard related policies, removing unnecessary tautology and ensuring they are focused on significant natural hazards only would reduce complexity
494.	Aurora Energy Limited	635.6	54-2 Definitions > 56- 2.2 Definitions	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)
495.		635.10	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support in part	If a gondola is part of regionally significant infrastructure, then support the policy providing support for a gondola
496.		635.16	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies> 109-3.2.5 Goal 5	Support in part	If a gondola is part of regionally significant infrastructure, then support the policy providing support for a gondola
497.		635.28	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 88-6.3.1.3	Support in part	If a gondola is part of regionally significant infrastructure, then support the policy providing support for a gondola
498.		635.35	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5	oppose	Given advances in technology, and potential for self sufficiency, providing services at time of subdivision should not be a requirement
499.		636.3	57-3 Strategic Direction > 59- 3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5	support	Support the intent of the submission for the reasons provided in QPL's original submission
500.	Crown Range Holdings Ltd	636.7	771-21 Rural Zone > 773-21.2 Objectives and Policies > 816-21.2.10 Objective - 10	support	Support the intent of the submission for the reasons provided in QPL's original submission
501.		636.8	771-21 Rural Zone > 853-21.4 Rules - Activities > 854-21.4.1	support	Concur that the format of the zone should be altered so that non-listed activities are permitted, this approach is more consistent with the effects based purpose of the RMA
502.	Queenstown Trails Trust	671.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	support	Support provision for a world class trails network, and recognition of the social, environmental and economic benefits derived from trails network
503.		671.2	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions	support	Support provision for a world class trails network, and recognition of the

					social, environmental and economic benefits derived from trails network
504.		671.4	771-21 Rural Zone > 773-21.2 Objectives and Policies > 809-21.2.9 Objective - 9	Support	Support provision for a world class trails network, and recognition of the social, environmental and economic benefits derived from trails network
505.	Amrta Land Ltd	677.1	54-2 Definitions	Support	For the reasons outlined in QPL's primary submission.
506.		677.2	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	For the reasons outlined in QPL's primary submission.
507.		677.3		Support	For the reasons outlined in QPL's primary submission.
508.		677.4		Support	For the reasons outlined in QPL's primary submission.
509.		677.5		10-Entire Plan	Support
510.		677.6	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 127-6.3.8.1	Support	Support the intent of the submission for the reasons provided in QPL's original submission
511.		677.7	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2	Support	Support the intent of the submission for the reasons provided in QPL's original submission
512.	Justin Crane and Kirsty Mactaggart	688.6	771-21 Rural Zone > 853-21.4 Rules - Activities > 854-21.4.1	Support	The requested amendment (that activities that are not listed are permitted) better achieves the effects based nature of the RMA
513.	Private Property Limited	693.5	81-6 Landscape	Support	Submitter's request to delete Section 6 of the Proposed Plan and incorporate elements of that Chapter within the Rural Chapter Section, ensuring that the singular use of 'avoid' is balanced by other associated terms such as 'remedy or mitigate' is supported for the reasons provided in QPL's original submission

514.		693.11	771-21 Rural Zone > 773-21.2 Objectives and Policies > 816-21.2.10 Objective - 10	Support	Support the intent of the submission for the reasons provided in QPL's original submission
515.	Millbrook Country Club Ltd	696.13	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 127-6.3.8.1	Support	Support the intent of the submission for the reasons provided in QPL's original submission
516.		696.14	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 128-6.3.8.2	Support	Support the intent of the submission for the reasons provided in QPL's original submission
517.	Paul Kane	701.10	771-21 Rural Zone > 890-21.5 Rules - Standards > 911-21.5.14 > 913-21.5.14.2	Support	Concur that structures associated with irrigators should not be listed as part of the definition of building
518.		701.12	771-21 Rural Zone > 890-21.5 Rules - Standards > 914-21.5.15	Support	Concur that structures associated with irrigators should not be listed as part of the definition of building
519.		701.13	771-21 Rural Zone > 1007-21.6 Non-Notification of Applications	Support	Submitter requests that applications to construct buildings be non-notified
520.	Lake Wakatipu Stations Ltd	702.2	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5	Support	For the reasons outlined in QPL's primary submission.
521.	Forest and Bird	706.8	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 92-3.2.4 Goal 4 > 94-3.2.4.2 Objective 2 > 95-3.2.4.2.1	Oppose	Oppose identification of SNA and their protection, for the reasons stated in QPL's original submission
522.		706.9	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 92-3.2.4 Goal 4 > 94-3.2.4.2 Objective 2 > 96-3.2.4.2.2	Oppose	Oppose use of the word 'avoid' without any qualification for the reasons stated in QPL's original submission
523.		706.17	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 92-3.2.4 Goal 4 > 105-3.2.4.7 Objective 7	Support	Support recognition of the importance of providing access to and along river and lake margins

524.		706.27	771-21 Rural Zone > 773-21.2 Objectives and Policies > 787-21.2.3 Objective - 3	Oppose	Oppose use of the word 'avoid' without any qualification for the reasons stated in QPLs original submission
525.		706.36	771-21 Rural Zone > 773-21.2 Objectives and Policies > 816-21.2.10 Objective - 10 > 819-21.2.10.3	Support	Support recognition that enabling commercial and tourism activities can help to maintain and enhance nature conservation values
526.		706.41	771-21 Rural Zone > 853-21.4 Rules - Activities > 883-21.4.30	Oppose	Oppose suggested additions as they unnecessarily restrict mineral exploration
527.		706.74	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 29-33.2.1 Objective 1 > 34-33.2.1.5	Oppose	Use of the word 'protect' should be qualified, for the reasons provided in QPL's original submission
528.		706.82	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 41-33.2.2.2	Oppose	Oppose placing such restrictions on clearance of indigenous vegetation within SNA
529.		706.83	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2 > 42-33.2.2.3	Support in part	Support the suggested amendment to recognise and provide for erection of structures within SNA.
530.		706.85	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3	Support in part	For the reasons stated in QPL's original submission
531.		706.95	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 51-33.2.4 Objective 4 > 52-33.2.4.1	Oppose	Oppose use of the word 'protect' should be qualified, for the reasons provided in QPL's original submission
532.		706.103	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 78-33.4.2	Oppose	For the reasons stated in QPL's original submission; All clearance in SNA should not be a non-complying activity.

533.		706.104	26-33 Indigenous Vegetation and Biodiversity > 76-33.4 Rules – Clearance of Indigenous Vegetation > 79-33.4.3	Oppose	It is not necessary nor reasonable to impose such restrictions on activities in the alpine environment.
534.		706.105	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 72-33.3.4 Exemptions > 73-33.3.4.1	Oppose	Identification as SNA is not necessary if an area is already protected by QEII or covenant, and this suggestion could be an impediment to those protection mechanisms
535.		706.108	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities	Oppose	The suggested amendment is overly restrictive and is not necessary
536.		706.110	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 87-33.5.7	Oppose	Some earthworks may be necessary in SNA, and can be undertaken without causing significant adverse effects.
537.		706.113	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8	Oppose	Providing some activities as permitted within SNA is practical and appropriate
538.		706.116	26-33 Indigenous Vegetation and Biodiversity > 96-33.8 Schedule of Significant Natural Areas	Oppose	The SNA on Queenstown Park are incorrectly identified and require amendment, therefore the submission to retain all SNA as mapped is opposed
539.		716.3	54-2 Definitions > 56-2.2 Definitions	Support	Support the intent of the submission for the reasons provided in QPL's original submission
540.	Ngai Tahu Tourism Ltd	716.4	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	For the reasons outlined in QPL's primary submission.
541.		716.5	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support the intent of the submission for the reasons provided in QPL's original submission

542.		716.6	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies	Support	Support the intent of the submission for the reasons provided in QPL's original submission
543.		716.7	10-Entire Plan	Support	Support the intent of the submission for the reasons provided in QPL's original submission
544.		716.8	81-6 Landscape > 84-6.3 Objectives and Policies > 126-6.3.8 Objective 8 > 127-6.3.8.1	Support	For the reasons outlined in QPL's primary submission.
545.		716.9	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies> 60-3.2.1 Goal 1. > 72-3.2.1.4 Objective 4	Support	Support the intent of the submission for the reasons provided in QPL's original submission
546.		716.15	2-Part Two - Strategy > 2.1-3 Strategic Direction > 2.1.2-3.2 Goals, Objectives and Policies> 2.1.2.5-3.2.5Goal 5 > 2.1.2.5.2-3.2.5.2Objective 2 > 2.1.2.5.2.2-3.2.5.2.2	Support	Support the intent of the submission for the reasons provided in QPL's original submission
547.	NZ Transport Agency	719.3	54-2 Definitions	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
548.		719.7	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies> 74-3.2.2 Goal 2 > 75-3.2.2.1 Objective 1 > 76-3.2.2.1.1	Support	Support recognition that infrastructure cost is not necessarily borne by the Council
549.		719.21	11-4 Urban Development > 13-4.2 Objectives and Policies > 28-4.2.3 Objective 3 > 32-4.2.3.1	Support	For the reasons outlined in QPL's primary submission.
550.		719.23	11-4 Urban Development > 13-4.2 Objectives and Policies > 37-4.2.4 Objective 4 > 38-4.2.4.1	Support	Support the intent of the submission for the reasons provided in QPL's original submission

551.		719.145	1-28 Natural Hazards > 5-28.3 Objectives and Policies > 6-28.3.1 Objective 1 > 7-28.3.1.1	Support	Support the intent of the submission for the reasons provided in QPL's original submission
552.		719.149	26-30 Energy and Utilities > 30- 30.2 Objectives and Policies > 45-30.2.4 Objective 4 > 50- 30.2.4.5	Support	Support the intent of the submission for the reasons provided in QPL's original submission
553.	Upper Clutha Transport	726.3	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1075-26.5.1 Objective 1	Support	Support the intent of the submission for the reasons provided in QPL's original submission
554.		726.4	1059-26 Historic Heritage > 1074-26.5 Objectives and Policies > 1079-26.5.2 Objective 2 > 1080-26.5.2.1	Support	Support the intent of the submission, use of the word 'avoid' needs to be qualified
555.	Shaping Our Future	759.1	8-General DP Review Comments	Support	Support high level goals, in particular goals relating to transport, which support an integrated network including gondola and water based transport.
556.	ORFEL Ltd	761.30	1182-27 Subdivision and Development > 1253-27.5 Rules -Standards for Subdivision Activities	Support	Support the intent of the submission; provision for boundary adjustments recognising that, given the limited effects resulting from them, they can be processed efficiently and should be considered differently to those subdivisions that create additional new titles.
557.		761.36	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1. > 72- 3.2.1.4 Objective 4	Support	Support the intent of the submission for the reasons provided in QPL's original submission
558.	Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings	762.3	1182-27 Subdivision and Development > 1253-27.5 Rules -Standards for Subdivision Activities	Support	Support the intent of the submission; provision for boundary adjustments recognising that, given the limited effects resulting from them, they can

	Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley Downs Land Holdings Ltd, Henley Downs Farms Holdings Ltd, Coneburn Preserve Holdings Limited, Willow Pond Farm Limited				be processed efficiently and should be considered differently to those subdivisions that create additional new titles.
559.	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	768.16	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 60-3.2.1 Goal 1. > 65-3.2.1.2 Objective 2. > 68-3.2.1.2.3.	Support	Support the intent of the submission for the reasons provided in QPL's original submission
560.	Chorus New Zealand Limited	781.12	1182-27 Subdivision and Development > 1253-27.5 Rules- Standards for Subdivision Activities > 1266-27.5.4 Standards related to servicing and infrastructure	Oppose	Given advances in technology, and potential for self sufficiency, providing telecommunications at time of subdivision should not be a requirement, allow for a range of telecommunications providers
561.		781.13	1182-27 Subdivision and Development > 1253-27.5 Rules - Standards for Subdivision Activities	Oppose	Given advances in technology, and potential for self sufficiency, providing telecommunications at time of subdivision should not be a requirement, allow for a range of telecommunications providers

562.		784.2	54-2 Definitions	Support	Support exclusion of irrigators from the definition of building
563.	Jeremy Bell Investments Limited	784.14	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 43-33.2.3 Objective 3 > 48-33.2.3.5	Support	Support the intent of the submission for the reasons provided in QPL's original submission
564.		784.16	26-33 Indigenous Vegetation and Biodiversity > 54-33.3 Other Provisions and Rules > 65-33.3.3 Application of the indigenous vegetation rules	Support	Support the intent of the submission for the reasons provided in QPL's original submission
565.	C and L Holt	786	26-9 High Density Residential	Support and Oppose	Support the integration of Plan Change 50 into the District Plan.  Oppose the overall extent and location of the Queenstown Town Centre when both Plan Change 50 and the District Plan Review are considered.
566.	Otago Fish and Game Council	788.1	26-33 Indigenous Vegetation and Biodiversity > 28-33.2 Objectives and Policies > 39-33.2.2 Objective 2	Oppose	Oppose suggested policy because it uses the word 'avoid' without qualification. Opposition is for the reasons stated in QPL's original submission
567.		798.3	771-21 Rural Zone > 853-21.4 Rules - Activities	Support	Support the intent of the submission for the reasons provided in QPL's original submission
568.	Otago Regional Council	798.25	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 74-3.2.2 Goal 2 > 75-3.2.2.1 Objective 1	Support	Support the intent of the submission for the reasons provided in QPL's original submission
569.		798.49	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1214-27.2.5 Objective 5 > 1215-27.2.5.1	Support	Support the request that in considering subdivisions and development, provisions require the inclusion of links and connections to public transport services and infrastructure, not just

					walking and cycling linkages. Specifically, support linkages to water based public transport and gondola
570.	Queenstown Lakes District Council	809.1	57-3 Strategic Direction > 59-3.2 Goals, Objectives and Policies > 109-3.2.5 Goal 5 > 110- 3.2.5.1 Objective 1	Oppose	Oppose suggested policy because it uses the word 'protect' without qualification. Opposition is for the reasons stated in QPL's original submission
571.		809.3	81-6 Landscape > 84-6.3 Objectives and Policies > 85-6.3.1 Objective 1 > 96-6.3.1.11	Oppose	Oppose for the reasons stated in QPL's original submission
572.		809.5	1182-27 Subdivision and Development > 1184-27.2 Objectives and Policies – district wide > 1206-27.2.4 Objective 4	Oppose	Oppose for the reasons stated in QPL's original submission; the amendment is unnecessary
573.		809.19	26-33 Indigenous Vegetation and Biodiversity > 80-33.5 Rules - Standards for Permitted Activities > 90-33.5.8	Oppose	The rule needs amendment to provide greater clarification as to its application
574.	Warwick Goldsmith	836.10	54-2 Definitions > 56-2.2 Definitions	Support	Support the intent of the submission for the reasons provided in QPL's original submission
575.		836.13	54-2 Definitions > 56-2.2 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.
576.		836.15	57-3 Strategic Direction	Support	Support the intent of the submission for the reasons provided in QPL's original submission
577.		836.18	81-6 Landscape > 84-6.3 Objectives and Policies > 112-6.3.5 Objective 5 > 117-6.3.5.5	Support	Support the intent of the submission for the reasons provided in QPL's original submission

578.		836.21	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Support	Support the intent of the submission for the reasons provided in QPL's original submission
579.		836.22	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 136-6.4.1.4	Support	Support the intent of the submission for the reasons provided in QPL's original submission
580.		836.23	10-Entire Plan	Support	Support the intent of the submission for the reasons provided in QPL's original submission