

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of District Wide
Hearing Stream 15 –
Open Space and
Recreation

**REBUTTAL EVIDENCE OF CHRISTINE MELISSA EDGLEY
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

CHAPTER 38: OPEN SPACE AND RECREATION

22 August 2018



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1. INTRODUCTION

- 1.1 My full name is Christine Melissa Edgley. I am a Senior Policy Planner and have been employed by Queenstown-Lakes District Council since April 2018.
- 1.2 My qualifications and experience are set out in my section 42A report dated 23 July 2018 (**S42A report**).
- 1.3 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person. The Council, as my employer, has agreed for me to give expert evidence on its behalf.

2. SCOPE

- 2.1 My rebuttal evidence is provided in response to the following evidence filed on behalf of various submitters:
- (a) Mr Christopher Ferguson for Darby Planning LP (2376), Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd (2381), Mount Christina Ltd (2393), Glendhu Bay Trustees Ltd (2382), Treble Cone Investments Ltd (2373), Soho Ski Area Ltd and Blackmans Creek No.1 LP (2384);
 - (b) Mr Jeffrey Brown for ZJV (NZ) Ltd (2485)
 - (c) Mr Sean Dent for Skyline Enterprises Ltd (2493);
 - (d) Mr Paul Kavanagh for Kiwi Birdlife Park Ltd (2569);
 - (e) Mr John Kyle for Queenstown Airport Corporation (2618, FS2759);
 - (f) Ms Fiona Black for Real Journeys Ltd (2466), Go Orange Ltd (2581) and Te Anau Developments Ltd (2494);
 - (g) Mr Ben Farrell for Real Journeys Ltd (2466), Go Orange Ltd (2581) and Te Anau Developments Ltd (2494);

- (h) Mr Duncan White for Wanaka Yacht Club (2232); and
- (i) Mr John Edmonds for Bridesdale Farm Developments Ltd (2391) and Millbrook Country Club Ltd (2295).

2.2 I also confirm that I have read the following statements of evidence and consider that no response is needed:

- (a) Mr Anthony MacColl for New Zealand Transport Agency (2538); and
- (b) Mr Timothy Williams for Remarkables Park Ltd and Queenstown Park Ltd (2462, 2468).

2.3 I have also read the following statements of evidence on matters other than planning:

- (a) Ms Michelle Snodgrass for Skyline Enterprises Ltd (2493);
- (b) Mr Andy Carr, Dr Shayne Galloway, Mr Hayden Knight and Mr Stephen Skelton for Bridesdale Farm Developments Ltd (2391); and
- (c) Mr Michael Clay for Queenstown Airport Corporation (2618, FS2759).

2.4 My evidence has the following attachments:

- (a) **Appendix A:** Updated Recommended Chapter; and
- (b) **Appendix B:** Updated list of submission points.

3. MR CHRISTOPHER FERGUSON FOR DARBY PLANNING LP (2376) ET AL

Variation to Chapter 6 Landscapes

3.1 Mr Ferguson has filed evidence in relation to the variation to Chapter 6 text that was included as part of the notification of Chapter 38. Mr Ferguson states at paragraphs 113-115 that he agrees with the S42A recommendation that the landscape values of land zoned Open Space and Recreation can be managed through the provisions within the chapter and that the introduction of the new policy would achieve that in a manner consistent with other zones. However, he notes that this

position was not reflected in the Recommended Chapter contained in Appendix 1 to my S42A report.

- 3.2 Mr Ferguson is correct that the Recommended Chapter in Appendix 1 to my S42A report did not reflect my position. I have included corrections to the variation provisions of Chapter 6 in the Revised Chapter at **Appendix A** to my rebuttal evidence, now showing all text affected by the variation as deleted.

Rezoning request

- 3.3 In addition to the matters addressed above, Mr Ferguson also filed evidence in relation to the rezoning request from Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd to delete the area of Informal Recreation Zone (**IRZ**) to Planning Map 41 and retain it as part of the Jacks Point Zone.

- 3.4 At paragraph 120 of his evidence, Mr Ferguson states that *“The Council’s evidence fails to consider the effectiveness or efficiency of the proposed zone, having regard to the status quo.”* He then discusses the appropriateness of the Open Space Residential Activity Area (**OSA**) under Chapter 41 (Jacks Point Zone) of the Proposed District Plan (**PDP**), as it relates to this land.

- 3.5 The status quo for this land is not the provisions relating to OSA within Chapter 41 under Stage 1, as the zoning of this land was varied prior to the decisions on Chapter 41 being released. The land has therefore never been zoned Jacks Point Zone (and identified as OSA), except for a period between notification of Stage 1 and the varying of that land at the time of Stage 2 notification, during which time the provisions relating to it had no legal effect and were not operative. The status quo is therefore the Operative District Plan (**ODP**) zoning of Jacks Point Resort Zone.

- 3.6 Under the ODP provisions, this area was identified as Open Space Golf (G/F) which is described as follows: *“the use of this area is restricted to the development and operation of golf courses, including associated earthworks, green keeping, driving range, administrative offices, sales and commercial instruction.”* As is evident from the development now

on the site, and by the revised Jacks Point Structure Plan notified as part of Stage 1, this golf course activity is no longer anticipated or considered appropriate on this area of land.

3.7 When considering the appropriateness of the application of the Jacks Point Zone at paragraphs 120 to 123, Mr Ferguson sets out the PDP Chapter 41 provisions that relate to open space and notes that the recreation reserve forms a key part of a framework of open space to achieve an integrated settlement. The decision version of the Jacks Point Structure Plan (PDP) identifies large areas of land identified as OSA throughout the zone in addition to the five hectares that is the subject of the submission. I also note that in addition to OSA, further open space is prescribed in the forms of Open Space Landscape, Wetland, Horticulture, Foreshore and Boating Facilities.

3.8 Mr Ferguson has not elaborated on why the recreation reserve forms a key part of the framework of open space for Jacks Point, but presumably, it is due to its development as a more formalised area of recreation that contrasts with areas of OSA elsewhere within Jacks Point Zone. I remain of the opinion set out in the S42A report that in order to achieve a consistent planning framework for council-administered reserves the land should remain IRZ as notified.

BEN LOMOND RESERVE

4. MR JEFFREY BROWN FOR ZJV (NZ) LTD ('ZJV') (2485)

4.1 Mr Brown agrees with the inclusion of the additional policies for the Ben Lomond Sub Zone (**BLSZ**) recommended in my S42A report but seeks the following modifications (additions shown as underlined and deletions as struck-through):

Within the Ben Lomond Sub-Zone

In addition to the objectives and policies in 38.2 and 38.4 above, the following policies apply:

38.4.1.7 ~~Control~~ ***Ensure that the visual impact of buildings, passenger lift systems, earthworks and infrastructure associated with commercial and commercial recreation activities minimise adverse effects on landscape and amenity values.***

...

38.4.1.10 *Ensure that forest harvesting takes into account effects on amenity values and other users of the reserve environment, and enable day to day forest management.*

4.2 Regarding the addition of the statement that the policies apply in addition to the provisions under 38.2 and 38.4, I consider that the location of the BLSZ policies, and the fact that it is a subzone, makes it sufficiently clear to readers that the IRZ policies will apply. In the same way, it is not explicitly stated that “District Wide” provisions in 38.2 are applicable to all zones.

4.3 The proposed changes to the policy wording reflects proposed rule amendments. I address these below in the context of my response to the amendment to the rule. As I do not support them, I do not support the proposed policies.

4.4 Mr Brown has also filed evidence in relation to:

- (a) The addition of a new matter of discretion to Rule 38.11.1;
- (b) Consolidation of the wording of Rule 38.11.3;
- (c) Changing the activity status of Rule 38.11.4 and removing its application to the management of forestry, and consequential amendments to Activity Table 38.1;
- (d) Amendment to the addition sought to Rule 38.11.8 in the submission; and
- (e) The reinstatement of Rule 38.12.

4.5 At paragraph 12, Mr Brown recommends the inclusion of an additional matter of discretion to Rule 38.11.1 (Buildings), as follows:

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status
	Activity	Activity Status
38.11.1	Buildings Construction, relocation, addition or alteration of any building. Discretion is restricted to the	RD

	<p>following:</p> <ul style="list-style-type: none"> • Landscape and visual amenity values; • Scale, intensity and cumulative effects; • Associated earthworks and landscaping; • Lighting; • Provision of water supply, sewerage treatment and disposal, storm water disposal, electricity and communication services; • Natural Hazards; and • Effects on the transportation network; • <u>Public access to and the use of open space.</u> 	
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4.6 Mr Brown’s addition is consistent with the matters of discretion listed under 38.14. I support their inclusion.

4.7 At paragraph 14 of his evidence Mr Brown seeks that Rule 38.11.3 be modified as follows:

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status
	Activity	Activity Status
38.11.3	<p>Commercial recreation activity and related <u>ancillary</u> Commercial activity</p> <p>38.11.3.1 Commercial recreation activity</p> <p>38.11.3.2 Commercial activity only where:</p> <p>a- the commercial activity <u>including any retail</u> is associated with</p>	RD

	<p><u>ancillary to</u>, and located on the same site as, the commercial recreation activity. or</p> <p>b. the commercial activity is retail ancillary to the commercial recreation activity</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Intensity and scale of the activity <u>and effects</u> on recreation use and amenity values; • Noise; • Public access to, and use of the open space; • Other occupiers or users of the site or adjoining sites; • Infrastructure; • Access and parking; and • Effects on the transportation network 	
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4.8 I agree with Mr Brown’s evidence at paragraph 15 that the multiple terms used to define a relationship between Commercial activity and Commercial Recreation activity in the Recommended Chapter in Appendix 1 to the S42A report has the potential to cause confusion when interpreting the rule. I agree that “ancillary to” is the more appropriate term as it indicates that Commercial activity is intended to be subservient to the primary activity (Commercial Recreation activity). I also concur with his suggestion that as an ancillary activity, retail should also be located on the same site as the commercial recreation activity. I recommend accepting Mr Brown’s proposed changes to this rule.

4.9 At paragraph 16, Mr Brown has suggested that Rule 38.11.4 be amended to provide for Forestry as a restricted discretionary activity (rather than controlled) and the additional matter “Effects on the amenity values of the forest and on other users of the reserve” be listed.

- 4.10** I would point out that the proposed change in activity status would bring the rule within the ambit of 38.12.1 and would have the effect of requiring written approvals. Therefore the requested matter of discretion relating to effects on other users would seem superfluous in light of this amendment. I would also question the usefulness of considering the amenity values of the forest proposed to be harvested.
- 4.11** As discussed in the S42A report, I consider that the notified matters collectively address effects on existing recreation activities and reserve users¹. I am therefore of the opinion that the activity status should remain as controlled and that the additional matter (framed either as a matter of discretion or control) proposed is not required.
- 4.12** At paragraph 18, Mr Brown questions whether “management” of existing forestry should be included in the rule. He recommends that Rule 38.11.4 should be amended to reflect this and also recommends the following consequential amendments:

Rule	Activities	Informal Recreation Zone	...
...
38.9.30	Harvesting and management of existing Forestry within Outstanding Natural Features and Landscapes	D	...
38.9.30A	<u>Management of existing Forestry limited to pruning, and other works required for safety purposes</u>	P	...

- 4.13** Mr Brown notes at paragraph 20 that he considers the same rules to be appropriate for all the other zones in Table 38.1, to avoid needing resource consent for forest management.

1 S42A report, Paragraph 11.12.

4.14 ZJV did submit on Rule 38.11.4 but its submission sought additional matters of control to ensure harvesting will not impact its operations². It did not seek any deletions from the rule. ZJV generally supported the Chapter 38 provisions, subject to specific relief sought. It did not submit on Rule 38.9.30 specifically, and submitted in opposition to Skyline’s submission to amend Rule 38.9.30 to a controlled activity³. Therefore, I consider that the relief sought in Mr Brown’s evidence, that of permitting the management of forestry through amending Rules 38.11.4 and 38.9.30, to be outside the scope of relief sought in ZJV’s submissions.

4.15 Mr Brown at paragraph 23 of his evidence has revised the proposed amendment to Rule 38.11.8 as requested by ZJV in its original submission to be more specific. His proposal is set out below:

	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status
38.11.8	<p>Building Height</p> <p>The maximum height of buildings and structures as specified shall be:</p> <ul style="list-style-type: none"> a. Buildings within the Bob’s Peak Area: 10m b. Passenger Lift Systems within the Bob’s Peak Area: 12m c. Buildings within the Lower Terminal Area: 17m d. <u>Structures for the purpose of supporting ziplines and for transition of customers between ziplines, provided that any such structure is attached to and wholly supported by the tree(s) and has a platform floor area of no greater than 10m²: 20m</u> 	D

2 Submission point 2485.9.
3 Further Submission point 2778.1.

4.16 I do not support the proposed rule. As pointed out by Mr Brown, the structure requires a resource consent regardless under Rule 38.11.1 (Buildings). The reasons given in paragraph 24 for including the amendment would support the granting of a resource consent for a structure of that height. I consider that the proposed rule would need to be very specific in order to give enough assurance that a structure of that height would be appropriate in an Outstanding Natural Landscape (**ONL**), without a landscape assessment, and believe that such a rule would be less efficient than the notified provisions.

4.17 Finally, at paragraph 25 Mr Brown disagrees with the recommendation in the S42A report to remove Rule 38.12.2 relating to non-notification of controlled activities in the BLSZ⁴. Mr Brown considers that some controlled activities could potentially adversely impact other activities, and gives the example that a new passenger lift system could interfere with a zipline operation. I would point out that the matters of control listed for passenger lift systems includes “Other occupiers or users” as well as the location of the passenger lift system. Therefore I remain of the opinion that Rule 38.12.2 should be deleted.

5. MR SEAN DENT FOR SKYLINE ENTERPRISES LTD (SKYLINE) (2493)

5.1 Mr Dent largely supports the proposed BLSZ and associated provisions but has filed evidence in relation to the following matters:

- (a) Extension of the Bob’s Peak overlay to the west and the extension of the zone to the north;
- (b) Provisions for informal airports;
- (c) Rule 38.11.1 and Rule 38.11.3;
- (d) Rule 38.11.4 relating to forestry;
- (e) Rule 38.11.5 relating to parking;
- (f) Rule 38.11.7 relating to building height; and
- (g) The inclusion of new objectives and policies specific to the BLSZ.

4 S42A report, Paragraph 11.34.

Rezoning requests

- 5.2** As part of his discussion on the S42A recommendation to reject the proposed western extension, at paragraph 130 Mr Dent states: “...*the Council has not considered or provided for further developable land to manage the growth pressures in the Ben Lomond Sub Zone*”. I disagree with this statement. The creation of the BLSZ is providing a significant increase in land area; the sub-zone as notified extends over all of Part Section 110 Block XX Shotover SD, which has an area of nearly 130 hectares. The final version of the sub-zone proposed by the submitter in Stage 1 only comprised the current overlay areas (an area of approximately 15 hectares), so I consider that the notified BLSZ has provided further land. I note that the submitter’s request to extend the Bob’s Peak Area overlay would only increase development rights with respect to passenger lift systems, and a height increase to 10 metres instead of the IRZ default of 6 metres (in the areas of the BLSZ not subject to an overlay). I would also note that, conversely, the Bob’s Peak Area limits development to a 15% building coverage whereas the BLSZ does not.
- 5.3** Similarly, in paragraph 135 of his evidence Mr Dent refers to “the generic Informal Recreation Zone” provisions affecting an activity in this area of land. I consider this is not entirely accurate. While the provisions of the IRZ apply to this land, in accordance with advice note 38.8.2.3, where there are BLSZ specific rules these prevail over the rules of the IRZ.
- 5.4** At paragraph 149, Mr Dent proposes a new rule to enable one informal airport to be established within the proposed extension of the BLSZ to the north of the existing boundary into Department of Conservation land. He recommends the following drafting:

38.11.7	Informal Airports Located within the Future Helipad Area Discretion is limited to the following: a. Aviation safety including helicopter landing area design and proximity to on-ground structures and trail networks;	RD
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	<p>b. Frequency and intensity of daily and weekly flight numbers;</p> <p>c. Separation distance from existing sensitive or incompatible occupiers.</p> <p>The information requirements for aviation safety shall include provision of either a PT 157 Determination issued by the Director of Civil Aviation New Zealand or an independent aviation safety assessment prepared by a suitably qualified professional.</p>	
38.11.8	Two or More Informal Airports within the Bob's Peak Area	NC

5.5 The rules as drafted are explained in paragraphs 148 and 149 of Mr Dent's evidence as resulting from it being unlikely that there is any other location within the Bob's Peak Area of the BLSZ that can provide for an informal airport, and to provide Council further certainty that only one informal airport is anticipated in the BLSZ.

5.6 While the proposed rules as drafted do address the matters raised in the S42A report rejecting the change in activity status⁵, I am still of the opinion that the Rural Zone is the more appropriate zone for the Department of Conservation land to the north of the BLSZ. I am also of the view that the informal airport rule as notified (i.e. discretionary activity in all open space zones) is more appropriate. If the purpose of the proposed rules and the northern zone extension is to provide for a single informal airport in the future, I consider that a resource consent application under the Rural Zone provisions is more efficient than the addition of two rules (one of which is site-specific and would presumably also require a mapping annotation or overlay of some kind, although this is not expanded on in Mr Dent's evidence) and a new policy.

5.7 This would result in considerably more words and more complexity within both the chapter and the maps compared with the status quo (Rural Zone). The decisions version of Chapter 21 Rural has an existing objective and policy suite specific to informal airports, and a

5 S42A report, Paragraph 11.30.

rule specific to informal airports located on Public Conservation Land. While a resource consent application in this location would likely be a discretionary activity under the Rural Zone provisions due to the proximity to another zone, the effects that this would raise would be those that Mr Dent's recommended matters of discretion would also be addressing. For these reasons, and the reasons set out in the S42A report regarding the application of the Open Space zones, I remain of the view that the rezoning request should be rejected.

Provisions

5.8 At paragraph 160 Mr Dent suggests that the wording of Rule 38.11.3 as recommended in the S42A report is not appropriate for the BLSZ. He considers that the rule would require a number of existing activities in the BLSZ (such as the retail sales of confectionary, conference facilities, or restaurant) to require a discretionary resource consent if the effects of the activity increased beyond those protected by existing use rights as these commercial activities are not directly related to a commercial recreation activity.

5.9 Mr Dent proposes the following wording for Rule 38.11.3:

38.11.3	<p>Commercial and Commercial Recreation</p> <p>Activities:</p> <p>(a) commercial activities; and</p> <p>(b) commercial recreation activities.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Intensity and scale of the activity on recreation use and amenity values; • Noise; • Public access to, and use of the open space; • Other occupiers or users of the site or adjoining sites; • Infrastructure; • Access and parking; and • Effects on the transportation network 	RD
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5.10 Mr Dent is of the opinion that the requirement for any activity to require a lease or licence under the Reserves Act 1977 and demonstrate that it complies with the purpose of Recreation Reserve ensures that there is a level of protection from inappropriate commercial activities and that a restricted discretionary activity status is therefore appropriate. I disagree. Objective 38.2.3 and Policy 38.2.3.1 are clear in the requirement for commercial activities to be linked to the open space they are locating in, and the listing of all commercial activities as restricted discretionary would not be implementing this policy as effectively as the wording proposed by Mr Brown for ZJV, which I have recommended be accepted. Mr Dent's recommended wording would rely on a separate statutory process to give effect to Objective 38.2.3 and Policy 38.2.3.1 in the BLSZ.

5.11 Mr Dent recommends an additional matter be added to the matters of control for Rule 38.11.4 (Harvesting and management of existing Forestry):

38.11.4	<p>Harvesting and Management of Existing Forestry</p> <p>Control is reserved in respect of the following:</p> <ul style="list-style-type: none"> • Hours of operation; • Noise; • Health and safety; • Traffic generation; • Earthworks; • Soil Erosion, sediment generation and run-off; • Landscape rehabilitation; <u>and</u> • <u>Debris flow and rock fall hazards and long term slope stability.</u> 	C
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5.12 The requested amendment is in line with the matters of discretion and control for other activities in the BLSZ, for example Rule 38.11.1 Buildings and Rule 38.11.2 Passenger Lift Systems. It is also in line with Objective 28.3.2 and the related policies in the decisions version of Chapter 28 Natural Hazards and section 6 of the RMA. I recommend

that that Rule 38.11.4 be amended to include “Effects of harvesting on risk from Natural Hazards” as a matter of control.

- 5.13** At paragraph 168 of his evidence Mr Dent seeks that Rule 38.11.5 (car parking within the Lower Terminal Area of the BLSZ) be amended to permitted rather than controlled. Following my recommendation to remove the other matters of control in the S42A report⁶, the only matter left for consideration under this rule is landscaping. While I agree with Mr Dent at paragraph 172 that there is a history of car parking in this area and that vegetation screens the western and northern areas while the Kiwi Birdlife Park (**KBP**) boundary is currently being planted, there is no requirement to retain the trees on the KBP site (as evidenced by recent tree removal on that property) and the forest to the west and north could be removed. On this basis, I recommend that this matter, and rule, be retained.
- 5.14** Skyline has supplied landscape evidence from Ms Snodgrass in support of their request to increase the height from 17 metres to 20 metres in the Lower Terminal Area of the BLSZ. I note that in the S42A report I recommended increasing the height in this area to 17.5 metres⁷, however this recommendation was not carried through to the Recommended Chapter in Appendix 1.
- 5.15** Mr Dent notes at paragraph 176 that the original height limits were proposed based on the height of future buildings in that area, and now that more refined building heights are known it is appropriate to increase the height limits in recognition of buildings likely to be developed.
- 5.16** I understand Mr Dent’s reference to likely future buildings in the Lower Terminal Area to be those proposed by resource consents RM160647 and RM171172 for a new lower terminal building (18.3 metres above original ground level) and multi-level car park building (19.918 metres above original ground level), respectively. The application RM160647 had an interim decision issued by the Environment Court in 2017 (which I return to below). At the time of writing the Environment Court has not made a final decision on RM171172.

6 S42A report, Paragraph 11.28.
7 S42A Report, Paragraph 11.29.

- 5.17** Ms Snodgrass notes at paragraph 118 of her evidence that the proposed maximum height of 20 metres was specifically to allow for technical constraints to allow the gondola cableway to enter a building. She notes that the landscape effect of a new lower terminal building to be low to medium while the landscape effect of the proposed car park building will be medium. It is not clear from her evidence on landscape effects what the particular effect from the increase in height from future, unknown buildings would be. Her evidence on the visual effects from the increase from 17 metres to 20 metres varies depending on the location from which the site is viewed. For example, at paragraph 81 to 82 Ms Snodgrass considers the visual effects of the increase in height to be slight to moderate from Queenstown Hill, none to moderate from Queenstown Cemetery, or negligible to moderate from Stanley Street.
- 5.18** I note that during the consent process for RM171172, both the Council and Skyline submitted expert landscape evidence to the Environment Court. The experts were not in agreement on the visual and landscape effects of the proposal.
- 5.19** I understand that the PDP provisions as notified were intended to reflect the interim decision of the Environment Court on RM160647. I remain of the view that the increase in height to a maximum of 20 metres to reflect the application currently before the Environment Court should not be accepted, but consider that the maximum height limit could be increased to reflect the maximum height of the lower terminal building in the interim decision on RM160647 of 18.5 metres. The 20 metre height sought by the submitter is reliant on a specific design that is, at the time of writing, before the Environment Court. If it were to be consented, Skyline is entitled to rely on the consent to enable the building to the higher height proposed. A large proportion of the Lower Terminal Area is located within an ONL. I consider that a discretionary status should be applied in order to assess the proposal against the landscape assessment matters under 38.15, as well as any relevant objectives and policies.

5.20 I therefore recommend that Rule 38.11.7 be amended to allow a maximum height of 18.5 metres in the Lower Terminal Area of the BLSZ.

5.21 At paragraph 179 onwards Mr Dent accepts the recommended inclusion of specific policies for the BLSZ in my S42A report but seeks further changes to reflect amendments requested. For the reasons set out in the S42A report and the recommendation that the amendments requested above be rejected, I remain of the opinion that the policies as recommended are efficient and effective and recommend the proposed amendments in paragraphs 181, 185, 188 and 189 of Mr Dent's evidence be rejected.

6. MR PAUL KAVANAGH FOR KIWI BIRDLIFE PARK LTD (KBP) (2569)

6.1 Mr Kavanagh has filed evidence in relation to:

- (a) The amendment of Rules 30.10.1 and 30.10.7 to include an exception to the maximum height limits of buildings and fences on the KBP site;
- (b) The amendment of Rule 38.9.26 to explicitly include the KBP operations as a permitted activity;
- (c) The introduction of a new policy to protect existing operators in the BLSZ from new activities and the retention of Rule 38.12.2;
- (d) Provisions relating to height and activity status in the Lower Terminal Area of the BLSZ; and
- (e) The retention of a discretionary activity status for informal airports in the BLSZ.

6.2 At paragraph 20 Mr Kavanagh seeks a new exemption to Rule 38.10.1.2 to allow KBP aviary enclosures to have a permitted maximum height of 10 metres. Rule 38.11.1 requires a resource consent for a restricted discretionary activity for any new building or extension. As any building would require a resource consent anyway, it will be possible to assess any proposed additional height in the same application with no additional consenting requirements. The KBP site is not within an ONL/ Outstanding Natural Feature (**ONF**) or Rural

Character Landscapes (RCL), therefore the landscape assessment matters in 38.15 would not be triggered. I consider the notified provisions to be more efficient than including a site-specific exemption.

- 6.3** Similarly, Mr Kavanagh also requests an exemption from the rule on height for fencing for the KBP site. I would point out that Rule 38.10.7.2 only applies to fences erected on the boundary of the zone, so internal fencing would not be affected and existing use rights would apply for the replacement of any existing fencing (providing that this was legally established). The matters of discretion for a resource consent for this rule include functional constraints, so Mr Kavanagh's points in paragraphs 22 to 25 would be able to be taken into account. Like with building height, I consider that the provisions as notified are more efficient than having a site-specific exemption.
- 6.4** At paragraph 31 Mr Kavanagh seeks an amendment to Rule 38.9.26 to identify that the species conservation work that KBP undertakes is a permitted activity within the IRZ. I consider that the term "species protection and conservation management works" in Rule 38.9.26 as notified cover the KBP operations and that further wording is not necessary.
- 6.5** Mr Kavanagh requests greater protection for KBP from neighbouring activities, including a new BLSZ policy to specifically address reverse sensitivity effects and the reinstatement of the requirement for written approvals for controlled activities in the BLSZ. I consider that there are sufficient district wide and IRZ policies that deal with effects and conflicts between uses⁸. At paragraphs 5 to 7 of his evidence Mr Kavanagh details the sensitivity of kiwi to noise and vibration in particular, and identifies this as the reason KBP seek the amendments.
- 6.6** Mr Kavanagh's statement at paragraph 7 appears to be that the KBP operations are an extra-sensitive activity within the zone, and that effects that would ordinarily be considered minor or less than minor to a reasonable person would affect KBP operations. I remain of the opinion set out in the S42A report that as controlled activities any adverse effects on neighbours are able to be addressed through

8 Including Policies 38.2.1.4, 38.2.1.5, 38.4.1.3 and 38.4.1.5.

conditions of consent and that the approach is consistent with the 2017 RMA amendments on notification⁹.

SPECIFIC ISSUES

7. MR JOHN KYLE FOR QUEENSTOWN AIRPORT CORPORATION ('QAC') (2618, FS2759)

7.1 Mr Kyle has filed evidence relating to the Open Space and Recreation chapter as it relates to reverse sensitivity effects from Activities Sensitive to Aircraft Noise (**ASAN**) and the zoning of an area of the Lower Shotover Delta adjacent to Queenstown Airport runway.

7.2 At paragraph 4.9 of his evidence Mr Kyle identifies an error in the section 32AA evaluation (**S32AA**) for the proposed new ASAN policy and rule. The S32AA stated that the proposed costs of acoustic insulation and mechanical ventilation would be in line with what would be required should the land have remained zoned Rural as in Stage 1. As Mr Kyle correctly points out, under the decisions version of the Rural zoning of Stage 1, the development of new ASAN are prohibited. I would correct the S32AA evaluation as follows:

Costs	Benefits	Effectiveness and Efficiency
<ul style="list-style-type: none"> • There will be additional costs involved for parties building new ASAN activities within the air noise boundaries, including acoustic insulation and mechanical ventilation costs; however this would be in line with that required should the land have remained zoned Rural as in Stage 1. 	<ul style="list-style-type: none"> • Consistent with the outcomes of Plan Change 35. • Inclusion of sound insulation and mechanical ventilation for areas subject to airport noise will ensure protection of amenity for those undertaking ASAN within the noise control boundaries. 	<ul style="list-style-type: none"> • The addition of the rule will give effect to the objective and policy. • The non-complying status indicates that activities that do not comply with this standard are generally not appropriate but recognising that alternative options may be available to manage noise effects.

9 S42A report, Paragraph 11.34.

7.3 At paragraph 4.8 Mr Kyle considers that removing the prohibition of ASAN within the aircraft noise boundaries will expose a greater number of people to aircraft noise, and that this will likely result in adverse reverse sensitivity effects. It is not clear from his evidence whether Mr Kyle's conclusion on this matter is made with the S42A recommended requirement for noise mitigation in mind, or if it refers to the removal of the prohibition without mitigation in place.

7.4 In paragraph 4.8 and again in paragraph 4.11 Mr Kyle refers to the direction of Policy 4.3.4 of the Proposed Otago Regional Policy Statement (as amended by consent order) which states:

Policy 4.3.4 Protecting infrastructure with national or regional significance

Protect infrastructure with national or regional significance, by all of the following:

- a) *Restricting the establishment of activities that may result in reverse sensitivity effects;*
- b) *Avoiding significant adverse effects on the functional needs of such infrastructure;*
- c) *Avoiding, remedying or mitigating other adverse effects on the functional needs of such infrastructure;*
- d) *Protecting infrastructure corridors from activities that are incompatible with the anticipated effects of that infrastructure, now and for the future.*

7.5 While I agree with Mr Kyle that the policy provides clear direction on the protection of infrastructure, I also consider that the listing of ASAN as non-complying where they do not comply with noise mitigation measures gives effect to limb (a) of the policy. If limb (a) were to say "Avoid the establishment of activities that may result in reverse sensitivity effects" rather than restrict, I would consider a prohibited activity status to be appropriate. With regards to Mr Kyle's statement at paragraph 4.10 that the change from prohibited activity status to one that requires acoustic treatment is a significant departure from the outcomes sought by Plan Change 35, I would agree that it is a departure from the Rural General Zone provisions, but that the creation of the Open Space chapter is also a departure from the ODP provisions, therefore the status quo is not necessarily going to be the most appropriate.

- 7.6** I remain of the opinion in the S42A report that the replacement of the Rural Zone with a more bespoke Open Space and Recreation chapter is a deliberate approach which recognises that the Rural Zone does not adequately provide for activities in open spaces¹⁰. I further consider that managing the effects of aircraft noise, in line with the Low Density Suburban Residential Zone in Stage 1 and the Residential Zones in the Operative District Plan (as amended by Plan Change 35), is more appropriate for these new zones and the activities contemplated within them. I note that QAC's appeal on the Low Density Suburban Residential Zone provisions did not seek to increase Queenstown Airport's level of protection.
- 7.7** I would also point out that the blanket prohibition of ASAN in the Open Space and Recreation zones proposed by QAC's submission would also result in ASAN, which includes visitor accommodation, being prohibited at the established Frankton Motor Camp (zoned Community Purpose Zone – Camping Ground) on Stewart Street. Prohibiting any change to the nature or scale visitor accommodation in this sub-zone would in my view be a nonsensical outcome, particularly in light of the surrounding residential area in which ASAN is subject to mitigation measures but not prohibition. I would note that while a resource consent could not be obtained in the event QAC's relief was granted, the requiring authority would be able to exercise its powers under the designation with no requirement to mitigate for noise. I consider that the provisions as recommended in the revised chapter included with the S42A report give a more effective and efficient outcome than the blanket prohibition of ASAN proposed by QAC.
- 7.8** At paragraph 4.16 Mr Kyle agrees with my S42A report that Rural zoning of the area of the lower Shotover Delta immediately east of Queenstown Airport runway would be inconsistent with the use of the site but disagrees that the area is not of sufficient uniqueness to warrant a subzone at paragraph 4.19, noting that this is the only area of zoning located at the end of commercial airport runway.
- 7.9** I remain of the opinion expressed in the S42A report that a specific sub-zone for this area is not warranted. The area is currently used for

10 S42A report, Paragraph 13.9.

passive recreation purposes, and a level of protection of the airport's functional requirements exists in the form of designations. Activities that would enable a congregation of people (such as organised sport or commercial recreation) that could give rise to the safety concerns or reverse sensitivity raised in the evidence would require a resource consent. This would enable an assessment of the site-specific constraints and consideration of affected parties.

8. MS FIONA BLACK FOR REAL JOURNEYS LTD (2466), GO ORANGE LTD (2581) AND TE ANAU DEVELOPMENTS LTD (2494)

8.1 Ms Black has filed evidence in relation to the wording of the following Chapter 38 objectives and policies:

- (a) Objective 38.2.1;
- (b) Policy 38.2.1.3;
- (c) Policy 38.2.1.4;
- (d) Policy 38.2.2.2 and Policy 38.2.2.5;
- (e) Objective 38.2.3 and Policy 38.2.3.2; and
- (f) Objective 38.2.4.

8.2 At paragraph 64 of her evidence Ms Black suggests that Objective 38.2.1 should not include the word "met" when referring to the open space and recreation needs of the District's residents and visitors. Ms Black considers that this is unreasonable, as the type of land managed by the Council for recreation is unlikely to be able to achieve this, especially in relation to water based activities. I remain of the view in the S42A report that it is appropriate for an objective to be aspirational.

8.3 Ms Black states that the protection and enhancement of ecological values in Policy 38.2.1.3 is unrealistic given the highly modified nature of many of the District's parks and reserves. She does not state what specific amendments she would seek, therefore I have not changed my view on the wording of the policy.

8.4 At paragraph 66 of her evidence, Ms Black states that Policy 38.2.1.4 is inadequate, as it does not provide guidance concerning the management of conflicts between different users of public spaces. She does not propose an alternative. I addressed this matter in the S42A

report and would refer to it again here as well¹¹. The use of a number of Open Space and Recreation zones and different statuses for activities within these zones is an example of how conflicts between activities are managed.

- 8.5** Ms Black states at paragraphs 67-69 that Policy 38.2.2.2 is too onerous and does not take into account temporary activities, and that Policy 38.2.2.5 is at odds with the transport chapter as it relates to the land based infrastructure for water based transport services. She also considers that both have implications for the landscape assessment matters in 38.15.
- 8.6** In relation to Ms Black's concerns about Policy 38.2.2.2, I would point out that the notification of Chapter 38 included a consequential variation to Chapter 35 (Temporary Activities and Relocated Buildings) to include temporary events held the Open Space and Recreation zones as a permitted activity. Unfortunately, I note that that this Chapter 35 rule (now renumbered 35.4.3) appears to have been considered by the Hearings Panel in Report 8¹², and is also not marked as subject to variation in the decisions version of the chapter. I have been advised by legal counsel that the Council is considering its options to deal with this error, as the provision was subject to a variation in Stage 2, and therefore should not and could not have formed part of the Stage 1 PDP decisions text. I have considered the rule, as varied, for the purpose of this evidence.
- 8.7** It is not clear from her evidence in what way Ms Black considers Policy 38.2.2.5 to be at odds with Chapter 29 Transport.
- 8.8** At paragraph 70 Ms Black supports the recommended amendment to Objective 38.2.3 contained in the S42A report but considers that it is still not enabling enough. She again refers to temporary activities such as market stalls, however as noted above these would not be captured by the Open Space and Recreation provisions.

11 S42A report, Paragraph 14.11.

12 Report and Recommendation of the Independent Commissioners Regarding Chapters 30, 35 and 36 dated 30 March 2018, Paragraph 463.

- 8.9** At paragraph 71 Ms Black states that Policy 38.2.3.2 is not achievable in that it is too difficult to ensure that commercial activities will not degrade the quality, amenity and landscape values of open space. I recommended amending the phrase “will not degrade” in this policy to “will maintain” in the S42A report. It is not clear from her evidence if Ms Black is aware of this recommendation and still considers the policy too restrictive, however I remain of the opinion in the S42A report that the level of protection Policy 38.2.3.2 affords is appropriate.
- 8.10** Finally, Ms Black has filed evidence in relation to Objective 38.2.4, which protects the interface of activities in open space zones and waterbodies and their margins. It appears that she seeks additional provision for health and safety (as submissions 2466, 2581 and 2494 did), although no particular relief is sought. I refer to and rely on the S42A assessment at paragraph 14.37, that the health and safety matters are sufficiently covered through other legislation.

9. MR BEN FARRELL FOR REAL JOURNEYS LIMITED (2466), GO ORANGE LIMITED (2581) AND TE ANAU DEVELOPMENTS LIMITED (2494)

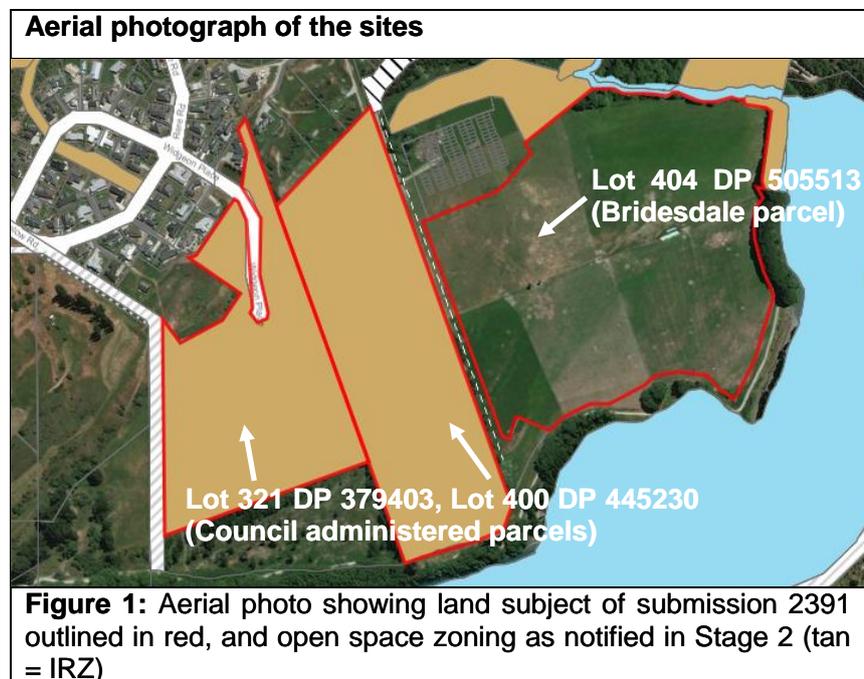
- 9.1** At paragraph 27 Mr Farrell recommends the inclusion of a general rule applicable across the PDP, stated once in the general rules for each chapter, to clarify that matters of discretion for a restricted discretionary activity include the benefits of the proposed activity. I consider that the relief sought to amend chapters that have already had decisions released is outside the scope of Stage 2 of the PDP review. With regards to Chapter 28, I do not recommend including specific provision for this within the general rules or advice notes as I consider that this lack of consistency in the plan would cause confusion for plan readers.
- 9.2** Benefits of activities are appropriately addressed in the PDP through developing a section 32 evaluation, the substantial use of permitted activity status for frequently occurring activities and through the careful framing of objectives and policies. I do not consider it efficient to also require focused consideration of benefits over and above the consideration of actual and potential effects (including positive effects) on the environment as required by section 104 of the Act.

REZONINGS

10. MR JOHN EDMONDS FOR BRIDESDALE FARM DEVELOPMENTS LTD (2391) AND MILLBROOK COUNTRY CLUB LTD (2295)

Bridesdale

- 10.1 Mr Edmonds has filed evidence on behalf of Bridesdale Farm Developments Ltd in relation to the rezoning request for land located on south of Lake Hayes Estate and Shotover Country. The land and zoning requested is set out in **Figure 1**.



- 10.2 Mr Edmonds points out errors in the S42A report at paragraphs 8 and 11 of his evidence. I accept his points in paragraphs 8 and 11; the S42A report should have referred to the Active Sport and Recreation Zone (**ASRZ**) and the Kawarau River respectively.

Bridesdale Parcel

- 10.3 With regards to Mr Edmonds' evidence in relation to scope matters in paragraph 14 of his evidence, on further consideration and with advice from legal counsel, I accept that the Stage 2 relief sought, being the ASRZ over Lot 404 DP 505513 (the Bridesdale parcel), falls between its notified zoning of Rural and the scope of the Stage 1 relief sought,

which was Medium Density Residential Zone. I therefore accept that the Stage 2 rezoning request as it relates to the Bridesdale parcel is within scope and can be considered.

- 10.4** At paragraph 17, Mr Edmonds refers to a resource consent application for a tennis academy that has been lodged by the submitter, to be located on the Bridesdale parcel. I understand that at the time of writing this application is in the early stages of the resource consent process and is currently on hold for further information relating to a number of matters, including access and infrastructure provision. I therefore do not consider that the resource consent application should be taken into account when considering the rezoning request.
- 10.5** At paragraph 18 of his evidence, Mr Edmonds relies on the expert evidence of Mr Skelton in relation to the potential for development on the notified ONL. I understand that the ONL location in this area of the Kawarau River floodplains (including both the Bridesdale parcel and the Council-administrated parcels) has been submitted on by Bridesdale Farm Developments Ltd in Stage 1 and this issue has been heard as part of the Wakatipu Basin Variation in Stream 14. The evidence for the submitter heard in Stream 14 included planning evidence from Mr John Duthie¹³. Mr Duthie's evidence, filed after notification of Stage 2, appears to include support for the retention of the notified Rural zoning of the flood plain area¹⁴. I understand the outcome of the landscape categories on the land which is the subject of submission 2391 will be part of the decision-making of the Panel in Stream 14.
- 10.6** I refer to and rely on Ms Galavazi's rebuttal evidence as it relates to paragraphs 19 to 32 of Mr Edmonds' evidence. Ms Galavazi's evidence addresses operational issues that could arise if private land was zoned Open Space and Recreation and the integration of the zoning with other statutory and non-statutory instruments.
- 10.7** With regards to Mr Edmonds' comments on the Bridesdale parcel in paragraph 38 of his evidence, given the development constraints of the

13 Evidence of John Duthie for Bridesdale Farm Developments Ltd for Hearing Stream 14, dated 13 June 2018, Paragraph 53: <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Submitter-Evidence/S0655-Bridesdale-T14-Duthie-J-Evidence.pdf>

14 Ibid, paragraph 53.

site (which Mr Edmonds acknowledges at paragraph 40) I consider that the Rural Zone is the appropriate zone. The size of the site, 16 hectares, enables grazing (a use also currently undertaken on the Council parcels) and the provisions of the Rural Zone are enabling of small-scale commercial recreation activity and provide for larger proposals as a discretionary activity, and include landscape assessment matters.

Council-administered parcels

10.8 I refer to and rely on the expert landscape evidence of Ms Helen Mellsop where she addresses the ASRZ sought by submission 2931 at section 7 of her Reply for Stream 14¹⁵. Ms Mellsop considers the IRZ to be the most appropriate zoning for the Council-administered land, noting that the anticipated outcomes of this open space zone are consistent with the existing landscape character and the ONL classification¹⁶.

10.9 At paragraph 37 of his evidence Mr Edmonds states that the proposed rezoning of all three parcels has the benefit of providing for future recreation needs of the community, with the cost being the change to the visual appearance of the land. I would point out that the IRZ as notified on the Council-administered parcels would still provide for organised sport and recreation facilities as a discretionary activity. I acknowledge that there would be a cost involved in the consenting process, but consider that the benefits to open space values of the land through restricting development in this area outweigh these costs.

Millbrook

10.10 Mr Edmonds has also filed evidence on behalf of Millbrook Country Club Ltd (**MCC**) in relation to Chapter 38 on two rezoning submissions: Coronet Forest and Millbrook Park.

15 Reply of Helen Mellsop for Hearing Stream 14, dated 10 August 2018: <https://www.qldc.govt.nz/assets/Uploads/Planning/District-Plan/PDP-Stage-2/Stream-14-Council-Right-of-Reply/S2239-QLDC-T14-Mellsop-H-Reply-Evidence.pdf>

16 Ibid Paragraph 7.5.

10.11 For the reasons set out in the S42A report I consider that the Millbrook Park site should not be included in the Millbrook Resort Zone¹⁷. However, at paragraph 55 of his evidence Mr Edmonds now seeks alternative relief of the IRZ for this land.

10.12 At paragraph 46 Mr Edmonds sets out the purpose statement of the ASRZ. I note that Millbrook Park does not accord with some aspects of the purpose statement as is not located within an urban area, and the limited land available for additional development means that further intensification of use for organised sports is unlikely.

10.13 Mr Edmonds' also sets out the IRZ purpose in paragraph 51, although he has not included the whole statement. I consider that the following part of the IRZ is also relevant:

“Much of the Informal Recreation Zone is readily accessible, and are located within and adjacent to areas of high interest, landscape and amenity values.”

10.14 In accordance with the recommendation in the S42A report on the Chapter 6 variation, the inclusion of this land to an Open Space and Recreation zone means that this land will be identified as being within a Rural Character Landscape (**RCL**). While the landscape assessment matters in 38.15 applications for discretionary or non-complying activities are not limited as to zone, the IRZ provisions do provide for more recognition of amenity and landscape values than the ASRZ provisions. The objectives and policies of the IRZ are not inconsistent with the current and future use of this land, and the permitted activities in this zone are subject to standards for lower heights, smaller floor areas, and prescribed colours for buildings. I consider this to be more appropriate for land within a RCL than the more liberal provisions of the ASRZ which, as noted above, were anticipated within urban areas.

10.15 I recommend that the request to rezone Millbrook Park to IRZ be accepted. In doing so I refer to and rely on Ms Galavazi's rebuttal evidence.

17 S42A Report, Section 31.

10.16 I note that at paragraph 40 Mr Edmonds notes the S42A recommendation to accept MCC's rezoning request of Coronet Forest from IRZ to Nature Conservation Zone. However, in his conclusion at paragraph 56, he seeks that the zoning of the Coronet Forest be amended to Passive Recreation Zone (by which I assume he is referring to the IRZ). It is not clear from his evidence if Mr Edmonds intends to request Coronet Forest revert to its notified zoning, however I remain of the view set out in the S42A report.

11. MR DUNCAN WHITE FOR WANAKA YACHT CLUB (2232)

11.1 Mr White has filed evidence on behalf of Wanaka Yacht Club in relation to its submission to rezone land around the Wanaka Marina from IRZ to ASRZ. He has also filed evidence on the addition of a new rule to recognise parking and storage as a permitted activity in the ASRZ, but I do not consider it necessary to address this beyond what has already occurred in the S42A report.

11.2 At paragraph 5.5 of his evidence Mr White suggests that the S42A report, in rejecting the rezoning request, has not recognised the full range of powers that Council has to control design outcomes on reserves. I agree with Mr White that in relation to effects management, Council has the ability through reserve management plans and also through its role as land administrator, to control building design, appearance and function. However it is my opinion that, where possible, the PDP should address these matters rather than relying on Council-control as a stop-gap to avoid adverse effects from activities otherwise permitted. I consider that it would create considerable uncertainty for plan users where a proposal appears to be enabled by the provisions while the Council as land administrator has no intention of considering it within the zone. I also acknowledge that, as the Open Space and Recreation zones are applied on varying land types across the District, what is appropriate for one site may not necessarily be suitable for another, and that for this reason site-specific Reserve Management Plans will provide further guidance on what proposals Council considers appropriate for the site.

11.3 At paragraph 5.6, Mr White has incorrectly identified clubrooms as a controlled activity in the ASRZ. As noted in the S42A report, the ASRZ

would enable a clubroom or recreation facility up to 10 metres high and 400m² in area as a permitted activity¹⁸.

11.4 Also at paragraph 5.6 of his evidence, Mr White notes that the existing site constraints means that it is unlikely that a number of ASRZ activities (such as a grandstand, or more than the one existing clubroom) will occur on this site. He also makes a similar point in relation to 10 metre high buildings in paragraph 5.7. In my view this gives weight to the argument that the ASRZ is not the appropriate zone for the site.

11.5 At paragraph 5.7, Mr White suggests that any building would be subject to Council control on design. As stated above, this is not entirely correct as the ASRZ does enable some buildings as a permitted activity, subject to compliance with the standards listed in Table 38.2. I note that the controls on building colours in that table (Rule 38.10.10) do not apply to buildings in the ASRZ, but do apply in the IRZ (which is generally applied to foreshore land). Given the site's location within the ONL of Lake Wanaka, I consider that these controls are appropriate and necessary. It is my opinion that to enable an activity with such effects as those permitted by the ASRZ in an ONL would be contrary to the landscape provisions in Chapter 3 and the policies that govern landscape matters in Chapter 38.

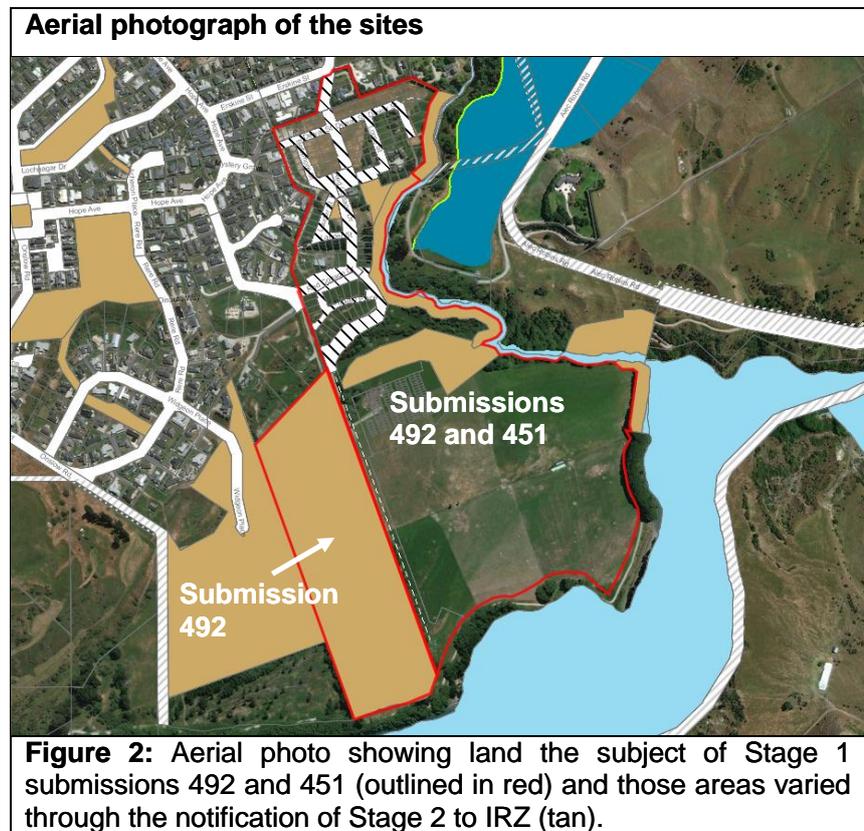
MISCELLANEOUS MATTERS NOT RELATED TO EVIDENCE FILED

12. BAMFORD (492) AND M MCDONALD AND S ANDERSON (451)

12.1 Jane and Richard Bamford (492) and Martin McDonald and Sonya Anderson (451) submitted on the zoning of the land known as Bridesdale Farm in Stage 1 of the PDP review. Both submissions sought the notified zoning to be retained over the Bridesdale land, and, in the case of submission 492, also submitted on properties adjoining their land (Lot 17 DP 445230). Following notification of Stage 2, some of this land (that vested in Council as reserve) is now proposed to be zoned Informal Recreation. Both parties lodged a further submission

18 S42A report, paragraph 37.5.

on the Bridesdale submission in Stage 1 (655), which I considered in my EIC.



12.2 Neither submitter made a submission in Stage 2 on the proposed open space zoning, and their Stage 1 submissions were also discussed in Ms Vanstone’s evidence and heard in the Stream 14 hearing (Wakatipu Basin). In the absence of any opposition, I recommend that the submissions to retain the notified Stage 1 zoning in relation to that land zoned IRZ in Stage 2 be rejected, however I recommend accepting in part the submissions seeking Rural zoning as it relates to Lot 404 DP 505513 as discussed above in response to Mr Edmonds evidence for Bridesdale.

13. ADVICE NOTE 38.8.2.5

13.1 It has come to my attention that the Hearings Panel in Stream 14 questioned the merit of applying the Wakatipu Basin Zone to the surface of water, and that in his reply Mr Barr has recommended that

all surface of water areas should be zoned Rural for consistency and amending advice note 24.3.2.2 in Chapter 24 accordingly.

13.2 A similar provision, advice note 38.8.2.5, exists in Chapter 38:

38.8.2.5 *The surface of lakes and rivers are zoned Rural, unless otherwise stated in the District Plan or identified on the Planning Maps.*

13.3 I recommend amending the advice note as follows:

38.8.2.5 *The surface of lakes and rivers are zoned Rural, ~~unless otherwise stated in the District Plan or identified on the Planning Maps.~~*



Christine Melissa Edgley

22 August 2018

APPENDIX A
UPDATED RECOMMENDED CHAPTER

Appendix 1

Rebuttal Recommended Chapter

Key:

S42A report dated 23 July 2018: Recommended changes to notified chapter are shown in red text for additions and ~~red strike through~~ text for deletions.

Rebuttal dated 22 August 2018: Recommend changes to notified chapter are shown in blue text for additions and ~~blue strike through text~~ for deletions.

Any black underlined or ~~strike through~~ text reflects the variation.

38 Open Space and Recreation Zones

38.1 Purpose

The purpose of the Open Space and Recreation Zones is to enable recreation activities and provide for associated infrastructure while protecting, maintaining and enhancing landscape values, nature conservation values, ecosystem services and amenity. The zones apply to Council administered reserves, and do not apply to water bodies (including surface of water), Conservation Land (including lakes and rivers) or private open space. In general, the zones do not apply to Crown Land (including lakes and rivers), other than for discrete situations (such as Queenstown Gardens, where the Crown Land reserve is integral and indistinguishable from the Council reserve land surrounding it). Where a reserve adjoins a water body, the reserve is zoned to recognise, and provide for, the interrelationship between the water activities and the land based component of those activities.

Open Space is a significant resource to the District and Region. This resource requires protection from inappropriate activities that could degrade its qualities, character and values. ~~The Council has a responsibility to provide open space and recreation opportunities and to manage the effects of activities within the zone and on the surrounding environment.~~

Commented [CE1]: 2466 et. al.

Commercial recreation and tourism operators are located within some of the zones and a wide range of commercial recreation and tourism activities utilise the resources available within the zones. Some of these operators have substantial assets associated with the activity established within the zones. The desire for the maintenance and development of existing activities and development of further new opportunities for these activities needs to be provided for on the basis commercial activities are carefully managed to maintain and enhance the valued qualities of the zones and established operations.

The Open Space and Recreation Zones can be grouped according to the following features and uses:

- a. visual amenity (such as gardens and tree plantings, areas of indigenous vegetation and landscape values);
- b. children's play (such as playground equipment and neighbourhood parks);
- c. active sports (such as team sports, golf, and tennis);
- d. passive use of open space (such as areas for walking, running, cycling, picnicking, or enjoying a particular landscape);
- e. waterfront access (such as lakeside and riverside walkways and beaches, access to lakes and rivers for fishing and water-based sports);
- f. linkages (such as walking tracks and cycle ways);

- g. built facilities (such as halls, gymnasiums, clubrooms, swimming pools and libraries);
- h. heritage sites and heritage features;
- i. nature conservation (such as water margins, wetlands and indigenous vegetation); and
- j. commercial opportunities (such as gondolas, ziplines, events and guided walks).

The District provides a wide range of recreation opportunities. Its outstanding natural environment which includes lakes, rivers, mountains and basins provide an ideal setting for a variety of outdoor recreation activities. Together, the activities and the environments that they occur within are internationally recognised as the basis for the District's importance as a visitor destination, are crucial to the tourism industry and economy, as well as encouraging residents to settle within the District. The climate is conducive to outdoor recreation and its proximity to Mt Aspiring and Fiordland National Parks provides further opportunities for outdoor recreation.

Within the town centres, urban areas and townships, there are opportunities for indoor recreation and community activities, such as libraries, swimming pools and community halls, as well as outdoor venues for more formal sporting activities.

Open space is an important recreation and community resource. It can provide visual relief and amenity amongst the developed residential and commercial environments, opportunities for education concerning the natural environment, as well as active use (such as walking and cycling) and passive use (such as children's play, or picnicking, sitting and contemplation) for both residents and visitors.

Five zones and ~~three~~four sub-zones are used to manage activities on land zoned Open Space and Recreation within the District, these are:

- Nature Conservation Zone;
- Informal Recreation Zone, which includes the Ben Lomond Sub-Zone;
- Active Sport and Recreation Zone;
- Civic Spaces Zone; and
- Community Purpose Zone which includes ~~three sub-zones to manage cemeteries, golf and camping activities~~the Community Purposes – Cemeteries, Community Purposes – Golf and Community Purposes – Camping Ground Sub-Zones.

Pursuant to Section 86B (3) of the Act, Rule 38.10.5 Setback of buildings from water bodies has immediate legal effect.

Commented [CE2]: 2493

Commented [CE3]: Note this is not new text, but was red in the notified chapter.

38.2 Objectives and Policies – District Wide

38.2.1 Objective - The open space and recreation needs of the District's residents and visitors are met through the provision of a wide range of quality Open Space and Recreation Zones that provide for passive and active recreation activities.

Policies

38.2.1.1 The design, development, management and maintenance of Open Space and Recreation Zones shall provide for:

- a. the needs of the community in the area in which the zones are located, and the needs of the wider community and visitors to the District;
- b. the effective and efficient use of resources so as to ensure that Open Space and Recreation Zones are ~~multi-functional and~~ fit for purpose and safe for all users;
- c. the maintenance and enhancement of integrated public access connections to walking and cycling networks throughout the District, including along lake and river margins;
- ~~d. the functional use of Open Space and Recreation Zones, while ensuring that they are safe and attractive to users;~~

Commented [CE4]: 2290, 2485

Commented [CE5]: 2290, 2485

- ed. the location within which Open Space and Recreation Zones are situated, responding to recognised natural character, landscape and heritage values; and
- fe. the provision of infrastructure necessary to service Open Spaces and Recreation Zones, including recreation facilities and amenities.

38.2.1.2 Encourage multiple use of Open Space and Recreation Zones wherever possible and practicable.

38.2.1.3 Protect and enhance ecological values, including habitats for indigenous fauna.

38.2.1.4 Protect open space, recreation and amenity values by managing the adverse effects of, and conflicts between, different types of recreation activities.

38.2.1.5 Avoid activities that do not have a practical or functional need to be located within Open Space and Recreation Zones, unless a particular activity:

- a. is compatible with and does not affect the continued operation of established activities;
- b. does not preclude the development of new open space and recreation activities; and
- c. maintains ~~and~~ or enhances the recreation and amenity values.

Commented [CE6]: Cl 16(2)

38.2.1.6 Provide a District Plan framework that establishes the roles, functions and activities for each Open Space and Recreation Zones, within which the outcome of public participation into the design, development, management and enhancement of reserves can be implemented through processes other than through the Act, such as reserve management plans.

32.2.1.7 ~~Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.~~

Commented [CE7]: 2660

38.2.2 **Objective - Recreation activities are undertaken and facilities constructed in a way that maintains or enhances the values of open space areas and the recreation opportunities available within the District.**

Policies

38.2.2.1 Ensure activities are undertaken, ~~and buildings and infrastructure are located and constructed~~ in a manner that maintains or enhances the amenity values of the relevant reserve and surrounding environment, including natural, scenic and heritage values.

Commented [CE8]: 2466 et. al.

38.2.2.2 Limit activities, buildings and structures to those compatible with the role and function of the zone, ~~the sensitivity of the surrounding environment~~ and ~~are necessary to~~ maintain or enhance the anticipated use or values of the zone.

Commented [CE9]: 2466 et. al, 2618

38.2.2.3 Require areas surrounding buildings, structures, outdoor storage and parking areas to be ~~screened and~~ landscaped to mitigate visual impacts and maintain or enhance amenity values.

Commented [CE10]: 2466 et. al.

38.2.2.4 Ensure the scale and location of buildings including associated structures, trails and accesses, and noise and lighting associated with recreation activities is consistent with the level of amenity anticipated in the zone and in the surrounding environment, having particular regard to the following where new buildings, structures or lighting are proposed:

- a. the purpose, number, size and location of new buildings, structures and lighting are appropriate, in terms of their function and the sensitivity of the environment;
- b. that building design and appearance positively contributes to amenity, cultural, ecological and landscape values;
- c. that buildings or structures do not unduly preclude or limit public access, particularly along the margins of the District's lakes and rivers;

- d. that cumulative adverse effects of buildings and activities are taken into account; and
- e. the provision for and standard of lighting, including:
 - i. its siting and location, in particular, how it contributes to public safety; and
 - ii. minimising upward light spill on the night sky.

38.2.2.5 Ensure that any buildings or structures located within, adjoining or nearby to an Outstanding Natural Feature or Landscape, protect, maintain or enhance those values by:

- a. limiting development and activities in the vicinity of water bodies to the land based components of community recreation water based activities, which have a practical and functional need to be located within these areas; (refer also to Objective 38.2.4)
- b. preserving the natural character of the margins of waterbodies; (refer also to Objective 38.2.4)
- c. ensuring buildings are located in areas that are least sensitive to change and have capacity to absorb development;
- d. requiring buildings to be designed and finished so they:
 - i. avoid visual dominance; and
 - ii. mitigate or remedy adverse effects on the values of the Outstanding Natural Feature or Landscape; and
- e. ensuring trails, access and carparking areas (including associated earthworks) do not degrade visual amenity values or disrupt the natural character or landforms.

38.2.2.6 Ensure the development and use of Open Space and Recreation Zones does not detract from a safe and efficient network for the movement of people and goods, or the amenity values of adjoining roads that are enjoyed by residents and visitors (such as walking, communal meeting, viewshafts).

38.2.3 **Objective – Commercial activities are limited to those that have a functional requirement to locate within Open Space and Recreation Zones and ~~do not degrade~~ maintain open space and recreation values.**

Commented [CE11]: 2466 et. al., 2462, 2468

Policies

38.2.3.1 Ensure that commercial activities have a genuine link with the open space and recreation resource.

38.2.3.2 Ensure that commercial activities ~~do not degrade~~ maintain the quality, amenity values and landscape values of open spaces.

Commented [CE12]: 2466 et. al., 2462, 2468

38.2.3.3 Provide for commercial recreation activities that do not detract from the quality of the experience of people partaking in other commercial recreation activities and other passive and active informal recreation activities, having particular regard to the scale, intensity and cumulative effects of commercial recreation activities.

38.2.4 **Objective – The interface between activities within the Open Space and Recreation Zones are managed to protect, maintain or enhance the natural character of waterbodies and their margins (refer also to Policies 38.2.2.5 a and b).**

Policies

38.2.4.1 Provide recreation, commercial and public transport opportunities within Open Space and Recreation Zones in a manner that ~~preserves~~ supports the preservation of the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities.

Commented [CE13]: 2466 et. al.

38.2.4.2 Recognise and provide for the maintenance and enhancement of public access to, and enjoyment of, the margins of lakes and rivers, particularly where access and enjoyment is compatible with protecting the natural character and nature conservation values of those lakes and rivers.

38.2.4.3 Enable people to have access to a wide range of community recreational experiences on the margins of waterbodies, including the limited provision of commercial recreation activities that maintain landscape, amenity and nature conservation values, especially where they integrate with recreation activities on and under the surface of the waterbody.

38.2.5 Objective – Activities sensitive to aircraft noise within the Queenstown Airport Air Noise Boundary or Outer Control Boundary are avoided or managed to mitigate noise and reverse sensitivity effects.

Policy

38.2.5.1 Require buildings that contain an Activity Sensitive to Aircraft Noise and are located within the Queenstown Airport Air Noise Boundary or Outer Control Boundary to be designed and built to achieve an internal design sound level of 40 dB Ldn.

Commented [CE14]: 2618

38.3 Objectives and Policies – Nature Conservation Zone

Purpose

The Nature Conservation Zone primarily applies to open space and recreation areas that border lakes and rivers, or are recognised for their natural, ecological, and landscape values. The Nature Conservation Zone provides for informal recreation and access to the District's unique landscapes. These areas offer diverse recreation opportunities such as biking, walking and water activities, together with providing connections with nature.

To protect the values of the Nature Conservation Zone, recreation activities and development are limited in scale and intensity. Infrastructure, buildings, structures, and activities provided for within this zone relate specifically to conservation, recreation, and visitor information.

38.3.1 Objective - Use and development complements and protects the nature conservation values and natural qualities of the Nature Conservation Zone.

Policies

38.3.1.1 Provide for appropriate use and development by:

- a. limiting activities, buildings and structures to those necessary to maintain or enhance the use or values of the zone and only allowing these where they cannot be located on other adjoining or nearby land for the same purpose;
- b. locating and designing new buildings, structures, additions and parking areas to protect and maintain the character and values of the zone;
- c. mitigating the visual impacts of buildings, structures and parking areas through appropriate landscaping and design responses; and
- d. identifying opportunities to enhance indigenous biodiversity and providing for these opportunities to be realised as part of the mitigation of the adverse effects of subdivision of adjoining land and use and development within the zone.

Commented [CE15]: 2455

38.4 Objectives and Policies – Informal Recreation Zone

Purpose

The Informal Recreation Zone applies to open space and recreation areas that are primarily easily accessible for the immediate community and visitors or within easy walking distance for residents within the area. It provides a basic informal recreation experience, including play opportunities (such as flat, kick-around space) and offers areas for respite and relaxation. In addition, the Informal Recreation Zone is intended to provide physical links to other areas (such as by cycle ways or pedestrian access ways).

The Informal Recreation Zone encompasses both small local parks and neighbourhood reserves, through to large open areas fronting the District's Lakes. It also encompasses small reserves that provide visual relief from the built environment. While some civic activities may take place on these reserves, it is anticipated that larger and more formal civic events will occur within the Civic Spaces Zones.

The Informal Recreation Zone accommodates a number of facilities, including public toilets, children's playgrounds, public barbeques, public art, car parks, tracks and general park furniture.

The foreshore reserves such as those along Roys Bay in Wanaka and Queenstown Bay also contain the majority of the lake-related commercial leases and concessions.

Buildings and structures located on the Informal Recreation Zone are generally limited to those that support informal recreation and are typically small-scale community buildings and structures.

Much of the Informal Recreation Zone is readily accessible, and are located within and adjacent to areas of high interest, landscape and amenity values. A range of commercial recreation and tourism activities exist in the zone and there is a desire to develop existing and new activities. The scale and intensity of these activities and associated buildings and infrastructure need to be carefully managed.

The Informal Recreation Ben Lomond Sub Zone recognises and manages the existence and extent of commercial and informal recreation activities in the Ben Lomond Recreation Reserve. This site is of particular importance because of its close proximity to the Queenstown Town Centre and its popularity with visitors and residents. The Ben Lomond Recreation Reserve is also unique in terms of the breadth of activities present, which include a gondola and restaurant, luge, [Zipline operations](#), helicopter flights, parasailing, management of forestry, wildlife park and trails used for both commercial and informal recreation. Further development is contemplated where it is undertaken in a manner that is sensitive to other occupiers and users, and where it will maintain the overall landscape values, visual amenity values and recreation experiences of users of the sub zone.

Commented [CE16]: 2485

38.4.1 Objective – Use and development for informal recreation maintains and enhances the environment

Policies

- 38.4.1.1** Enable a variety of informal recreation activities, including small-scale community uses and accessory activities.
- 38.4.1.2** Encourage commercial recreation activities and related commercial activities to complement and enhance other uses and experiences in the Informal Recreation Zone while at the same time maintaining or enhancing the landscape and amenity values of the zone.
- 38.4.1.3** Provide for multiple recreation activities while managing conflicts between multiple uses, and ensuring public safety and public access to informal recreational opportunities are maintained and enhanced.
- 38.4.1.4** Ensure that buildings and activities that exclude or restrict public access are limited so as to encourage public use and maintain open space for informal recreation, recognising that the existing facilities that have been established within this zone are appropriate to remain and in some instances, may be extended or redeveloped.
- 38.4.1.5** Limit the intensity of activities to minimise adverse effects such as noise, glare and traffic on amenity values, peace and enjoyment of the Informal Recreation Zones and surrounding environment.
- 38.4.1.6** Opportunities are taken to enhance recreational trail networks, cycling and walking linkages within the zone, and to other zones, to create a contiguous network to assist

residents and visitors to move through and around neighbourhoods, and to other destinations, thereby providing an alternative and sustainable mode of transport.

Within the Ben Lomond Sub-Zone

38.4.1.7 Control the visual impact of buildings, passenger lift systems, earthworks and infrastructure associated with commercial and commercial recreation activities.

38.4.1.8 Ensure that buildings, passenger lift systems and infrastructure associated with commercial and commercial recreation activities are not highly prominent on the skyline and remain subservient to the view of Walter Peak when viewed from the north east (Malaghans Road / Gorge Road).

38.4.1.9 Require landscape rehabilitation following the removal of exotic conifers to mitigate effects on landscape and visual amenity, including revegetation with indigenous species and provision for the ongoing control of conifer regrowth.

Commented [CE17]: 2493

38.5 Objectives and Policies – Active Sport and Recreation Zone

Purpose

The Active Sport and Recreation Zone includes larger parks and reserves that are primarily used for organised sport and events, usually with associated buildings and structures. The zone primarily applies to open space that is easily accessible, used for indoor and outdoor organised sports, active recreation and community activities.

The Active Sport and Recreation Zone areas are designed and used for organised sport and recreation with toilets, changing facilities, car parking and turf or playing surfaces formally maintained to an appropriate standard for the relevant sports code. These include sports fields, hard-court areas, club facilities as well as associated infrastructure such as car parking and changing rooms.

Commercial activities accessory to sport and active recreation activities, such as those that provide food or beverage services to support recreational use, may be undertaken in appropriate locations within this zone.

The Active Sport and Recreation Zone applies in the main urban centres and contain provisions that recognise the intensive use made of these areas, and the need to provide sufficient facilities to support these uses, while at the same time, providing for the open space and amenity values of a park or reserve within this zone, as well as avoiding or mitigating adverse effects on the surrounding areas.

38.5.1 Objective - Active sport and recreation activities are provided for in appropriate locations, while managing adverse effects on surrounding areas and communities.

Policies

38.5.1.1 Provide for indoor and outdoor organised sports, active recreation, recreation facilities, community activities, accessory activities and associated buildings and structures.

38.5.1.2 Active sport and recreation and associated buildings, structures (including additions) and car parking, are designed, located and operated to be compatible with the surrounding environment in which they are located, particularly within or adjacent to residential environments, and to avoid or mitigate any adverse effects of the activities (such as noise, hours and frequency) and of buildings, including visual dominance, outlook from adjoining or nearby sites and buildings, and shading.

38.6 Objectives and Policies – Civic Spaces Zone

Purpose

The Civic Spaces Zone provides for civic activities.

Civic spaces contribute to the character of centres and urban areas and provide opportunities for informal recreation, social interaction and community gatherings and events. They also support local character and provide a sense of identity.

The Civic Spaces Zone receives a high level of use and the zone and facilities shall be designed, operated and maintained with a high level of service. Events are often held within civic spaces, such as festivals and markets. They are places that help to establish communities and a sense of place. These areas are typically subject to higher demand from public and commercial use and are important civic spaces that directly support the District's tourism industry.

38.6.1 Objective – Civic spaces are the community focal points for civic and community functions, events and informal recreation of benefit to both the community and the District.

Policies

38.6.1.1 Manage and promote passive recreation activities, while providing for commercial and community activities of a temporary nature that are of public benefit.

38.6.1.2 Limit buildings and structures to those that are necessary to support civic activities, and where this is demonstrated, ensure that buildings and structures enhance the amenity values, functionality and use of the zone.

38.6.1.3 Enable public amenities and the installation of artworks and interpretive signs, that enhance the use and enjoyment of civic spaces.

38.7 Objectives and Policies – Community Purposes Zone

Purpose

The Community Purposes Zone primarily accommodates open space areas that play a significant community function, including libraries, halls and recreation centres. It also provides specifically for cemeteries, golf courses, campgrounds and areas that have a significant passive recreation function that are not otherwise encapsulated in other zones, such as the Queenstown Gardens. Community buildings and associated activities are generally provided within the Community Purposes Zone.

Community Purposes Zones located within the townships and outlying settlements often have multiple activities that host a variety of passive and active activities and associated infrastructure.

Where the Community Purposes Zone is for a specific function, the zone has been broken into sub-zones for the purposes of better articulating management outcomes for each sub-zone. The three sub-zones are:

Community Purposes Zone (Cemeteries);
Community Purposes Zone (Golf); and
Community Purpose Zone (Camping Ground).

Both the Community Purposes Zone (Golf) and the Community Purposes Zone (Camping Ground), comprise the District's golf courses and campground facilities that are owned by the Council, but are leased to private interests. These two sub-zones include provisions that recognise the specialised use

of these open space areas. Accordingly, the Community Purposes Zone allows for greater flexibility in the scale and nature of development of these spaces, while at the same time ensuring that development of these spaces is sympathetic to adjoining areas. As an example, this includes where a Community Purposes Zone (Camping Ground) may border one of the District's lakes or Outstanding Natural Landscapes.

38.7.1 Objective – Community activities that meet the current and future social, cultural, recreation, health and community needs of both local communities and visitors to the District are provided for within a diverse range of open spaces.

Policies

- 38.7.1.1** Enable community activities and associated buildings and structures (including indoor and outdoor organised sports, active recreation and recreation facilities) that contribute to the function of the zone as focal points for District and Regional activities, while ensuring that the location and design of new buildings and structures, additions to existing buildings and structures and parking areas, maintain the character and values of each Community Purposes Zone.
- 38.7.1.2** Enable the continued operation of the District's existing cemeteries while maintaining public access, the open space amenity, and any historic heritage values of these community spaces.
- 38.7.1.3** Buildings, structures and activities associated with the community activities themselves are designed and located so that any adverse effects including noise, lighting and traffic effects, are managed to maintain the level of amenity value of the surrounding environment within which they are located.
- 38.7.1.4** Ensure that the development of golf courses and camping ground areas continue to provide for a mixture of restricted and full public use, as well as the open space visual amenity enjoyed by the wider public.
- 38.7.1.5** Ensure that the development of golf courses and camping grounds maintains and enhances the landscape and amenity values of the surrounding environment.

38.8 Other Provisions and Rules

38.8.1 District Wide

Attention is drawn to the following District Wide chapters.

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

38.8.2 Clarification - Advice Notes

- 38.8.2.1** A permitted activity must comply with all of the rules listed in the Rules - Activities (Table 38.1) and Rules - Standards (Table 38.2) for the Open Space and Recreation Zones and Table 38.3 for the Informal Recreation Ben Lomond Sub Zone, and any relevant district wide rules.
- 38.8.2.2** Where an activity does not comply with a standard listed in the Rules - Standards for the Open Space and Recreation Zone tables, 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.
- 38.8.2.3** The Ben Lomond Sub-Zone and the 3 Community Purpose Sub-Zones, being sub-zones of the Informal Recreation Zone and Community Purpose Zone, require that all rules applicable to the Zone apply. Where specific rules are identified for the sub-zone, these shall prevail over the rules of the Informal Recreation Zone or Community Purpose Zone.
- 38.8.2.4** Freedom camping in the District is controlled by the Council's Freedom Camping Control Bylaw.
- 38.8.2.5** The surface of lakes and rivers are zoned Rural, ~~unless otherwise stated in the District Plan or identified on the Planning Maps.~~
- 38.8.2.6** Resource consent may be required for activities associated with telecommunications under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In these instances, this NES applies instead of the District Plan provisions.
- 38.8.2.7** Resource consent may be required for activities associated with electricity transmission under the Resource Management (National Environmental Standards for Electricity Transmission Activities) regulations 2009. In these instances, this NES applies instead of the District Plan provisions.
- 38.8.2.8** ~~The following Land use activities within the National Grid Yard or Electricity Distribution Corridor are managed in Chapter 30 Energy and Utilities:~~
- ~~a. Earthworks undertaken within the National Grid Yard;~~
 - ~~b. Earthworks for the placement of underground electricity cables or lines; and~~
 - ~~c. Earthworks in the Electricity Distribution Corridor.~~
- 38.8.2.9** ~~Activities, buildings and structures proposed to be established within the vicinity of Queenstown Airport are referred to Figures 1 and 2 of the Planning Maps which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and Conical Surfaces for Queenstown Airport. Land use restrictions associated within these areas are further described in Chapter 37: Designations, Part D.3. Persons who wish to undertake activities or develop buildings or structures which enter into these surfaces are advised to consult with the relevant requiring authority and the Civil Aviation Authority.~~
- 38.8.2.910** Table 38.1 specifies the activity status of land use activities in the Open Space and Recreation Zones, pursuant to section 9(3) of the Resource Management Act 1991. Notwithstanding the following rules, the Reserves Act 1977 applies to land vested under section 14 of the Reserves Act 1977. Reserves and land controlled by Council or the Department of Conservation may be subject to further controls under the Reserves Act 1977 or through Reserve Management Plans. Discussion should be held with these agencies as to the existence and nature of these controls.

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38.8.2.4011 These abbreviations are used in the Rules – Activities (Section 38.9) and Rules - Standards for the Open Space and Recreation Zone (Section 38.10) tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

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

38.8.2.4112 The following abbreviations are used within this chapter.

CPZ	Community Purpose Zone
CPZ (Golf)	Community Purpose Sub Zone (Golf)
CPZ (Camping Ground)	Community Purpose Sub Zone (Camping Ground)
CPZ (Cemeteries)	Community Purpose Sub Zone (Cemeteries)

38.9 Rules – Activities

Table 38.1: Activities Open Space and Recreation Zones.

- a. For the activities identified in Table 38.1 as controlled activities, the Council will reserve its control to the matters in Part 38.13.
- b. For the activities identified in Table 38.1 as restricted discretionary activities, the Council will restrict its discretion to the matters in Part 38.14.

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
38.9.1	Any activity not listed in Table 38.1	NC	NC	NC	NC	NC	NC	NC	NC
38.9.2	Informal recreation	P	P	P	P	P	P	P	P
38.9.3	Public amenities	P	P	P	P	P	P	P	P
38.9.4	Gardens, including botanic and community gardens	P	P	P	P	P	P	P	P
38.9.5	Parks Maintenance	P	P	P	P	P	P	P	P
38.9.6	Recreation facilities	NC	D	P	D	P	P	P	P
38.9.7	Community centres and halls	NC	D	D	D	D	NC	NC	NC
38.9.8	Day Care Facilities including buildings	NC	NC	D	NC	D	NC	NC	NC
38.9.9	Education and research facilities directly related to the open space area	P	P	P	P	P	D	D	NC
38.9.10	Art galleries, arts and cultural centres including buildings	NC	D	D	D	D	NC	NC	NC
38.9.11	Clubrooms including buildings	NC	D	P	NC	D	P	D	NC
38.9.12	Libraries including buildings	NC	NC	NC	NC	P	NC	NC	NC
38.9.13	Grandstands	NC	NC	D	NC	D	NC	NC	NC
38.9.14	Organised sport and recreation	D	RDD	P	D	P	P	D	NC
38.9.15	Camping grounds	D	D	NC	NC	NC	NC	P	NC
38.9.16	Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone including buildings	NC	C	C	C	C	C	C	NC

Commented [CE21]: Section 87A(3)

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
38.9.17	Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone including buildings	NC	RD	RD	RD	RD	RD	RD	NC
38.9.18	Retail accessory to a permitted activity that complies with the floor area standards for retail activities (Rule 38.10.9)	D	P	P	P	P	P	P	NC
38.9.19	Retail not otherwise provided for in Table 38.1	NC	D	D	D	D	D	D	NC
38.9.20	Commercial Recreation Activities and buildings associated with Commercial Recreation Activities	D	D	D	RD	RD	RD	RD	NC
38.9.21	Commercial Activities and buildings associated with, and located on the same site as recreation activities	D	D	D	RD	RD	RD	RD	NC
38.9.22	Artworks	P	P	P	P	P	P	P	P
38.9.23	Demolition of buildings (which is not a listed as a protected feature)	P	P	P	P	P	P	P	P
38.9.24	New buildings associated with a permitted activity, not otherwise listed in Table 38.1	P	P	P	P	P	P	C	P
38.9.25	Construction, addition or alteration to existing buildings	P	P	P	P	P	P	C	P

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
38.9.26	Conservation Planting, species protection and conservation management works, including associated trapping, restoration and re-vegetation work, noxious plant and pest control and scientific research	P	P	P	P	P	P	P	P
38.9.27	Recreation Trail tracks (walking, horse and cycling trail tracks)	P	P	P	P	P	P	P	P
38.9.28	Construction of vehicle access and car parking areas accessory to permitted activities, up to 200m ²	C	C	P	P	P	P	P	P
38.9.29	Construction of vehicle access and car parking areas accessory to permitted activities exceeding 200m ²	D	RD	RD	RD	RD	RD	RD	RD
38.9.30	Harvesting and management of existing Forestry within the Outstanding Natural Features or Landscapes	D	D	D	D	D	D	D	D
38.9.31	Planting of new Forestry within the Outstanding Natural Features or Landscapes	NC	D	D	NC	NC	NC	NC	NC
38.9.32	Farming including grazing of stock	RD	P	RD	RD	RD	RD	RD	RD
38.9.33	Cemeteries	D	NC	NC	NC	NC	NC	NC	P
38.9.34	The parking or placing of any motor vehicle, boat, caravan, trailer, or material for the purposes of sale or lease	PR	PR	PR	PR	PR	PR	PR	PR
38.9.35	Mining Activity	PR	PR	PR	PR	PR	PR	PR	PR
38.9.36	Boat Ramps, Jetties and Marinas	D	D	D	D	D	D	D	NC

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Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
38.9.37	Informal Airports	D	D	D	D	D	D	D	D

38.10 Rules - Standards for Open Space and Recreation Zones

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status
38.10.1	<p>Building Height</p> <p>The maximum height in the following zones shall be:</p> <p>38.10.1.1 Nature Conservation Zone: 4m.</p> <p>38.10.1.2 Informal Recreation Zone: 6m.</p> <p>38.10.1.3 Active Sports and Recreation Zone: 10m.</p> <p>38.10.1.4 Civic Spaces Zone: 8m.</p> <p>38.10.1.5 CPZ: 10m.</p> <p>38.10.1.6 CPZ (Golf): 8m.</p> <p>38.10.1.7 CPZ (Camping Ground): 8m.</p> <p>38.10.1.8 CPZ (Cemeteries): 8m.</p>	D

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status																								
38.10.2	<p>Ground Floor Area of Buildings</p> <p>The total maximum ground floor area of buildings per site in the following zones is:</p> <table border="0"> <tr> <td>38.10.2.1</td> <td>Nature Conservation Zone:</td> <td>50m².</td> </tr> <tr> <td>38.10.2.2</td> <td>Informal Recreation Zone:</td> <td>100m².</td> </tr> <tr> <td>38.10.2.3</td> <td>Active Sports and Recreation Zone:</td> <td>400m².</td> </tr> <tr> <td>38.10.2.4</td> <td>Civic Spaces Zone:</td> <td>100m².</td> </tr> <tr> <td>38.10.2.5</td> <td>CPZ:</td> <td>300m².</td> </tr> <tr> <td>38.10.2.6</td> <td>CPZ (Golf):</td> <td>600m².</td> </tr> <tr> <td>38.10.2.7</td> <td>CPZ (Camping Ground):</td> <td>600m².</td> </tr> <tr> <td>38.10.2.8</td> <td>CPZ (Cemeteries):</td> <td>50m².</td> </tr> </table> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Building dominance; • Effects on visual amenity and landscape character values and in particular views of significance; • The size, design and location of buildings relative to the public realm and adjoining properties; • Consistency with the character of the locality and the role and function of the open space; • Pedestrian and vehicle access; • Functional needs; • Scale and intensity; • Cumulative effect of buildings; and • Design and integration of landscaping. 	38.10.2.1	Nature Conservation Zone:	50m ² .	38.10.2.2	Informal Recreation Zone:	100m ² .	38.10.2.3	Active Sports and Recreation Zone:	400m ² .	38.10.2.4	Civic Spaces Zone:	100m ² .	38.10.2.5	CPZ:	300m ² .	38.10.2.6	CPZ (Golf):	600m ² .	38.10.2.7	CPZ (Camping Ground):	600m ² .	38.10.2.8	CPZ (Cemeteries):	50m ² .	RD
38.10.2.1	Nature Conservation Zone:	50m ² .																								
38.10.2.2	Informal Recreation Zone:	100m ² .																								
38.10.2.3	Active Sports and Recreation Zone:	400m ² .																								
38.10.2.4	Civic Spaces Zone:	100m ² .																								
38.10.2.5	CPZ:	300m ² .																								
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38.10.2.7	CPZ (Camping Ground):	600m ² .																								
38.10.2.8	CPZ (Cemeteries):	50m ² .																								

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status
38.10.3	<p>Recession Plane</p> <p>38.10.3.1 Where a building is proposed on a site that adjoins another zone, the building shall comply with the recession plane standard for the adjoining zone, applied at the zone boundary.</p> <p>38.10.3.2 In the CPZ (Camping Ground) the following standards shall apply:</p> <ul style="list-style-type: none"> a. On boundaries adjoining a site zoned Low and Medium Density Residential Zones, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles: <ul style="list-style-type: none"> i. Northern Boundary: 2.5m and 55 degrees; ii. Western and Eastern Boundaries: 2.5m and 45 degrees; and iii. Southern Boundary: 2.5m and 35 degrees. b. On boundaries adjoining a site zoned High Density Residential Zone, buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at the following angles: <ul style="list-style-type: none"> i. Northern Boundary: 2.5m and 55 degrees; and ii. All other boundaries: 2.5m and 45 degrees. 	D

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status
38.10.4	<p>Setback from Internal and Road Boundaries</p> <p>Setback from internal boundaries</p> <p>38.10.4.1 Where a site adjoins another zone, buildings shall be setback from the boundary the same distance as required by the set back from internal boundaries of the adjoining zone.</p> <p>Setback from roads</p> <p>38.10.4.2 The minimum road boundary setbacks that apply to the open space and recreation zones, shall be the standards that apply in the adjoining zone.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Building dominance; • Privacy effects on adjoining properties; • Access to sunlight and impacts on shading; • Effects on visual amenity; • The size, design and location of buildings relative to the public realm and adjoining properties; • Consistency with the character of the locality; and • The historic heritage value of any adjacent heritage item and or feature. 	RD
38.10.5	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river or lake or wetland shall be 10m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Indigenous biodiversity values; • Public access; • Effects on visual amenity and landscape character values; • Open space • The functional and locational need and interaction of the development with the water body; • Landscaping; • Environmental protection measures (including landscaping and stormwater management); and • Natural hazards. 	RD

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status
38.10.6	<p>Outdoor Storage</p> <p>38.10.6.1 Outdoor storage and storage of waste and recycling shall be screened that is visible from public places roads or and adjoining zones shall be landscaped with by either planting, solid walls, solid fences, or any combination of these, to 2m in height along the length of the outdoor storage area. Where such screening-landscaping is by way of planting it shall be for a minimum depth of 3m as well as 2m high.</p> <p>38.10.6.2 Any outdoor storage area shall not be located within the minimum setbacks specified in Rule 38.10.4 and 38.10.5.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Visual amenity; • The location relative to the public realm and adjoining residential properties; • Consistency with the character of the locality; • Landscaping; • Practical and functional constraints; and • Pedestrian and vehicle access. 	RD
38.10.7	<p>Fencing</p> <p>38.10.7.1 Fences erected on the boundary of any Open Space and Recreation Zone shall be at least 50% visually permeable.</p> <p>38.10.7.2 The maximum height of any fences erected on the boundary of any Open Space and Recreation Zone shall be 1.2m.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Visual amenity values; • Opportunities for passive surveillance; • Consistency with any established fencing; and • Functional constraints, including the use of land, security, and wind shelter. 	RD

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	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status
38.10.8	<p>Lighting and Glare</p> <p>38.10.8.1 No activity on a Nature Conservation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground) and CPZ (Cemeteries) shall result in a greater than 2.5 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured or calculated 2.0m inside the boundary of the adjoining property).</p> <p>38.10.8.2 No activity on an Informal Recreation Zone, Active Sports and Recreation Zone and Civic Spaces Zone shall result in a greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site (when measured 2.0m inside the boundary of the adjoining property).</p>	D
38.10.9	<p>Maximum gross retail floor space</p> <p>Within the Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), and CPZ (Camping Ground) the maximum gross retail floor space associated to recreation activities permitted within these zones shall be 100m² or no more than 10% of the gross floor area (whichever is the lessor) of the building supporting the recreation and leisure activities.</p>	D
38.10.10	<p>Building Colours Within the Nature Conservation, Informal Recreation and Community Purposes (Camping Ground) Zones</p> <p>38.10.10.1 All exterior surfaces, including fences, shall be coloured in the range of browns, greens, greys or black (except soffits), with a maximum reflective value of 35%.</p> <p>38.10.10.2 All roofs shall have a maximum reflective value of 20%.</p> <p>38.10.10.3 All other surface finishes shall have a maximum reflective value of 30%.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • External appearance; • Visual prominence from both public places and private locations; and • Effects on visual amenity and landscape character values and in particular views of significance. 	RD

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status
38.10.11	<p>Water supply and access for firefighting</p> <p>All new buildings over 20m² in area that are not connected to the reticulated water supply must make the following provision for firefighting:</p> <p>38.10.11.1 A water supply of 45,000 litres; and</p> <p>38.10.11.2 A hardstand area adjacent to the firefighting water supply connection of a minimum width of 4.5 metres and a minimum length of 11 metres; and</p> <p>38.10.11.3 A firefighting water connection located more than 6 metres but not less than 90 metres away from the building; and</p> <p>38.10.11.4 Access from the property boundary to the firefighting water connection of a minimum width of 4.5 metres.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> the extent of compliance with any national standards for firefighting water supply; the accessibility of the firefighting water connection point for fire service vehicles; whether and the extent to which the building is assessed as a low fire risk; any advice that may have been received from Fire and Emergency New Zealand. 	RD
38.10.12	<p>Activities Sensitive to Aircraft Noise</p> <p>New buildings or additions to existing buildings containing Activities Sensitive to Aircraft Noise located within the Queenstown Airport Air Noise Boundary or Outer Control Boundary shall be designed to achieve an Indoor Design Sound Level of 40dB within any Critical Listening Environment (based on the 2037 Noise Contours) and ventilated in accordance with Rule 36.6.2.</p>	NC

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38.11 Informal Recreation Zone: Ben Lomond Sub Zone

Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone		Activity or Non-compliance Status
	Activity	Activity Status
38.11.1	<p>Buildings</p> <p>Construction, relocation, addition or alteration of any building.</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Landscape and visual amenity values; • Scale, intensity and cumulative effects; • Associated earthworks and landscaping; • Lighting; • Provision of water supply, sewerage treatment and disposal, <u>storm water disposal</u>, electricity and communication services; • Natural Hazards; and • Effects on the transportation network. <p>Information requirements associated with the effects on the transportation network shall include an integrated transport assessment, including but not limited to:</p> <ul style="list-style-type: none"> • Travel, access and parking plans; • Any capacity or safety improvements to the road network, if the scale and intensity of the activity requires this; • The enhancement of pedestrian connections and networks to the Queenstown Town Centre Zone; • Measures to encourage reduced use of car travel by employees and customers; and • Requirements for the provision of dedicated car parks; • <u>Public access to, and the use of, open space</u> 	RD

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	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status
38.11.2	<p>Passenger Lift Systems</p> <p>Passenger Lift Systems within the 'Bob's Peak' area and the 'Gondola Corridor' area of the Ben Lomond Sub Zone.</p> <p>Control is reserved to the following:</p> <ul style="list-style-type: none"> • Location, external appearance and alignment; • Other occupiers or users; • Night lighting; • Height; • Associated earthworks; and • Natural Hazards. 	C
38.11.3	<p>Commercial recreation activity and related ancillary Commercial activity</p> <p>38.11.3.1 Commercial recreation activity</p> <p>38.11.3.2 Commercial activity only where including:</p> <p>a. the commercial activities is associated with ancillary to, and located on, the same site as, the commercial recreation activities; and or</p> <p>b. the commercial activity is retail ancillary to a commercial recreation activity</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> • Intensity and scale of the activity and effects on recreation use and amenity values; • Noise; • Public access to, and use of the open space; • Other occupiers or users of the site or adjoining sites; • Infrastructure; • Access and parking; and • Effects on the transportation network (if not previously or concurrently addressed by an integrated transport assessment in Rule 38.11.1); 	RD

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	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status						
38.11.4	Harvesting and management of existing Forestry Control is reserved to the following: <ul style="list-style-type: none"> • Hours of operation; • Noise; • Health and safety; • Traffic generation; • Earthworks; • Soil erosion, sediment generation and run-off; and • <u>Effects of harvesting on risk from natural hazards; and</u> • Landscape rehabilitation. 	C						
38.11.5	Parking within the Lower Terminal area of the Ben Lomond Sub Zone. Control is reserved to the following: <ul style="list-style-type: none"> • Traffic generation, access, parking layout and design; • Consistency with any integrated traffic assessment required by Rules 38.11.1 and 38.11.3; • Pedestrian and vehicle access; and • Landscaping. 	C						
38.11.6	Building within the Building Restriction Area: Bob's Peak Area Any building within the Building Restriction Area, excluding retaining walls.	PR						
38.11.7	<u>Building within the Gondola Corridor Area</u> <u>Any building within the Gondola Corridor Area excluding passenger lift systems.</u>	NC						
	Standards	Non-Compliance Status						
38.11.7g	Building Height The maximum height of buildings and structures as specified shall be: <table border="0"> <tr> <td>a. Buildings within the Bob's Peak Area:</td> <td>10m.</td> </tr> <tr> <td>b. Passenger Lift Systems within the Bob's Peak Area:</td> <td>12m.</td> </tr> <tr> <td>c. Buildings within the Lower Terminal Area:</td> <td><u>18.5m.</u></td> </tr> </table>	a. Buildings within the Bob's Peak Area:	10m.	b. Passenger Lift Systems within the Bob's Peak Area:	12m.	c. Buildings within the Lower Terminal Area:	<u>18.5m.</u>	D
a. Buildings within the Bob's Peak Area:	10m.							
b. Passenger Lift Systems within the Bob's Peak Area:	12m.							
c. Buildings within the Lower Terminal Area:	<u>18.5m.</u>							

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	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non-compliance Status
38.11.89	Building Coverage The maximum building coverage within the Bob's Peak Area shall be 15%	D

38.12 Rules - Non-notification of Applications

All applications for controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified, except for the following:

38.12.1 ~~Restricted discretionary activities within the Informal Recreation Ben Lomond Sub-Zone, and~~

38.12.2 ~~Controlled activities within the Informal Recreation Ben Lomond Sub Zone shall not be publicly notified but may require the written approval of affected persons or give limited notification to affected persons.~~

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38.13 Matters of control for Controlled Activities identified in Table 38.1

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application.

Table 38.4: Matters of Control for Activities in the Open Space and Recreation Zones	
38.13.1	<p>Rule 38.9.16: Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground):</p> <ul style="list-style-type: none"> • Scale and intensity of the activity on recreation use and amenity values; • Public access to, and use of the open space; • Traffic generation, access and parking; and • Infrastructure and servicing, including the provision of storage and loading/service areas.
38.13.2	<p>Rules 38.9.24 and 38.9.25: Construction and alteration of buildings in the Community Purpose Camping Ground Zone:</p> <ul style="list-style-type: none"> • Building location, character, scale and form. • External appearance including materials and colours. • Infrastructure and servicing, access and parking. • Natural hazards.
38.13.3	<p>Rule 38.9.16: Restaurants and cafes that are accessory to a permitted activity and are located further than 50m from a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Ground):</p> <p>Rule 38.9.28: Construction of vehicle access and car parking areas accessory to permitted activities up to 200m²:</p> <ul style="list-style-type: none"> • Traffic generation, access and parking; • Public access to, and use of, the open space; • Pedestrian and vehicle access; and • Landscaping.

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38.14 Matters of discretion for Restricted Discretionary Activities identified in Table 38.1

The Council will restrict its discretion over the following matters when assessing a restricted discretionary activity resource consent application.

Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones	
38.14.1	<p>Rule 38.9.17: Restaurants and cafes that are accessory to a permitted activity and are located within 50m of a Residential Zone in the Civic Spaces Zone, Informal Recreation Zone, Active Sports and Recreation Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> • Intensity and scale of the activity on recreation use and amenity values; • Public access to, and use of, the open space; • Location, in particular distance from adjoining properties; • Traffic generation, access and parking; • Noise; and • Infrastructure and servicing, including the provision of storage and loading/service areas.
38.14.2	<p>Rules 38.9.20 and 38.9.21: Commercial recreation activity including commercial activities associated with and located on the same site as recreation activities, including buildings in the Civic Spaces Zone, CPZ, CPZ (Golf), CPZ (Camping Grounds):</p> <ul style="list-style-type: none"> • Intensity and scale of the activity on recreation use and amenity values; • Public access to, and use of the open space; • Other occupiers or users of the site or adjoining sites; • Traffic generation, access and parking.
38.14.3	<p>Rule 38.9.29: Construction of vehicle access and car parking areas accessory to permitted activities exceeding 200m² in respect of all Open Space and Recreation Zones (except the Nature Conservation Zone):</p> <p>Location of facility and access;</p> <ul style="list-style-type: none"> • Number, design and layout of car parks and associated manoeuvring areas; • Surface treatment of parking facility and access; • Landscaping; and • Cumulative effect of the number of car parking facilities within the Zone.

Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones	
38.14.4	<p>Rule 38.9.32: Farming including grazing of stock</p> <ul style="list-style-type: none"> • Intensity and duration; • Public access to, and use of the open space; • Pest and wilding pine control; • Maintenance of landscape values; and • Restriction of areas to protect or restore indigenous biodiversity values.

38.15 Landscape Assessment Matters for Discretionary and Non-Complying Activities

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
38.15.1	<p>Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL).</p> <p>38.15.1.1 Effects on landscape quality and character</p> <p>In considering whether the proposed development will maintain or enhance the quality and character of Outstanding Natural Features and Landscapes, the Council shall be satisfied of the extent to which the proposed development will affect landscape quality and character, taking into account the following elements:</p> <p>a. Physical attributes:</p> <ul style="list-style-type: none"> • Geological, topographical, geographic elements in the context of whether these formative processes have a profound influence on landscape character; • Vegetation (exotic and indigenous); • The presence of waterbodies including lakes, rivers, streams, wetlands. <p>b. Visual attributes:</p> <ul style="list-style-type: none"> • Legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes; • Aesthetic values including memorability and naturalness; • Transient values including values at certain times of the day or year; • Human influence and management – settlements, land management patterns, buildings, roads. <p>c. Appreciation and cultural attributes:</p> <ul style="list-style-type: none"> • Whether the elements identified in (a) and (b) are shared and recognised; • Cultural and spiritual values for Tangata whenua; • Historical and heritage associations. <p>The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</p>

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p>d. In the context of (a) to (c) above, the degree to which the proposed activity or development will affect the existing landscape quality and character, including whether the proposed activity or development accords with or degrades landscape quality and character, and to what degree.</p> <p>38.15.1.2 Effects on visual amenity</p> <p>In considering whether the potential visibility of the proposed activity or development will maintain and enhance visual amenity, values the Council shall be satisfied that:</p> <p>a. the extent to which the proposed activity or development detracts from visual amenity values as viewed from public roads and other public places;</p> <p>b. the proposed development will not be visually prominent such that it detracts from public or private views of and within Outstanding Natural Features and Landscapes;</p> <p>c. the proposal will be appropriately integrated, screened or hidden from view by elements that are in keeping with the character of the landscape;</p> <p>d. the proposed activity or development will not reduce the visual amenity values of the wider landscape (not just the immediate landscape);</p> <p>e. structures will not be located where they will break the line and form of any ridges, hills and slopes;</p> <ul style="list-style-type: none"> • any carparking, access, lighting, earthworks and landscaping will not reduce the visual amenity of the landscape.
38.15.2	<p><u>Rural Landscape Classification (RLC) Rural Character Landscapes (RCL)</u></p> <p>38.15.2.1 Effects on landscape quality and character</p> <p>The following shall be taken into account:</p> <p>a. where the site is adjacent to or nearby an Outstanding Natural Feature or Landscape, whether and the extent to which the proposed development will adversely affect the quality and character of the adjacent Outstanding Natural Feature or Landscape;</p> <p>b. whether and the extent to which the scale and nature of the proposed activity or development will degrade the quality and character of the Open Space Zone or the surrounding Rural <u>Character</u> Landscape;</p> <p>c. whether the design and any landscaping would be compatible with or would enhance the quality and character of the Open Space Zone or the Rural <u>Character</u> Landscape.</p> <p>38.15.2.2 Effects on visual amenity:</p> <p>Whether the activity or development will result in a loss of the visual amenity of the Open Space Zone or the Rural <u>Character</u> Landscape, having regard to whether and the extent to which:</p> <p>a. the visual prominence of the proposed development from any public places will reduce visual amenity;</p>

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Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p>b. the proposed development is likely to be visually prominent such that it detracts from private views;</p> <p>c. any screening or other mitigation by any proposed method such as earthworks and/or new planting will detract from or obstruct views of the Rural Character Landscape from both public and private locations;</p> <p>d. the proposed development is enclosed by any confining elements of topography and/or vegetation and the ability of these elements to reduce visibility from public and private locations;</p> <p>e. any proposed carparking, planting, lighting, earthworks and landscaping will reduce visual amenity, with particular regard to elements which are inconsistent with the existing natural topography and patterns;</p> <p>38.15.2.3 Tangata Whenua, biodiversity and geological values:</p> <p>a. whether and to what extent the proposed development will degrade Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or features and, the positive effects any proposed or existing protection or regeneration of these values or features will have.</p> <p>The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</p>
38.15.3	<p>Other factors and positive effects, applicable in all the landscape categories</p> <p>38.15.3.1 The extent to which the proposed activity or development detracts from, or enhances the amenity of the Open Space Zone and wider natural or rural environment with particular regard to the experience of remoteness or wildness.</p> <p>38.15.3.2 The extent to which cumulative effects of activities will adversely affect landscape quality, character or visual amenity values.</p> <p>38.15.3.3 In considering whether there are any positive effects, or opportunities for remedying or mitigating the continuing adverse effects of activities, the Council shall take the following matters into account:</p> <p>a. whether the proposed activity would enhance the character of the landscape, or assists with the protection and enhancement of indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;</p> <p>b. any positive effects including environmental compensation, enhanced public access such as the creation or improvement of walking, cycling or bridleways or access to lakes, rivers or conservation areas;</p> <p>c. where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation.</p>

Variation to Stage 1 PDP Chapter 2 Definitions:

Underlined text for additions and ~~strike through~~ text for deletions.

Camping Ground	Means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, <u>or permanent tourist cabins</u> , by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment; and includes any area of land used as a camping ground immediately before the commencement of the Camping Ground Regulations 1985.
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New Stage 2 PDP Definitions:

<u>Ground Floor Area</u>	<u>Means any areas covered by a building or parts of a building, and includes overhanging or cantilevered parts, but does not include pergolas (unroofed), projections not greater than 800mm including eaves, bay or box windows, and uncovered terraces or decks that are less than 1.0 m above ground level.</u>
<u>Visually Permeable</u>	<u>In reference to a wall, gate, door or fence: Means a continuous vertical or horizontal gaps of at least 50mm width occupying not less than one third of its face in aggregate of the entire surface or where narrower than 50mm, occupying at least one half of the face in aggregate.</u>
<u>Recreation facility</u>	<u>A facility where the primary purpose is to provide for sport and recreation activities and includes recreation centres, swimming pools, fitness centres and indoor sports centres but excludes activities otherwise defined as Commercial Recreation Activities.</u>

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Variation to Stage 1 Landscapes Chapter 6:

Underlined text for additions and ~~strike through~~ text for deletions.

Part 6.2 Values - Last paragraph: Delete.

~~Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.~~

6.3.XB Classify the Open Space and Recreation zoned land located outside the Urban Growth Boundary as ONL, ONF or RCL, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this chapter do not apply.

Part 6.4 Rules - Amend:

~~6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.~~

~~6.4.1.3 The landscape categories assessment matters do not apply to the following within the Rural Zones:~~

- ~~a. Ski Area Activities within the Ski Area Sub Zones.~~
- ~~b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps.~~
- ~~c. The Gibbston Character Zone.~~
- ~~d. The Rural Lifestyle Zone.~~
- ~~e. The Rural Residential Zone.~~

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Variation to Stage 1 Subdivision and Development Chapter 27:

Underlined text for additions and ~~strike-through~~ text for deletions.

27.5 Rules – Standards for Subdivision Activities

Zone	Minimum Lot Area
<u>Open Space and Recreation Zones</u>	No minimum

Variation to Stage 1 Temporary Activities and Relocated Buildings Chapter 35:

Underlined text for additions and ~~strike through~~ text for deletions.

35.4 Rules - Activities

35.4.7	<p>Temporary Events held <u>within the Open Space and Recreation Zones or any other</u> en-Council-owned public recreation land, provided that:</p> <ul style="list-style-type: none">• Noise Events do not occur during hours in which the night-time noise limits of the relevant Zone(s) are in effect, except for New Year's Eve. <p>For the purpose of this rule the relevant noise standards of the Zone shall not apply.</p>	P
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Variation to Stage 1 Noise Chapter 36:

Underlined text for additions and ~~strike through~~ text for deletions.

36.5 Rules – Standards

Table 2: General Standards

	Standard				Non-compliance status
	Zones sound is received in	Assessment location	Time	Noise limits	
36.5.4	<u>Open Space and Recreation Zones</u>	Any point within any site	0800h to 2000h	50 dB LAeq(15 min)	NC
			2000h to 0800h	40 dB LAeq(15 min) 75 dB LAFmax	NC

APPENDIX B
UPDATED LIST OF SUBMISSION POINTS

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Key:

Rows that are shaded **Yellow** indicate a change in recommendation from the S42A report dated 23 July 2018.

Rows that are shaded **Grey** indicate a submission point that has been struck out since the S42A report dated 23 July 2018.

Rows that are shaded **Red** indicate a submission point that was omitted in error from the S42A report dated 23 July 2018.

Rows that are shaded **Green** indicate a submission point that has been transferred to another chapter since the 42A report dated 23 July 2018.

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2019.8			Jonathan Holmes	5-Chapter 38 - Open Space and Recreation	Support	Supports Chapter 38 Open Space.	Accept
2019.9			Jonathan Holmes	5-Chapter 38 - Open Space and Recreation	Other	That Council should work with the lease holder PACT of the Snow Farm Council to provide a year round sports and recreation facility.	Reject
2076.6			Loris King	5-Chapter 38 - Open Space and Recreation	Oppose	That open spaces should not be built on unless a whole park is solely dedicated to organized sports and the buildings are associated with the sport activities.	Reject
2076.6	FS2754.27		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the submission is opposed.	Accept
2076.6	FS2755.26		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the submission is opposed.	Accept
2078.12		Active Transport Wanaka	Active Transport Wanaka	5-Chapter 38 - Open Space and Recreation	Other	Active Transport Wanaka is seeking to work with QLDC to plan and implement an Active Transport Wanaka Masterplan. Through, and part of that approach, we seek to ensure the District Plan provisions are in line with this objective and any other objectives, policies or rules relevant to cycling and walking access within the district.	Reject
2103.2			Kingston Holiday Park Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That Chapter 38 is amended to remove all references to only being applicable to campground facilities that are owned by the Council, but are leased to private interests.	Reject
2212.2			Sara Roy	5-Chapter 38 - Open Space and Recreation	Other	That camping is removed from being allowed in any council reserve.	Reject
2262.1			Chris Paul	5-Chapter 38 - Open Space and Recreation	Oppose	That Lismore Park, Wanaka be irrigated.	Reject

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2329.2		Aukaha	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua and Te Runanga o Oraka-Aparima (Kai Tahu)	5-Chapter 38 - Open Space and Recreation	Oppose	The Open Space and Recreation Chapter is generally supported, however the following relief is sought: a) Objectives, policies and rules are required to recognise and address the effects of landfills, cemeteries and crematoriums on tangata whenua values throughout the District; b) Objectives, policies and rules are required to recognise and address the effects of activities on the values of mapped wahi tupuna areas and that activities identified as threats to the values of mapped wahi tupuna areas should be discretionary, requiring notification to tangata whenua; c) References to Kai Tahu values in the PDP policies lack detail and the linkages to the Tangata Whenua Chapter and mapped wahi tupuna areas are lacking; d) There needs to be consistent cross referencing to the Tangata Whenua Chapter and mapped wahi tupuna areas and provisions throughout the PDP chapters; e) Tangata whenua values should be specifically referenced as a matter of consideration to raise the visibility of tangata whenua values and ensure they are specifically addressed, pursuant to section 6e of the Resource Management Act; and f) Any consequential amendments necessary to give effect to the above relief.	Accept in Part
2329.6		Aukaha	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua and Te Runanga o Oraka-Aparima (Kai Tahu)	5-Chapter 38 - Open Space and Recreation	Oppose	That there should be specific reference to the effects of landfills, cemeteries and crematoriums on tangata whenua values throughout the District; and rules and assessment criteria should trigger consultation with tangata whenua where there are potential adverse effects on tangata whenua values from these activities, and where any activity may result in adverse effects on wahi tupuna mapped areas.	Accept in Part
2335.14		Southern Planning Group	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	5-Chapter 38 - Open Space and Recreation	Oppose	Supports in part Chapter 38 - Open Space and Recreation.	Accept
2357.7			Christine Byrch	5-Chapter 38 - Open Space and Recreation	Oppose	That the Open Space Chapter as a whole needs to be written more clearly	Reject
2357.7	FS2735.8	Southern Planning Group	Matakauri Lodge Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the submission is opposed and that the notified definition of 'visitor accommodation' is supported.	FS does not appear to relate to Chapter 38.

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2357.7	FS2736.8	Southern Planning Group	Pounamu Holdings 2014 Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the submission is opposed and that the definition of 'visitor accommodation' as notified is supported.	FS does not appear to relate to Chapter 38.
2391.1		JEA	BDFL	5-Chapter 38 - Open Space and Recreation	Other	That the aspects of Chapter 38 that limit the Open Space & Recreation zoning to Council and/or public land are rejected and that the zoning can apply to privately owned land.	Reject
2392.1			BOBS COVE DEVELOPMENTS LIMITED	5-Chapter 38 - Open Space and Recreation	Oppose	That in the Variation to Section 6, Rural Landscape Assessment Matters be removed from application to Rural Residential Zones.	Accept in Part
2401.1			Lake Hayes Estate and Shotover Country Community Association	5-Chapter 38 - Open Space and Recreation	Oppose	The submitter opposes the Discretionary activity status to any campgrounds within and adjacent to Lake Hayes Estate and Shotover Country. Further, the submitter opposes any suggestion that reserve areas in the Lake Hayes Estate and Shotover Country could become potential campgrounds.	Reject
2401.2			Lake Hayes Estate and Shotover Country Community Association	5-Chapter 38 - Open Space and Recreation	Oppose	The submitter requests that the provisions that apply to the reserves in and around Lake Hayes Estate and Shotover Country are either deleted or reconsidered and amended to ensure that the reserves are managed strategically to meet the present and future needs of the community.	Reject
2405.1		Southern Ventures	Kirimoko No.2 Limited Partnership	5-Chapter 38 - Open Space and Recreation	Oppose	The submitter opposes the Rural zoning of a number of lots, and requests that these be replaced with the Informal Recreation zone. This is sought for the following lots: <ul style="list-style-type: none"> •Lot 9 DP 300734 •Lots 1 and 2 DP 304817 •Lots 6 and 7 DP 300734 •Lot 30 DP 502229 •Lots 1 and 2 DP 507076 The submitter also seeks a split zone, which is proposed to consist of the Nature Conservation zone within the ONL, and Informal Recreation zone outside of the ONL for the following section: <ul style="list-style-type: none"> •Sec 2 Section 5 BLK XIV Lower Wanaka SD 	Struck Out
2405.4		Southern Ventures	Kirimoko No.2 Limited Partnership	5-Chapter 38 - Open Space and Recreation	Oppose	The submitter also seeks the addition of a new rule which pertains to the Informal Recreation zone providing for and permitting existing residential activities on Lot 2 DP 304817.	Reject
2405.5		Southern Ventures	Kirimoko No.2 Limited Partnership	5-Chapter 38 - Open Space and Recreation	Oppose	The submitter seeks that the reference regarding the zone not applying to private open space being removed from the Open Space and Recreation Chapter.	Reject

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2407.1		Paterson Pitts Group	Glen Dene Ltd and Sarah Burdon	5-Chapter 38 - Open Space and Recreation	Support	The submitter supports the proposed zoning of Section 2 BLK II Lower Hawea SD as Community Purpose - Campground, and seek that this zoning be retained over the existing campground. The submitter also seeks that Rule 38.7 (Community Purposes Zone) be amended so that the purpose of the Community Purpose - Campground is not only related to land owned by QLDC.	Accept in Part
2407.2		Paterson Pitts Group	Glen Dene Ltd and Sarah Burdon	5-Chapter 38 - Open Space and Recreation	Oppose	The submitter opposes the zoning of Lot 1 and Lot 2 DP 418972 as Rural, and seek that the zoning of Lot 1 DP 418972 be amended to Community Purpose - Campground.	Transferred to VA
2446.3			Heritage New Zealand	5-Chapter 38 - Open Space and Recreation	Support	Submitter supports historic heritage related provisions in Chapter 38	Accept
2462.14		Remarkables Park Ltd	Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation	Oppose	submitter opposes the protection of established activities that are contrary to the proposed policy framework	Reject
2462.14	FS2752.8	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the submitters' position on established activities within open space and recreation zones is disagreed with.	Accept
2462.14	FS2800.63	Anderson Lloyd	Cardrona Alpine Resort Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the submission is opposed.	Accept
2462.14	FS2753.317	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the submitter's position on established activities within open space and recreation zones is disagreed with.	Accept
2462.14	FS2760.465	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the submitter's position on established activities within open space and recreation zones is disagreed with.	Accept
2466.5		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation	Oppose	That the Open Space Chapter is deleted or significantly amended to create a simpler framework.	Reject
2466.5	FS2753.7	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.6		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation	Oppose	That the Open Space Chapter recognises and provides for the benefits of commercial recreation.	Reject
2466.6	FS2753.8	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.6	FS2754.28		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation	Support	That the submission is supported.	Reject
2466.6	FS2755.27		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation	Support	That the submission is supported.	Reject
2466.7		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation	Oppose	That the Open Space Chapter is amended to permit or control the on-going use of, maintenance and upgrading of infrastructure within the open space zones.	Reject
2466.7	FS2753.9	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2468.19		Remarkables Park Ltd	Remarkables Park Ltd	5-Chapter 38 - Open Space and Recreation	Other	submitter opposes the protection of established activities that are contrary to the proposed framework. states some historic uses of reserves are may not be appropriate	Reject

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2468.19	FS2760.462	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the submitters' position on established activities within open space and recreation zones is disagreed with.	Accept
2485.1		Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation	Oppose	The Open Space and Recreation Zone and the Ben Lomond Sub Zone identified in Planning Maps 34 and 35 are rejected in their entirety unless the alternative relief set out in the ZJV (2485) submission is accepted.	Accept in Part
2485.1	FS2777.1	Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the whole submission be disallowed.	Reject
2494.3		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the Open Space Chapter is deleted or significantly amended to create a simpler framework.	Reject
2494.3	FS2760.323	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation	Support	That the relief sought is supported.	Reject
2494.4		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the Open Space Chapter recognises and provides for the benefits of commercial recreation.	Reject
2494.4	FS2760.324	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation	Support	That the relief sought is supported.	Reject
2494.5		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the Open Space Chapter is amended to permit or control the on-going use of, maintenance and upgrading of infrastructure within the open space zones.	Reject
2494.5	FS2760.325	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation	Support	That the relief sought is supported.	Reject
2495.7			Young Changemakers - Wakatipu Youth Trust Advisory Group	5-Chapter 38 - Open Space and Recreation	Support	The Chapter is confirmed.	Accept in Part
2495.13			Young Changemakers - Wakatipu Youth Trust Advisory Group	5-Chapter 38 - Open Space and Recreation	Oppose	That different uses of parks, reserves and open spaces are undertaken that would benefit locals and create community.	Accept in Part
2546.1			Georgina Ralston	5-Chapter 38 - Open Space and Recreation	Not Stated	That Chapter 38 contain further provision for parks and recreation that keeps pace with the rapid urbanisation around Queenstown.	Reject
2564.6			TJ Investments Pte Limited	5-Chapter 38 - Open Space and Recreation	Oppose	Opposes rule 38.9.16	Reject
2569.1		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the Proposed Chapter 38 is rejected.	Reject
2569.10		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation	Other	That provisions are amended to further protect the interface between KBP and Skyline Lower Terminal.	Reject
2569.10	FS2777.12	Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the submission be disallowed.	Accept
2569.11		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation	Other	That the provisions are amended to provide for and support KBP activities.	Reject
2581.5		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the Open Space Chapter is deleted or significantly amended to create a simpler framework.	Reject

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2581.5	FS2753.162	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.6		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the Open Space Chapter recognises and provides for the benefits of commercial recreation.	Reject
2581.6	FS2753.163	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.7		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation	Oppose	That the Open Space Chapter is amended to permit or control the on-going use of, maintenance and upgrading of infrastructure within the open space zones.	Reject
2581.7	FS2753.164	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2133.3			Tonnie & Erna Spijkerbosch	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Support	Ensure freedom camping does not impact on the environment.	Reject
2133.3	FS2760.504	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Support	That the submission is supported.	Reject
2457.28			Paterson Pitts (Wanaka)	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Other	submitter seeks to indentify conservation land, QEII covenant areas on planning maps	Reject
2466.119		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Oppose	Remove text relating to the responsibility of the Council to provide open space and recreation opportunities and to manage the effects of activities.	Reject
2466.119	FS2753.119	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2493.2		Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Oppose	That the Purpose statement is amended to identify four sub zones.	Accept
2493.2	FS2767.2	Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Support	That the submission is supported insofar as it does not undermine the relief sought in the further submitter's original submission.	Accept
2493.2	FS2778.2	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Support	That the submission is supported.	Accept
2494.117		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Oppose	Remove text relating to the responsibility of the Council to provide open space and recreation opportunities and to manage the effects of activities.	Reject
2494.117	FS2760.417	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Support	That the relief sought is supported.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2540.59			Federated Farmers of New Zealand	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Support	That the purpose is accepted.	Accept
2581.119		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Oppose	Remove text relating to the responsibility of the Council to provide open space and recreation opportunities and to manage the effects of activities.	Reject
2581.119	FS2753.274	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.1-38.1 - Purpose	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2455.29			Otago Fish and Game Council	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Support	submitter accepts objectives 38.2.1-38.4.1 and the relating policies	Accept in Part
2575.17		John Edmonds + Associates Ltd	Queenstown Trails Trust	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Support	Supports policy 38.2.1.1(c).	Accept
2618.17		Mitchell Daysh Limited	Queenstown Airport Corporation	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Not Stated	That new zone wide objectives policies and methods from PC 35 be added to the chapter: <u>Objective 38.2.5 Queenstown Airport is protected from the reverse sensitivity effects of Activities Sensitive to Aircraft Noise.</u> <u>Policy 38.2.5.1 To prohibit the location of any new Activity Sensitive to Aircraft Noise on Open Space and Recreation zoned land within the Air Noise Boundary or Outer Control Boundary for Queenstown Airport.</u> <u>Rule 38.9.38 Activities Sensitive to Aircraft Noise within the Air Noise Boundary or Outer Control Boundary at Queenstown Airport: PR (in all zones)</u>	Accept in Part
2618.17	FS2754.29		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Oppose	That the submission is opposed.	Accept in Part
2618.17	FS2754.51		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Oppose	That the submission is opposed.	Accept in Part
2618.17	FS2755.28		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Oppose	That the submission is opposed.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2618.17	FS2755.50		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Oppose	That the submission is opposed.	Accept in Part
2618.18		Mitchell Daysh Limited	Queenstown Airport Corporation	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Not Stated	That Policy 38.2.2.2 be amended to limit activities, buildings and structures to those that are " <u>compatible with the sensitivity of the surrounding environment and zones</u> "	Accept in Part
2618.18	FS2754.30		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Oppose	That the submission is opposed.	Reject
2618.18	FS2754.52		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Oppose	That the submission is opposed.	Reject
2618.18	FS2755.29		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Oppose	That the submission is opposed.	Reject
2618.18	FS2755.51		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Oppose	That the submission is opposed.	Reject
2618.18	FS2778.20	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide	Support	That the submission is supported.	Accept in Part
2040.16			Public Health South	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.1(d) be amended to recognise and provide for users of all ages and different physical capacities.	Accept in Part
2040.17			Public Health South	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That a policy be added as 38.2.1.1(g) in relation to functional and secure cycle and walking linkages.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2040.18			Public Health South	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That a policy be added as 38.2.1.1(h) to ensure that open space and recreation zones are designated as smoke free.	Reject
2078.7		Active Transport Wanaka	Active Transport Wanaka	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	Supports proposed objective 38.2.1.1.c ...Zones shall provide for... the maintenance and enhancement of integrated public access connections to walking and cycling networks throughout the District, including along lake and river margins	Accept
2078.8		Active Transport Wanaka	Active Transport Wanaka	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That having separate reserve management plans is supported, however this creates challenges for planning for an active transport network that crosses many different reserves. Seeks that Active Transport Plans with corresponding maps are established, which are referred to within each of the reserve plans, as a method to assist with achieving objective 38.2.1.1.c.	Reject
2151.14		Beca Ltd	Ministry of Education	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	Retain Objective 38.2.1 as notified 'The open space and recreation needs of the District's residents and visitors are met through the provision of a wide range of quality Open Space and Recreation Zones that provide for passive and active recreation activities'.	Accept
2151.15		Beca Ltd	Ministry of Education	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	Retain Policy 38.2.1.2 as notified 'Encourage multiple use of Open Space and Recreation Zones wherever possible and practicable'.	Accept
2290.1		Brown & Company Planning Group	KAWARAU JET SERVICES HOLDINGS LIMITED	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.1 part b. be changed to read: the effective and efficient use of resources to ensure that Open Space and Recreation Zones are fit for purpose and safe for users. And that part d. be deleted.	Accept in Part
2290.1	FS2752.14	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought to amend provisions of chapter 38 are supported.	Accept in Part
2290.1	FS2760.194	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought is supported.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2462.12		Remarkables Park Ltd	Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	submitter supports 38.2.1.1	Accept in Part
2462.12	FS2752.6	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That the submitters' position on established activities within open space and recreation zones is disagreed with.	Accept in Part
2462.12	FS2753.315	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That the submitter's position on established activities within open space and recreation zones is disagreed with.	Accept in Part
2466.120		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Objective 38.2.1 is amended to replace 'met' with 'supported'.	Reject
2466.120	FS2753.120	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.121		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.3 is amended to refer to only significant ecological values.	Reject
2466.121	FS2753.121	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.122		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.3 is amended for grammatical preference.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2466.122	FS2753.122	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.123		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.5 is amended to remove limbs (b) and (c).	Reject
2466.123	FS2778.21	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That the submission is opposed.	Accept
2466.123	FS2753.123	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2468.16		Remarkables Park Ltd	Remarkables Park Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	submitter supports policy 38.2.1.1	Accept in Part
2468.18		Remarkables Park Ltd	Remarkables Park Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	submitter supports objective 38.2.1, and states that it is unclear how how chapter 38 is providing open spaces and recreation zones within urban areas.	Accept in Part
2485.3		Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	Amend Policy 38.2.1.1 (b) to remove reference to multi functional use, and add 'safe for users'.	Accept in Part
2485.3	FS2777.3	Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That the whole submission be disallowed.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2485.4		Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	Amend Policy 38.2.1.1 by deleting limb (d) of the policy.	Accept
2485.4	FS2777.4	Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That the whole submission be disallowed.	Reject
2494.118		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Objective 38.2.1 is amended to replace 'met' with 'supported'.	Reject
2494.118	FS2760.418	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought is supported.	Reject
2494.119		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.3 is amended to refer to only significant ecological values.	Reject
2494.119	FS2760.419	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought is supported.	Reject
2494.120		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.3 is amended for grammatical preference.	Reject
2494.120	FS2760.420	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought is supported.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2494.121		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Not Stated	That Policy 38.2.1.5 is amended to remove limbs (b) and (c).	Reject
2494.121	FS2760.421	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought is supported.	Reject
2538.105			NZ Transport Agency	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That Policy 38.2.1.1.c is accepted.	Accept
2538.105	FS2760.106	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the submission is supported generally.	Accept
2581.120		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Objective 38.2.1 is amended to replace 'met' with 'supported'.	Reject
2581.120	FS2753.275	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.121		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.3 is amended to refer to only significant ecological values.	Reject
2581.121	FS2753.276	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2581.122		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.3 is amended for grammatical preference.	Reject
2581.122	FS2753.277	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.123		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.5 is amended to remove limbs (b) and (c).	Reject
2581.123	FS2778.22	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That the submission is opposed.	Accept
2581.123	FS2753.278	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2660.18		Beca Limited	Fire and Emergency New Zealand	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.1-38.2.1 - Objective 1	Oppose	That Policy 38.2.1.5 is amended to provide for fire stations in the Open Space and Recreation Zone.	Reject
2466.124		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Delete Policy 38.2.2.1.	Accept in Part
2466.124	FS2778.23	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2466.124	FS2753.124	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Accept in Part
2466.125		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Delete Policy 38.2.2.1.	Accept in Part
2466.125	FS2753.125	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Accept in Part
2466.126		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Delete Policy 38.2.2.2.	Accept in Part
2466.126	FS2778.24	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept in Part
2466.126	FS2753.126	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Accept in Part
2466.127		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Amend Policy 38.2.2.3 to remove reference to screening structures, outdoor storage and parking.	Accept in Part
2466.127	FS2778.25	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2466.127	FS2753.127	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Accept in Part
2466.128		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Amend Policy 38.2.2.5 to reduce the level of environmental protection.	Reject
2466.128	FS2778.26	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept
2466.128	FS2753.128	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.129		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Amend Policy 38.2.2.6 to provide for safe and efficient movement of people on adjoining waterbodies.	Reject
2466.129	FS2753.129	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2494.122		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Delete Policy 38.2.2.1.	Accept in Part
2494.122	FS2778.27	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2494.122	FS2760.422	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought is supported.	Accept in Part
2494.123		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Delete Policy 38.2.2.1.	Accept in Part
2494.123	FS2760.423	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought is supported.	Accept in Part
2494.124		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Delete Policy 38.2.2.2.	Accept in Part
2494.124	FS2778.28	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept in Part
2494.124	FS2760.424	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought is supported.	Accept in Part
2494.125		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Amend Policy 38.2.2.3 to remove reference to screening structures, outdoor storage and parking.	Accept in Part
2494.125	FS2778.29	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2494.125	FS2760.425	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought is supported.	Accept in Part
2494.126		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Amend Policy 38.2.2.5 to reduce the level of environmental protection.	Reject
2494.126	FS2778.30	Brookfields Lawyers	ZIV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept
2494.126	FS2760.426	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought is supported.	Reject
2494.127		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Amend Policy 38.2.2.6 to provide for safe and efficient movement of people on adjoining waterbodies.	Reject
2494.127	FS2760.427	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought is supported.	Reject
2538.106			NZ Transport Agency	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That Policy 38.2.2.6 is accepted.	Accept
2538.106	FS2760.107	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the submission is supported generally.	Accept

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2581.124		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Delete Policy 38.2.2.1.	Accept in Part
2581.124	FS2778.31	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept in Part
2581.124	FS2753.279	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Accept in Part
2581.125		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Delete Policy 38.2.2.1.	Accept in Part
2581.125	FS2778.32	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept in Part
2581.125	FS2753.280	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Accept in Part
2581.126		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Delete Policy 38.2.2.2.	Accept in Part
2581.126	FS2778.33	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2581.126	FS2753.281	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Accept in Part
2581.127		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Amend Policy 38.2.2.3 to remove reference to screening structures, outdoor storage and parking.	Accept in Part
2581.127	FS2778.34	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept in Part
2581.127	FS2753.282	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Accept in Part
2581.128		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Amend Policy 38.2.2.5 to reduce the level of environmental protection.	Reject
2581.128	FS2778.35	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	That the submission is opposed.	Accept
2581.128	FS2753.283	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.129		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Oppose	Amend Policy 38.2.2.6 to provide for safe and efficient movement of people on adjoining waterbodies.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2581.129	FS2753.284	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.2-38.2.2 - Objective 2	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2462.15		Remarkables Park Ltd	Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	submitter seeks that the references to 'do not degrade' and 'do not detract' are removed from 38.2.3	Accept in Part
2462.15	FS2752.9	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	That the submitters' position on established activities within open space and recreation zones is disagreed with.	Reject
2462.15	FS2753.318	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	That the submitter's position on established activities within open space and recreation zones is disagreed with.	Reject
2466.130		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	Amend Objective 38.2.3 to make it easier for commercial activities to locate within the Open Space and Recreation Zones.	Accept in Part
2466.130	FS2753.130	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Accept in Part
2466.131		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	Amend Policy 38.2.3.2 so that activities can generate adverse effects on resources and values, providing they are not significant effects.	Accept in Part
2466.131	FS2753.131	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2466.132		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	Amend Policy 38.2.3.3 so that activities can generate adverse effects on resources and values, providing they are not significant effects.	Reject
2466.132	FS2753.132	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2468.20		Remarkables Park Ltd	Remarkables Park Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Not Stated	submitter wishes for an amendment to 38.2.3 and its policies for clarification of the references 'do not degrade' and 'do not detract'	Accept in Part
2494.128		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	Amend Objective 38.2.3 to make it easier for commercial activities to locate within the Open Space and Recreation Zones.	Accept in Part
2494.128	FS2760.428	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Support	That the relief sought is supported.	Accept in Part
2494.129		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	Amend Policy 38.2.3.2 so that activities can generate adverse effects on resources and values, providing they are not significant effects.	Accept in Part
2494.129	FS2760.429	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Support	That the relief sought is supported.	Accept in Part
2494.130		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	Amend Policy 38.2.3.3 so that activities can generate adverse effects on resources and values, providing they are not significant effects.	Reject

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2494.130	FS2760.430	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Support	That the relief sought is supported.	Reject
2581.130		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	Amend Objective 38.2.3 to make it easier for commercial activities to locate within the Open Space and Recreation Zones.	Accept in Part
2581.130	FS2753.285	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Accept in Part
2581.131		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	Amend Policy 38.2.3.2 so that activities can generate adverse effects on resources and values, providing they are not significant effects.	Accept in Part
2581.131	FS2753.286	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Accept in Part
2581.132		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Oppose	Amend Policy 38.2.3.3 so that activities can generate adverse effects on resources and values, providing they are not significant effects.	Reject
2581.132	FS2753.287	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.3-38.2.3 - Objective 3	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2462.13		Remarkables Park Ltd	Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	submitter supports 38.2.4	Accept

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2462.13	FS2752.7	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	That the submitters' position on established activities within open space and recreation zones is disagreed with.	Reject
2462.13	FS2753.316	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	That the submitter's position on established activities within open space and recreation zones is disagreed with.	Reject
2462.16		Remarkables Park Ltd	Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	submitter supports 38.4.1.6	Accept
2462.16	FS2752.10	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	That the submitters' position on established activities within open space and recreation zones is disagreed with.	Reject
2462.16	FS2753.319	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	That the submitter's position on established activities within open space and recreation zones is disagreed with.	Reject
2462.17		Remarkables Park Ltd	Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	submitter supports 38.4.1.2	Accept
2462.17	FS2752.11	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	That the submitters' position on established activities within open space and recreation zones is disagreed with.	Reject
2462.17	FS2753.320	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	That the submitter's position on established activities within open space and recreation zones is disagreed with.	Reject

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2462.18		Remarkables Park Ltd	Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	submitter supports 38.4.1.3 and 38.4.1.4	Accept
2462.18	FS2752.12	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	That the submitters' position on established activities within open space and recreation zones is disagreed with.	Reject
2462.18	FS2753.321	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	That the submitter's position on established activities within open space and recreation zones is disagreed with.	Reject
2466.133		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	Amend Objective 38.2.4 to provide for the health and safety of people.	Reject
2466.133	FS2753.133	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.134		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	Amend Policy 38.2.4.1 by adding 'supports' the preservation.	Accept
2466.134	FS2753.134	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Accept
2468.17		Remarkables Park Ltd	Remarkables Park Ltd	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	submitter supports objective 38.2.4	Accept

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2494.131		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	Amend Objective 38.2.4 to provide for the health and safety of people.	Reject
2494.131	FS2760.431	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	That the relief sought is supported.	Reject
2494.132		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	Amend Policy 38.2.1.4 by adding 'supports' the preservation.	Accept
2494.132	FS2760.432	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	That the relief sought is supported.	Accept
2581.133		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	Amend Objective 38.2.4 to provide for the health and safety of people.	Reject
2581.133	FS2753.288	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.134		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Oppose	Amend Policy 38.2.1.4 by adding 'supports' the preservation.	Accept
2581.134	FS2753.289	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.2-38.2 - Objectives and Policies - District Wide > 5.2.4-38.2.4 - Objective 4	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Accept

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2466.135		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.3-38.3 - Objectives and Policies - Nature Conservation Zone	Oppose	Delete Entire Parts 38.3 - Nature Conservation Zone, 38.4 - Informal Recreation Zone, 38.5 - Active Sport and Recreation Zone, 38.6 - Civic Spaces Zone, 38.7 - Community Purposes Zone, including Purpose statement, objectives and policies. Note: The submitter has not identified a replacement zone on the planning maps. No submissions have been recorded against the planning maps. Note: The submitter has requested amendments to the rules in these zones, but not that they be deleted outright (refer Table 38.1).	Reject
2466.135	FS2753.135	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.3-38.3 - Objectives and Policies - Nature Conservation Zone	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2494.133		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.3-38.3 - Objectives and Policies - Nature Conservation Zone	Oppose	Delete Entire Parts 38.3 - Nature Conservation Zone, 38.4 - Informal Recreation Zone, 38.5 - Active Sport and Recreation Zone, 38.6 - Civic Spaces Zone, 38.7 - Community Purposes Zone, including Purpose statement, objectives and policies. Note: The submitter has not identified a replacement zone on the planning maps. No submissions have been recorded against the planning maps. Note: The submitter has requested amendments to the rules in these zones, but not that they be deleted outright (refer Table 38.1).	Reject
2494.133	FS2760.433	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.3-38.3 - Objectives and Policies - Nature Conservation Zone	Support	That the relief sought is supported.	Reject
2581.135		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.3-38.3 - Objectives and Policies - Nature Conservation Zone	Oppose	Delete Entire Parts 38.3 - Nature Conservation Zone, 38.4 - Informal Recreation Zone, 38.5 - Active Sport and Recreation Zone, 38.6 - Civic Spaces Zone, 38.7 - Community Purposes Zone, including Purpose statement, objectives and policies. Note: The submitter has not identified a replacement zone on the planning maps. No submissions have been recorded against the planning maps. Note: The submitter has requested amendments to the rules in these zones, but not that they be deleted outright (refer Table 38.1).	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2581.135	FS2753.290	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.3-38.3 - Objectives and Policies - Nature Conservation Zone	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2455.28			Otago Fish and Game Council	5-Chapter 38 - Open Space and Recreation > 5.3-38.3 - Objectives and Policies - Nature Conservation Zone > 5.3.1-38.3.1 - Objective 5	Oppose	submitter accepts 38.3.1.1(d) in part and wishes for the removal of the reference 'indigenous'	Accept
2078.9		Active Transport Wanaka	Active Transport Wanaka	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	Supports the Informal Recreation Zone objective insofar as it provides for active transport networks, however seeks that an active transport strategy and network masterplan are established.	Accept in Part
2290.2		Brown & Company Planning Group	KAWARAU JET SERVICES HOLDINGS LIMITED	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Support	That the objectives and policies of the Informal Recreation Zone are generally supported.	Accept
2290.2	FS2752.15	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Support	That the relief sought to amend provisions of chapter 38 are supported.	Accept
2290.2	FS2760.195	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Support	That the relief sought is supported.	Accept
2295.15		JEA	Millbrook Country Club	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	That Coronet Forest be excluded from the Open Space and Recreation Zone and included within the proposed Nature Conservation Zone	Accept
2295.15	FS2710.44	John Edmonds + Associates Ltd	McGuinness Pa Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Support	That the submission is supported insofar as it seeks to discourage new development on land near 493 Speargrass Flat Road zoned Rural General under the Operative District Plan.	Accept in Part
2295.15	FS2745.15	Anderson Lloyd	Juie QT Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	That the part of the submission that references the further submitter's land and requests that it retain a WBRA zoning is opposed.	FS does not appear to relate to Chapter 38.
2295.15	FS2720.127	Southern Planning Group	Boundary Trust	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	That the submission be rejected in its entirety.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2295.15	FS2723.127	Southern Planning Group	Spruce Grove Trust - Malaghans Road	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	That the submission be rejected in its entirety.	Reject
2295.15	FS2724.127	Southern Planning Group	Spruce Grove Trust - Butel Road	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	That the submission be rejected in its entirety.	Reject
2485.5		Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	Amend 38.4 Purpose statement of the Informal Recreation Zone by adding reference to zipline 'operations'.	Accept
2485.5	FS2777.5	Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	That the whole submission be disallowed.	Reject
2493.3		Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	Add a new Objective and six new policies applicable to the Ben Lomond Sub Zone.	Accept in Part
2493.3	FS2756.2	Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	That the proposed amendments to the map to include a new area for a helipad and the 'informal airports' rule is opposed. The further submitter's opposition can be addressed by amending the proposed provisions to limit flights over the further submitter to the following: - 4 flights on any day, with only two flights within any fifteen minute period (on five occasions per annum, when larger pre-booked groups are flown to the helicopter landing area there may be up to three flights in any fifteen minute period provided that the operator shall advise KBPL at least 48 hours in advance of the date and time during which the multiple flights will occur). - The operation of all helicopters at the helipad shall be managed in accordance with a Helicopter Management Plan. - All flights will occur between the hours of 10am and 7pm.	Accept in Part
2493.3	FS2767.3	Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Support	That the submission is supported insofar as it does not undermine the relief sought in the further submitter's original submission.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2493.3	FS2778.3	Brookfields Lawyers	ZIV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	That a bespoke objective and set of policies to apply to the sub-zone to support the purpose and rules of the sub-zone is supported in principle. Seek the following amendments to the proposed Objective: 38.4.2 Objective – The future growth , development and use of the Ben Lomond Sub-Zone as an iconic destination Icon Destination for residents, as well as domestic and international tourists is enabled subject to maintaining <u>and enhancing</u> the landscape and amenity values of the surrounding ONL. That the proposed policies applying in lieu of Policies 38.4.1.1-38.4.1.5 are not supported.	Accept in Part
2569.2		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Support	That the purpose of the Informal Recreation Zone is accepted.	Accept
2618.19		Mitchell Daysh Limited	Queenstown Airport Corporation	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Not Stated	That Objective 38.4.1 and Policy 38.4.1.5 be retained as notified	Accept
2618.19	FS2754.53		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	That the submission is opposed.	Reject
2618.19	FS2755.52		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone	Oppose	That the submission is opposed.	Reject
2357.1			Christine Byrch	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone > 5.4.1-38.4.1 - Objective 6	Support	Supports Policy 38.4.1.3.	Accept
2357.1	FS2735.2	Southern Planning Group	Matakauri Lodge Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone > 5.4.1-38.4.1 - Objective 6	Oppose	That the submission is opposed and that the notified definition of 'visitor accommodation' is supported.	FS does not appear to relate to Chapter 38.

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2357.1	FS2736.2	Southern Planning Group	Pounamu Holdings 2014 Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone > 5.4.1-38.4.1 - Objective 6	Oppose	That the submission is opposed and that the definition of 'visitor accommodation' as notified is supported.	FS does not appear to relate to Chapter 38.
2468.21		Remarkables Park Ltd	Remarkables Park Ltd	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone > 5.4.1-38.4.1 - Objective 6	Support	submitter supports policy 38.4.1.6	Accept
2468.22		Remarkables Park Ltd	Remarkables Park Ltd	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone > 5.4.1-38.4.1 - Objective 6	Support	submitter supports policy 38.4.1.2	Accept
2468.23		Remarkables Park Ltd	Remarkables Park Ltd	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone > 5.4.1-38.4.1 - Objective 6	Support	submitter accepts policies 38.4.1.3 and 38.4.1.4	Accept
2569.3		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone > 5.4.1-38.4.1 - Objective 6	Support	That Policy 38.4.1.5 is accepted.	Accept
2569.4		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone > 5.4.1-38.4.1 - Objective 6	Oppose	That Objective 38.4.1 related policies and any associated District Wide objectives and policies are amended to provide direct support for commercial activities that enhance wildlife and nature conservation values.	Reject
2569.4	FS2759.16	Mitchell Daysh Limited	Queenstown Airport Corporation	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone > 5.4.1-38.4.1 - Objective 6	Oppose	That the submission is opposed to the extent that such activities should not be undertaken within the take off and approach paths.	Accept
2569.5		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.4-38.4 - Objectives and Policies - Informal Recreation Zone > 5.4.1-38.4.1 - Objective 6	Oppose	That Policy 38.4.1.2 is amended to encourage commercial activity not only commercial recreation activity.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2078.10		Active Transport Wanaka	Active Transport Wanaka	5-Chapter 38 - Open Space and Recreation > 5.5-38.5 - Objectives and Policies - Active Sport and Recreation Zone	Oppose	Seeks the implementation of the following policy to increase awareness of supporting active transport: <i>"Opportunities are taken to enhance recreational trail networks, cycling and walking linkages within the zone, and to other zones, to create a contiguous network to assist residents and visitors to move through and around neighborhoods, and to other destinations, thereby providing an alternative and sustainable mode of transport."</i>	Reject
2295.14		JEA	Millbrook Country Club	5-Chapter 38 - Open Space and Recreation > 5.5-38.5 - Objectives and Policies - Active Sport and Recreation Zone	Not Stated	That the proposed Active Sport and Recreation zoning for Millbrook Country Club be rejected	Accept in Part
2295.14	FS2710.43	John Edmonds + Associates Ltd	McGuinness Pa Limited	5-Chapter 38 - Open Space and Recreation > 5.5-38.5 - Objectives and Policies - Active Sport and Recreation Zone	Support	That the submission is supported insofar as it seeks to discourage new development on land near 493 Speargrass Flat Road zoned Rural General under the Operative District Plan.	Accept in Part
2295.14	FS2745.14	Anderson Lloyd	Juie QT Limited	5-Chapter 38 - Open Space and Recreation > 5.5-38.5 - Objectives and Policies - Active Sport and Recreation Zone	Oppose	That the part of the submission that references the further submitter's land and requests that it retain a WBRA zoning is opposed.	FS does not appear to relate to Chapter 38.
2295.14	FS2720.126	Southern Planning Group	Boundary Trust	5-Chapter 38 - Open Space and Recreation > 5.5-38.5 - Objectives and Policies - Active Sport and Recreation Zone	Oppose	That the submission be rejected in its entirety.	Reject
2295.14	FS2723.126	Southern Planning Group	Spruce Grove Trust - Malaghans Road	5-Chapter 38 - Open Space and Recreation > 5.5-38.5 - Objectives and Policies - Active Sport and Recreation Zone	Oppose	That the submission be rejected in its entirety.	Reject
2295.14	FS2724.126	Southern Planning Group	Spruce Grove Trust - Butel Road	5-Chapter 38 - Open Space and Recreation > 5.5-38.5 - Objectives and Policies - Active Sport and Recreation Zone	Oppose	That the submission be rejected in its entirety.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2076.5			Loris King	5-Chapter 38 - Open Space and Recreation > 5.7-38.7 - Objectives and Policies - Community Purposes Zone	Oppose	That the purpose of the Community Purposes Zone is made clearer and aligns with the 2016 Parks and Open Space Strategy, particularly regarding the strategic approach to whether the construction of buildings is appropriate.	Reject
2660.19		Beca Limited	Fire and Emergency New Zealand	5-Chapter 38 - Open Space and Recreation > 5.7-38.7 - Objectives and Policies - Community Purposes Zone > 5.7.1-38.7.1 - Objective 9	Support	That Objective 38.7.1 is accepted.	Accept
2660.20		Beca Limited	Fire and Emergency New Zealand	5-Chapter 38 - Open Space and Recreation > 5.7-38.7 - Objectives and Policies - Community Purposes Zone > 5.7.1-38.7.1 - Objective 9	Support	That Policy 38.7.1.1 is accepted.	Accept
2660.21		Beca Limited	Fire and Emergency New Zealand	5-Chapter 38 - Open Space and Recreation > 5.7-38.7 - Objectives and Policies - Community Purposes Zone > 5.7.1-38.7.1 - Objective 9	Support	That Policy 38.7.1.3 is accepted.	Accept
2508.10			Aurora Energy Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules	Oppose	That rule 38.8.2.8 be retained	Accept in Part
2618.20		Mitchell Daysh Limited	Queenstown Airport Corporation	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules	Not Stated	That a new advice note be added to 38.5.2.11 " <u>Activities, buildings and structures proposed to be established within the vicinity of Queenstown Airport are referred to Figures 1 and 2 of the Planning Maps which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and Conical Surfaces for Queenstown Airport. Land use restrictions associated within these areas are further described in Chapter 37: Designations, Part D.3. Persons who wish to undertake activities or develop buildings or structures which enter into these surfaces are advised to consult with the relevant requiring authority and the Civil Aviation Authority</u> ", or insert new height limits for structures in the QECCPZ.	Accept in Part
2618.20	FS2754.31		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules	Oppose	That the submission is opposed.	Accept in Part
2618.20	FS2754.54		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules	Oppose	That the submission is opposed.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2618.20	FS2755.30		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules	Oppose	That the submission is opposed.	Accept in Part
2618.20	FS2755.53		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules	Oppose	That the submission is opposed.	Accept in Part
2442.15		Beca Limited	Transpower New Zealand Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules > 5.8.2-38.8.2 - Clarification - Advice Notes	Oppose	Amend 38.8.2.8 (a) to make it clear that it is not only earthworks in the National Grid Yard that should direct users to Chapter 30 Energy and Utilities.	Accept in Part
2466.136		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules > 5.8.2-38.8.2 - Clarification - Advice Notes	Oppose	That the advice notes are relocated to the end of the Chapter.	Reject
2466.136	FS2753.136	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules > 5.8.2-38.8.2 - Clarification - Advice Notes	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2494.134		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules > 5.8.2-38.8.2 - Clarification - Advice Notes	Oppose	That the advice notes are relocated to the end of the Chapter.	Reject
2494.134	FS2760.434	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules > 5.8.2-38.8.2 - Clarification - Advice Notes	Support	That the relief sought is supported.	Reject
2581.136		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules > 5.8.2-38.8.2 - Clarification - Advice Notes	Oppose	That the advice notes are relocated to the end of the Chapter.	Reject
2581.136	FS2753.291	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.8-38.8 - Other Provisions and Rules > 5.8.2-38.8.2 - Clarification - Advice Notes	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2078.11		Active Transport Wanaka	Active Transport Wanaka	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Support	Supports permitted activity status of Recreation Trails in all Open Space and Recreation Zones.	Accept
2232.1			Wanaka Yacht Club	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	That an additional permitted activity be included to make provision for parking associated with permitted activities.	Reject
2290.3		Brown & Company Planning Group	KAWARAU JET SERVICES HOLDINGS LIMITED	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Support	That the provisions in Activity Table 38.1 are supported for the Open Space and Recreation Zones	Accept
2290.3	FS2752.16	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Support	That the relief sought to amend provisions of chapter 38 are supported.	Accept
2290.3	FS2760.196	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Support	That the relief sought is supported.	Accept
2336.33		Southern Planning Group	Ngai Tahu Property Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	That two additional rules be included in Table 38.1 relating to bus shelters and bicycle parking.	Reject
2391.3		JEA	BDFL	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	That Rule 38.9.20 is amended so that Commercial Recreation Activities in the Active Sports/Recreation Zone be either restricted discretionary or controlled.	Reject
2405.2		Southern Ventures	Kirimoko No.2 Limited Partnership	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	The submitter seeks both Rule 38.9.16 and 38.9.17 to be amended to a Non-Complying status, in the Informal Recreation zone.	Reject
2405.3		Southern Ventures	Kirimoko No.2 Limited Partnership	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	The submitter seeks that the permitted activity status for retail activities under Rule 38.9.18 in the Informal Recreation zone be amended to a Discretionary activity status.	Reject
2462.20		Remarkables Park Ltd	Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	submitter opposes the non-complying status of activities not listed in table 38.1 as per 38.9.1	Reject
2462.20	FS2752.13	Anderson Lloyd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	That the submitters' position on established activities within open space and recreation zones is disagreed with.	Accept
2462.20	FS2753.322	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	That the submitter's position on established activities within open space and recreation zones is disagreed with.	Accept
2466.137		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	That all rules in Table 38.1 for Non-Complying activities are amended to Discretionary activities.	Reject
2466.137	FS2753.137	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2468.26		Remarkables Park Ltd	Remarkables Park Ltd	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	submitter opposes the non-compliance status of 38.9.1	Reject
2494.135		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	That all rules in Table 38.1 for Non-Complying activities are amended to Discretionary activities.	Reject
2494.135	FS2760.435	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Support	That the relief sought is supported.	Reject
2564.5			TJ Investments Pte Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	Generally opposes rule 38.9.9	Reject
2564.7			TJ Investments Pte Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	Opposes rule 38.9.17	Reject
2564.8			TJ Investments Pte Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	opposes rule 38.9.27	Reject
2564.9			TJ Investments Pte Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	opposes rule 38.9.28	Reject
2564.10			TJ Investments Pte Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	opposes rule 38.9.29	Reject
2569.6		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	That the activity table is amended to provide for commercial, retail and restaurant/cafe activity ancillary to the KBP operation as a permitted activity.	Reject
2575.18		John Edmonds + Associates Ltd	Queenstown Trails Trust	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Support	Supports the permitted activity status of recreation trails through rule 38.9.27.	Accept
2581.137		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Oppose	That all rules in Table 38.1 for Non-Complying activities are amended to Discretionary activities.	Reject
2581.137	FS2753.292	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.9-38.9 - Rules - Activities	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2277.1		Wanaka Golf Club Incorporated	Wanaka Golf Club Incorporated	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That rule 38.10.2.6 amended to allow for a total floor area greater than 600m2	Reject
2277.2		Wanaka Golf Club Incorporated	Wanaka Golf Club Incorporated	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.9 is amended so that the standard is 200 square metres in the CPZ (Golf) zone.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2277.3		Wanaka Golf Club Incorporated	Wanaka Golf Club Incorporated	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That rule 38.9.21 is amended so that Commercial recreation activities and buildings associated with commercial recreation activities are permitted activities.	Reject
2277.4		Wanaka Golf Club Incorporated	Wanaka Golf Club Incorporated	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That rule 38.10.6.1 is amended so that screening should be 'from public places beyond the parameters of the golf course...'	Accept in Part
2391.4		JEA	BDFL	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.1 is amended to increase the height limit from 10m to 12m.	Reject
2455.27			Otago Fish and Game Council	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	submitter accepts provision 38.10.5 in part and wishes for: ...indigenous-biodiversity values...	Accept
2466.138		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That non compliance with Rule 38.10.2 (buildings) is amended from Discretionary to be a restricted discretionary activity with matters of discretion.	Reject
2466.138	FS2753.138	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.139		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the matters of discretion in Rule 38.10.2 include the 'benefits of the proposal'.	Reject
2466.139	FS2753.139	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.140		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That non compliance with Rule 38.10.3 (recession planes) is amended from Discretionary to be a restricted discretionary activity with matters of discretion.	Reject
2466.140	FS2753.140	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.141		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.4 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2466.141	FS2753.141	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.142		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.5 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2466.142	FS2753.142	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2466.143		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.6 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2466.143	FS2753.143	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.144		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.7 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2466.144	FS2753.144	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.145		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That non compliance with Rule 38.10.8 (recession planes) is amended from Discretionary to be a restricted discretionary activity with matters of discretion.	Reject
2466.145	FS2753.145	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.146		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.10 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2466.146	FS2753.146	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2494.136		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That non compliance with Rule 38.10.1 (buildings) is amended from Discretionary to be a restricted discretionary activity with matters of discretion.	Reject
2494.136	FS2760.436	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.137		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the matters of discretion in Rule 38.10.2 include the 'benefits of the proposal'.	Reject
2494.137	FS2760.437	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.138		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That non compliance with Rule 38.10.3 (recession planes) is amended from Discretionary to be a restricted discretionary activity with matters of discretion.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2494.138	FS2760.438	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.139		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.4 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2494.139	FS2760.439	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.140		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.5 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2494.140	FS2760.440	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.141		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.6 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2494.141	FS2760.441	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.142		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.7 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2494.142	FS2760.442	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.143		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That non compliance with Rule 38.10.8 (recession planes) is amended from Discretionary to be a restricted discretionary activity with matters of discretion.	Reject
2494.143	FS2760.443	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought is supported.	Reject
2494.144		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.10 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2494.144	FS2760.444	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought is supported.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2564.11			TJ Investments Pte Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	opposes rule 38.10.2.2	Reject
2569.7		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the Rule 38.10.1.2 is amended to enable 10m high buildings.	Reject
2569.8		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.7.2 is amended to allow fences over the height restriction for wildlife protection.	Reject
2569.9		Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.9 is amended to increase the maximum gross retail floor space where it is ancillary to permitted activities.	Reject
2581.138		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That non compliance with Rule 38.10.1 (buildings) is amended from Discretionary to be a restricted discretionary activity with matters of discretion.	Reject
2581.138	FS2753.293	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.139		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the matters of discretion in Rule 38.10.2 include the 'benefits of the proposal'.	Reject
2581.139	FS2753.294	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.140		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That non compliance with Rule 38.10.3 (recession planes) is amended from Discretionary to be a restricted discretionary activity with matters of discretion.	Reject
2581.140	FS2753.295	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.141		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.4 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2581.141	FS2753.296	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.142		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.5 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2581.142	FS2753.297	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2581.143		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.6 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2581.143	FS2753.298	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.144		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.7 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2581.144	FS2753.299	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.145		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That non compliance with Rule 38.10.8 (recession planes) is amended from Discretionary to be a restricted discretionary activity with matters of discretion.	Reject
2581.145	FS2753.300	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.146		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.10 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2581.146	FS2753.301	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2618.21		Mitchell Daysh Limited	Queenstown Airport Corporation	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Not Stated	That 38.10.4 Setback from Internal and Road Boundaries be amended to require buildings and structures to be setback 1.5m where it adjoins the Airport Zone	Reject
2618.21	FS2754.32		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the submission is opposed.	Accept
2618.21	FS2754.55		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the submission is opposed.	Accept
2618.21	FS2755.31		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the submission is opposed.	Accept
2618.21	FS2755.54		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the submission is opposed.	Accept

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2618.22		Mitchell Daysh Limited	Queenstown Airport Corporation	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Not Stated	That rules 38.10.8.1 and 38.8.2 Lighting and Glare be retained as notified.	Accept
2618.22	FS2754.33		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the submission is opposed.	Reject
2618.22	FS2754.56		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the submission is opposed.	Reject
2618.22	FS2755.32		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Support	That the submission is opposed.	Reject
2618.22	FS2755.55		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That the submission is opposed.	Reject
2660.23		Beca Limited	Fire and Emergency New Zealand	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.1 is amended to include an exemption for emergency service facilities.	Reject
2660.24		Beca Limited	Fire and Emergency New Zealand	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.2 is amended to include an exemption for emergency service facilities.	Reject
2660.25		Beca Limited	Fire and Emergency New Zealand	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Oppose	That Rule 38.10.4 is amended to include an exemption for emergency service facilities.	Reject
2660.26		Beca Limited	Fire and Emergency New Zealand	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Other	That a new standard is added for water supply for firefighting.	Accept in Part
2660.27		Beca Limited	Fire and Emergency New Zealand	5-Chapter 38 - Open Space and Recreation > 5.10-38.10 - Rules - Standards	Other	That a new standard is added for access for firefighting.	Accept in Part
2461.1		Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	submitter wishes for the removal of the building restriction area in the Ben Lomond Subzone to enable some development in the area	Reject
2461.1	FS2778.4	Brookfields Lawyers	ZIV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported in part.	Reject
2461.2		Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Not Stated	submitter wishes the Ben Lomond Subzone to provide for permitted commercial recreation activities	Reject

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2461.2	FS2778.5	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the submission is opposed.	Accept
2466.147		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That Rule 38.11.1 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2466.147	FS2778.6	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported.	Reject
2466.147	FS2753.147	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2466.148		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That Rule 38.11.3 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2466.148	FS2778.7	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported.	Reject
2466.148	FS2753.148	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2485.6		Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	Amend Rule 38.11.1 (Buildings) by adding additional matters of discretion including 'the location and external appearance of buildings', the spatial layout of buildings in public reserves and their relationship with open space and methods of access to activities and to the reserve, discretion to include the matter in which access is gained to ensure fair and reasonable access to the reserve is maintained for current and future operators, include 'effects of the building and related activities on nearby reserve users' and that biological and ecological values can be enhanced as part of development of reserve.	Accept in Part
2485.6	FS2756.5	Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported.	Accept in Part

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2485.6	FS2777.6	Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the whole submission be disallowed.	Accept in Part
2485.7		Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	Amend Rule 38.11.7 (Building height) to add a new standard, building height limit (e.g. up to 20m) and matters of discretion relating to 'tree house structures and other buildings associated with Zipline operations'.	Reject
2485.7	FS2756.6	Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported.	Reject
2485.7	FS2777.7	Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the whole submission be disallowed.	Accept
2485.8		Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	Amend Rule 38.11.3 (Commerical recreation activity) to add additional matters of discretion to ensure commercial recreational activities developed in the reserve are appropriate given the nature of the reserve and that it is rural rather than urban in nature.	Accept in Part
2485.8	FS2756.7	Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported insofar as this does not undermine the further specific relief sought in the further submitter's original submission.	Accept in Part
2485.8	FS2777.8	Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the whole submission be disallowed.	Accept in Part
2485.9		Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	Amend Rule 38.11.4 (Harvesting and management of Forestry) to add an additional matter of discretion to ensure any harvesting or forestry will not impact its operations (e.g. allowing tree hut structures to be built entirely within and supported by trees in the reserve) and harvesting trees should not impact other leisure activities that rely on the naturalness that forestry planting brings to the reserve.	Accept in Part
2485.9	FS2777.9	Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the whole submission be disallowed.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2485.10		Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That a structure plan approach is initiated within the Ben Lomond Sub Zone (Bob's Peak Area) that would identify the spatial layout of buildings, activities, open space, landscaping, access, helicopter location, and common public areas with rules potentially providing for buildings and activities as a controlled activity if in accordance with the structure plan, therefore providing greater certainty for all users.	Reject
2485.10	FS2777.10	Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the whole submission be disallowed.	Accept
2493.4		Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	Amend the matters of discretion in Rule 38.11.1 (Buildings): by adding storm water disposal, and deleting the matters regarding effects on the transportation network.	Accept in Part
2493.4	FS2767.4	Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported insofar as it does not undermine the relief sought in the further submitter's original submission.	Accept in Part
2493.4	FS2778.8	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the submission to delete effects on transportation networks is opposed but support including stormwater disposal in matters of discretion.	Accept in Part
2493.5		Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	Amend Rule 38.11.3 by making the rule applicable to commercial and commercial recreation activity, and providing for commercial recreation undertaken on land, outdoors and involving not more than 10 persons a restricted discretionary activity.	Accept in Part
2493.5	FS2756.4	Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported.	Accept in Part
2493.5	FS2767.5	Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported insofar as it does not undermine the relief sought in the further submitter's original submission.	Accept in Part
2493.5	FS2778.9	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the submission is opposed.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2493.6		Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	Amend Rule 38.11.5 to make parking within the lower terminal area of the Ben Lomond Sub Zone a permitted activity, instead of controlled.	Accept in Part
2493.6	FS2767.6	Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported insofar as it does not undermine the relief sought in the further submitter's original submission.	Accept in Part
2493.6	FS2778.10	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the submission is opposed to the extent that these provisions are not addressed through the Transportation Chapter.	Accept in Part
2493.7		Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	Add a new rule (38.11.7) that provides for Informal Airports as a restricted discretionary activity with matters of discretion.	Reject
2493.7	FS2756.3	Anderson Lloyd	Kiwi Birdlife Park Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the proposed amendments to the map to include a new area for a helipad and the 'informal airports' rule is opposed. The further submitter's opposition can be addressed by amending the proposed provisions to limit flights over the further submitter to the following: - 4 flights on any day, with only two flights within any fifteen minute period (on five occasions per annum, when larger pre-booked groups are flown to the helicopter landing area there may be up to three flights in any fifteen minute period provided that the operator shall advise KBPL at least 48 hours in advance of the date and time during which the multiple flights will occur). - The operation of all helicopters at the helipad shall be managed in accordance with a Helicopter Management Plan. - All flights will occur between the hours of 10am and 7pm.	Accept in Part
2493.7	FS2767.7	Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported insofar as it does not undermine the relief sought in the further submitter's original submission.	Reject
2493.7	FS2778.11	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the provisions are supported to the extent that they apply for up to one Informal Airport in the reserve. The addition of assessment criterion: "Effects on other users of the Ben Lomond Reserve" is sought.	Reject
2493.8		Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	Add a new rule (38.11.8) that makes buildings within the Gondola Corridor area a Non-Complying Activity.	Accept

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2493.8	FS2767.8	Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported insofar as it does not undermine the relief sought in the further submitter's original submission.	Accept
2493.8	FS2778.12	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That the submission is opposed in part.	Reject
2493.9		Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	Amend Rule 38.11.7.c. to provide for a building height of 20 metres instead of 17 metres.	Accept in Part
2493.9	FS2767.10	Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported insofar as it does not undermine the relief sought in the further submitter's original submission.	Accept in Part
2494.145		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That Rule 38.11.1 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2494.145	FS2778.13	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported.	Reject
2494.145	FS2760.445	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the relief sought is supported.	Reject
2494.146		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That Rule 38.11.3 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2494.146	FS2778.14	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported.	Reject
2494.146	FS2760.446	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the relief sought is supported.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2581.147		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That Rule 38.11.1 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2581.147	FS2778.15	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported.	Reject
2581.147	FS2753.302	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2581.148		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Oppose	That Rule 38.11.3 is amended to ensure the matters of discretion include benefits of the proposal.	Reject
2581.148	FS2778.16	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the submission is supported.	Reject
2581.148	FS2753.303	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.11-38.11 - Informal Recreation Zone: Ben Lomond Sub Zone	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2493.29		Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.12-38.12 - Non-Notification of Applications	Oppose	That Rule 38.12.2 be deleted in its entirety.	Accept
2493.29	FS2778.36	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.12-38.12 - Non-Notification of Applications	Oppose	That the submission is opposed.	Reject
2493.10		Southern Planning Group	Skyline Enterprises Limited	5-Chapter 38 - Open Space and Recreation > 5.13-38.13 - Matters of control for controlled activities	Oppose	Add matters of control for harvesting of existing forestry in the ONL.	Reject
2493.10	FS2767.9	Anderson Lloyd	Queenstown Commercial Parapenters	5-Chapter 38 - Open Space and Recreation > 5.13-38.13 - Matters of control for controlled activities	Support	That the submission is supported insofar as it does not undermine the relief sought in the further submitter's original submission.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2493.10	FS2778.1	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.13-38.13 - Matters of control for controlled activities	Oppose	That the submission is opposed.	Accept
2466.149		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.15-38.15 - Landscape Assessment Matters for Discretionary and Non-Complying Activities	Oppose	That the entire suite of Landscape Assessment Matters are deleted.	Reject
2466.149	FS2778.17	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.15-38.15 - Landscape Assessment Matters for Discretionary and Non-Complying Activities	Oppose	That the submission is opposed.	Accept
2466.149	FS2753.149	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.15-38.15 - Landscape Assessment Matters for Discretionary and Non-Complying Activities	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Reject
2494.147		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.15-38.15 - Landscape Assessment Matters for Discretionary and Non-Complying Activities	Oppose	That the entire suite of Landscape Assessment Matters are deleted.	Reject
2494.147	FS2778.18	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.15-38.15 - Landscape Assessment Matters for Discretionary and Non-Complying Activities	Oppose	That the submission is opposed.	Accept
2494.147	FS2760.447	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.15-38.15 - Landscape Assessment Matters for Discretionary and Non-Complying Activities	Support	That the relief sought is supported.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2581.149		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.15-38.15 - Landscape Assessment Matters for Discretionary and Non-Complying Activities	Oppose	That the entire suite of Landscape Assessment Matters are deleted.	Reject
2581.149	FS2778.19	Brookfields Lawyers	ZJV (NZ) Limited	5-Chapter 38 - Open Space and Recreation > 5.15-38.15 - Landscape Assessment Matters for Discretionary and Non-Complying Activities	Oppose	That the submission is opposed.	Accept
2581.149	FS2753.304	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.15-38.15 - Landscape Assessment Matters for Discretionary and Non-Complying Activities	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Reject
2618.24		Mitchell Daysh Limited	Queenstown Airport Corporation	5-Chapter 38 - Open Space and Recreation > 5.16-Chapter 38: Variation to Stage 1 PDP Chapter 2: Definitions	Not Stated	That Chapter 2 Definitions be amended to add definitions for informal recreation, public amenities, parks maintenance, recreation facilities, organised sport and recreation and recreational trails; and an opportunity for further submissions be provided for these changes.	Accept in Part
2618.24	FS2754.34		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.16-Chapter 38: Variation to Stage 1 PDP Chapter 2: Definitions	Oppose	That the submission is opposed.	Accept in Part
2618.24	FS2754.58		Remarkables Park Limited	5-Chapter 38 - Open Space and Recreation > 5.16-Chapter 38: Variation to Stage 1 PDP Chapter 2: Definitions	Oppose	That the submission is opposed.	Accept in Part
2618.24	FS2755.33		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.16-Chapter 38: Variation to Stage 1 PDP Chapter 2: Definitions	Support	That the submission is opposed.	Accept in Part

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2618.24	FS2755.57		Queenstown Park Limited	5-Chapter 38 - Open Space and Recreation > 5.16-Chapter 38: Variation to Stage 1 PDP Chapter 2: Definitions	Oppose	That the submission is opposed.	Accept in Part
2223.1		Brown & Company Planning Group	MOUNT ROSA WINES LIMITED	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Opposes the removal of the exemption for the Gibbston Character Zone and other Zones from assessment under Rule 6.4.1.3 and seeks their reinstatement.	Accept in Part
2223.1	FS2798.24		Nona James	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	The proposed changes to Visitor Accommodation be rejected in their entirety. Prior to implementing any rules designed to increase the long term housing supply, a task force should consider other methods to ensure that the businesses with staff who need subsidised accommodation are encouraged to seek solutions at their own expense.	FS does not appear to relate to Chapter 6
2227.1		Brown & Company Planning Group	GIBBSTON HIGHWAY LIMITED	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Opposes the removal of the exemption for the Gibbston Character Zone and other zones from assessment under Rule 6.4.1.3 and seeks their reinstatement.	Accept in Part
2229.20		Brown & Company Planning Group	R & M DONALDSON	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That 6.4.1.3 be modified to read as follows: The landscape categories assessment matters do not apply to the following within the Rural Zones: a. Ski Area Activities within the Ski Area Sub Zones. b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps. c. The Gibbston Character Zone. <u>The Gibbston Character Zone</u> d. The Rural Lifestyle Zone. <u>The Rural Lifestyle Zone</u> e. The Rural Residential Zone. <u>The Rural Residential Zone</u> f. <u>The Wakatipu Basin Lifestyle Precinct</u>	Accept in Part
2373.1		Boffa Miskell Ltd	Treble Cone Investments Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That 6.2 Values be retained.	Accept in Part

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2373.1	FS2800.35	Anderson Lloyd	Cardrona Alpine Resort Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the submission is supported.	Accept in Part
2373.1	FS2760.160	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the relief sought is supported.	Accept in Part
2373.2		Boffa Miskell Ltd	Treble Cone Investments Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That Rule 6.4.1.2 be amended to read 'The classification of landscapes of the District and related objectives policies for each classification within Chapter 6 apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue'.	Accept in Part
2373.2	FS2800.36	Anderson Lloyd	Cardrona Alpine Resort Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the submission is supported.	Accept in Part
2373.2	FS2760.161	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the relief sought is supported.	Accept in Part
2373.3		Boffa Miskell Ltd	Treble Cone Investments Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That Rule 6.4.1.3 be amended to read: 'The classification of landscapes of the District, the related objectives policies for each classification within Chapter 6 and the landscape assessment matters within provision 21.7 (Chapter 21), do not apply to the following within the Rural Zones: a. Ski Area Activities within the Ski Area Sub Zones b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps c. The Gibbston Character Zone. For the avoidance of doubt, the Rural Zone does not include the Wakatipu Basin Rural Amenity Zone (or Precincts) (Chapter 24), the Rural Lifestyle Zone or the Rural Residential Zone (Chapter 22)'.	Accept in Part

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2373.3	FS2800.37	Anderson Lloyd	Cardrona Alpine Resort Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the submission is supported.	Accept in Part
2373.3	FS2760.162	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the relief sought is supported.	Accept in Part
2376.1		Boffa Miskell Ltd	Darby Planning LP	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That 6.2 Values be retained as detailed in Stage 1 of the Proposed District Plan.	Accept in Part
2376.2		Boffa Miskell Ltd	Darby Planning LP	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That Rule 6.4.1.2 be amended to clarify that landscape categories and related objectives and policies only apply to the Rural Zone.	Accept in Part
2376.3		Boffa Miskell Ltd	Darby Planning LP	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That Rule 6.4.1.3 be amended to focus the application of the rule to assessment matters.	Accept in Part
2377.2		Boffa Miskell Ltd	Lake Hayes Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Retain the component of Part 6.2 that is sought to be removed.	Accept in Part
2377.3		Boffa Miskell Ltd	Lake Hayes Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Amend Rule 6.4.1.2 to ensure the landscape categories apply only in the Rural Zone.	Accept in Part
2377.4		Boffa Miskell Ltd	Lake Hayes Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Amend Rule 6.4.1.3 so that the landscape objectives and policies, assessment matters only apply in the Rural Zone and also exempt the Wakatipu Basin Zone.	Accept in Part

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2381.1		Boffa Miskell Ltd	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the component of part 6.2 that is proposed to be removed is retained.	Accept in Part
2381.2		Boffa Miskell Ltd	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Rule 6.4.1.2 is amended so that the landscape areas apply only to the Rural Zone.	Accept in Part
2381.3		Boffa Miskell Ltd	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Amend Rule 6.4.1.3 to not include the Wakatipu Basin.	Accept in Part
2382.2		Boffa Miskell Ltd	Glendhu Bay Trustees Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the component of part 6.2 that is proposed to be removed is retained.	Accept in Part
2382.2	FS2771.2	Southern Adventures	John May	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the submission be rejected.	Accept in Part
2382.3		Boffa Miskell Ltd	Glendhu Bay Trustees Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Rule 6.4.1.2 is amended so that the landscape areas apply only to the Rural Zone.	Accept in Part
2382.3	FS2771.1	Southern Adventures	John May	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the submission be rejected.	Accept in Part
2382.4		Boffa Miskell Ltd	Glendhu Bay Trustees Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Amend Rule 6.4.1.3 to not include the Wakatipu Basin.	Accept in Part

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2382.4	FS2771.3	Southern Adventures	John May	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the submission be rejected.	Accept in Part
2383.1		Boffa Miskell Ltd	Mt Christina Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the component of part 6.2 that is proposed to be removed is retained.	Accept in Part
2383.2		Boffa Miskell Ltd	Mt Christina Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Rule 6.4.1.2 is amended so that the landscape areas apply only to the Rural Zone.	Accept in Part
2383.3		Boffa Miskell Ltd	Mt Christina Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Amend Rule 6.4.1.3 to not include the Wakatipu Basin.	Accept in Part
2384.1		Boffa Miskell Ltd	Soho Ski Area Limited, Blackmans Creek No.1 LP	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the component of part 6.2 that is proposed to be removed is retained.	Accept in Part
2384.1	FS2800.7	Anderson Lloyd	Cardrona Alpine Resort Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the submission is supported.	Accept in Part
2384.1	FS2760.132	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the submission is supported generally.	Accept in Part
2384.2		Boffa Miskell Ltd	Soho Ski Area Limited, Blackmans Creek No.1 LP	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Rule 6.4.1.2 is amended so that the landscape areas apply only to the Rural Zone.	Accept in Part

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2384.2	FS2800.8	Anderson Lloyd	Cardrona Alpine Resort Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the submission is supported.	Accept in Part
2384.2	FS2760.133	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the submission is supported generally.	Accept in Part
2384.3		Boffa Miskell Ltd	Soho Ski Area Limited, Blackmans Creek No.1 LP	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Amend Rule 6.4.1.3 to not include the Wakatipu Basin.	Accept in Part
2384.3	FS2800.9	Anderson Lloyd	Cardrona Alpine Resort Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the submission is supported.	Accept in Part
2384.3	FS2760.134	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the submission is supported generally.	Accept in Part
2388.4		Brown & Company Planning Group	WATERFALL PARK DEVELOPMENTS LIMITED	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Amend 6.4.1.3 to exclude the other Rural Zones.	Accept in Part
2388.4	FS2710.16	John Edmonds + Associates Ltd	McGuinness Pa Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the submission is opposed insofar as it seeks to support or promote subdivision and development on land which is currently zoned Rural General under the Operative District Plan.	Accept in Part
2388.4	FS2772.14	Land Landscape Architects	R Hadley	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the land shown as Wakatipu Lifestyle Precinct on Attachment 1, PDP Stage 2 Notification Map 26 is rezoned as Wakatipu Basin Rural Amenity Zone.	FS does not appear to relate to Chapter 6.

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2457.27			Paterson Pitts (Wanaka)	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	submitter opposes amendments to 6.4.1.2 and 6.4.1.3 and seeks and amendment	Accept in Part
2465.1		John Edmonds + Associates Ltd	RCL Henley Downs Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Not Stated	submitter states that consequential changes to chapter 6 as part of chapter 38 shall not be applicable for residential zones.	Accept in Part
2466.150		John Edmonds + Associates Ltd	Real Journeys Ltd	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Rule 6.4.1.3 is amended to include the Gibbston Character, Rural Lifestyle and Rural Residential Zones.	Accept in Part
2466.150	FS2753.150	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 is supported.	Accept in Part
2471.1		Anderson Lloyd	Rock Supplies NZ Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	submitter amends the deletion of part 6.2 of chapter 6 - Landscapes	Accept in Part
2471.2		Anderson Lloyd	Rock Supplies NZ Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	submitter has recommended amendments to the variation to chapter 6 - landscapes, part 6.4 rules amend. submitter wishes for amendments to 6.4.1.2 and the deletion of 6.4.1.3	Accept in Part
2494.148		John Edmonds + Associates Ltd	Te Anau Developments Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Rule 6.4.1.3 is amended to include the Gibbston Character, Rural Lifestyle and Rural Residential Zones.	Accept in Part
2494.148	FS2760.448	Anderson Lloyd	Real Journeys Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the relief sought is supported.	Accept in Part

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2519.4		John Edmonds + Associates Ltd	C & Y Guillot and Cook Adam Trustees Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the stage 1 variation to Landscapes Chapter 6 be refused	Accept in Part
2519.4	FS2725.4	Southern Planning Group	Guenther Raedler	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the submission be allowed as it relates to the following: - The WB – RAZ is inappropriate and that there is no sound basis for that proposed zoning; - That the land be zoned Rural Lifestyle.	Accept in Part
2547.1		Town Planning Group	Gibbston Valley Station	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the proposed amendments to Chapter 6 [Landscapes] that are contained at the end of proposed Chapter 38 [Open Space] are rejected, particularly the deletion of the Gibbston Character Zone from the list of exceptions under 6.4.1.3.	Accept in Part
2549.1		John Edmonds + Associates Ltd	Glentui Heights Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That Rule 6.4.1.3(e) be removed so that subdivision and development in the Rural Residential Zone (including the Bobs Cove Sub Zone) is not subject to the landscape assessment matters.	Accept in Part
2551.2		John Edmonds + Associates Ltd	Graham Grant	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	That the proposed variation to Chapter 6 [Landscapes] contained within proposed Chapter 38 be rejected in its entirety.	Accept in Part
2558.1		Anderson Lloyd	Gibbston Highway Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Opposes the deletion of the last paragraph of part 6.2. Instead, the submitter supports the paragraph being amended to resemble the paragraph outlined in the Gibbston Highway Limited submission (2558.1)	Accept in Part
2558.2		Anderson Lloyd	Gibbston Highway Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Opposes the proposed amendment to rule 6.4.1.2. The submitter has presented an alternative amendment for this rule. This is out lined in the Gibbston Highway Limited submission (2558.2). If this relief is not accepted, the submitter would like planning map 15 to be amended to exclude the Gibbston Character Zone from the Outstanding Natural Landscape classification	Accept in Part

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2558.3		Anderson Lloyd	Gibbston Highway Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Opposes the proposed amendment to rule 6.4.1.3. Has presented an alternative amendment for this rule, outlined in the Gibbston Highway Limited submission (2558.3)	Accept in Part
2581.150		John Edmonds + Associates Ltd	Go Orange Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Oppose	Rule 6.4.1.3 is amended to include the Gibbston Character, Rural Lifestyle and Rural Residential Zones.	Accept in Part
2581.150	FS2753.305	John Edmonds & Associates Ltd	Queenstown Water Taxis Limited	5-Chapter 38 - Open Space and Recreation > 5.17-Chapter 38: Variation to Stage 1 PDP Chapter 6: Landscapes	Support	That the relief sought to the objectives, policies and rules of Chapters 29, 25, 31 and 38 are supported.	Accept in Part
2660.22		Beca Limited	Fire and Emergency New Zealand	1-Chapter 24 - Wakatipu Basin Rural Amenity Zone > 1.4-24.4 - Rules – Activities	Oppose	That Rule 24.4.20 is amended so that the activity status of fire stations is amended to be restricted discretionary with matters of discretion.	Reject - NB: reference to Chapter 24 appears to be a typographical error
2310.1		Clark Fortune McDonald & Associates	Gibbston Vines Ltd	7-Planning Maps > 7.17-Stage 2 Map 15	Oppose	That the reference to Gibbston Valley floor being part of the wider Outstanding Natural Landscape classification be removed	Accept in Part
2485.2		Brookfields Lawyers	ZJV (NZ) Limited	7-Planning Maps > 7.14-Stage 2 Map 13	Oppose	Reduce the area of land contained within the Ben Lomond Sub Zone.	Reject
2485.2	FS2777.2	Southern Planning Group	Skyline Enterprises Limited	7-Planning Maps > 7.14-Stage 2 Map 13	Oppose	That the whole submission be disallowed.	Accept
2493.1		Southern Planning Group	Skyline Enterprises Limited	7-Planning Maps > 7.14-Stage 2 Map 13	Oppose	That the Informal Recreation Zone (Chapter 38) Ben Lomond Sub Zone is extended to the north to incorporate area for helicopter arrival and departures.	Reject

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2493.1	FS2756.1	Anderson Lloyd	Kiwi Birdlife Park Limited	7-Planning Maps > 7.14-Stage 2 Map 13	Oppose	That the proposed amendments to the map to include a new area for a helipad and the 'informal airports' rule is opposed. The further submitter's opposition can be addressed by amending the proposed provisions to limit flights over the further submitter to the following: - 4 flights on any day, with only two flights within any fifteen minute period (on five occasions per annum, when larger pre-booked groups are flown to the helicopter landing area there may be up to three flights in any fifteen minute period provided that the operator shall advise KBPL at least 48 hours in advance of the date and time during which the multiple flights will occur). - The operation of all helicopters at the helipad shall be managed in accordance with a Helicopter Management Plan. - All flights will occur between the hours of 10am and 7pm.	Accept in Part
2493.1	FS2767.1	Anderson Lloyd	Queenstown Commercial Parapenters	7-Planning Maps > 7.14-Stage 2 Map 13	Support	That the submission is supported insofar as it does not undermine the relief sought in the further submitter's original submission.	Reject
2564.12			TJ Investments Pte Limited	7-Planning Maps > 7.15-Stage 2 Map 13d	Oppose	That the Informal Recreation Zone at Coronet Forest is rejected.	Accept in Part
2586.7		Town Planning Group	C Dagg	7-Planning Maps > 7.15-Stage 2 Map 13d	Oppose	Reject the Informal Recreation zone at Coronet Forest.	Accept in Part
2589.1		Town Planning Group	Kim Fam	7-Planning Maps > 7.15-Stage 2 Map 13d	Oppose	Reject the informal recreation zone at Coronet Forrest.	Accept in Part
2325.2			David Crawford	7-Planning Maps > 7.23-Stage 2 Map 20	Oppose	That Anderson Road should be zoned Medium Density Residential.	Struck Out
2155.1			David Gray	7-Planning Maps > 7.24-Stage 2 Map 21	Oppose	That Pembroke Park is not included as an Open Space and recreation Zone in Chapter 38 of the PDP.	Reject
2232.2			Wanaka Yacht Club	7-Planning Maps > 7.24-Stage 2 Map 21	Oppose	That the zoning of land around the Wanaka Yacht Club and the Wanaka Marina (Section 9 Block XV Town of Wanaka (SO 12630), Section 6 Block XV Town of Wanaka (SO 14792) and Section 14 Block XV Town of Wanaka (SO 21827)) be amended from Informal Recreation to Active Sport and Recreation.	Reject
2257.1			CCR ltd	7-Planning Maps > 7.27-Stage 2 Map 24	Other	That the existing, low key character of the Albert Town Reserve is maintained.	Accept
2391.2		JEA	BDFL	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That Map 30 is amended to rezone the two QLDC parcels and adjacent Bridesdale parcel situated on the Bridesdale lower floodplain area Active Recreation Zone.	Reject
2391.2	FS2759.6	Mitchell Daysh Limited	Queenstown Airport Corporation	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That the submission is opposed to the extent that the Open Space Zone provisions are inconsistent with the recommendations set out in NZS6805.	Accept in Part

Appendix 2 to Rebuttal Evidence - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2468.25		Remarkables Park Ltd	Remarkables Park Ltd	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	The submitter seeks amendment to map 30 so rezone Part Section 131 Block III Shotover Survey District Community Purposes Zone and have a maximum building height of 15m and the total ground floor area of the site be increased to 1500m2.	Struck Out
2468.25	FS2759.14	Mitchell Daysh Limited	Queenstown Airport Corporation	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That the submission is opposed to the extent that the Open Space Zone provisions are inconsistent with the recommendations set out in NZS6805.	Struck Out
2468.25	FS2759.15	Mitchell Daysh Limited	Queenstown Airport Corporation	7-Planning Maps > 7.33-Stage 2 Map 30	Oppose	That the proposed use of land in the Shotover delta for Active Sport and Recreation is inappropriate and poses a potential safety risk.	Struck Out
2290.7		Brown & Company Planning Group	KAWARAU JET SERVICES HOLDINGS LIMITED	7-Planning Maps > 7.35-Stage 2 Map 31a	Support	That the Open Space and Recreation Zone be supported	Accept
2290.7	FS2752.20	Anderson Lloyd	Go Orange Limited	7-Planning Maps > 7.35-Stage 2 Map 31a	Support	That the relief sought to amend provisions of chapter 38 are supported.	Accept
2290.7	FS2760.200	Anderson Lloyd	Real Journeys Limited	7-Planning Maps > 7.35-Stage 2 Map 31a	Support	That the relief sought is supported.	Accept
2462.19		Remarkables Park Ltd	Queenstown Park Limited	7-Planning Maps > 7.35-Stage 2 Map 31a	Oppose	That Part Section 131 Block III Shotover Survey District be zoned CPZ and have height limits increased to 15m and total ground floor area of buildings increased to 1500m2 for the site.	Out of Scope
2462.19	FS2759.8	Mitchell Daysh Limited	Queenstown Airport Corporation	7-Planning Maps > 7.35-Stage 2 Map 31a	Oppose	That the submission is opposed to the extent that the Open Space Zone provisions are inconsistent with the recommendations set out in NZS6805.	Out of Scope
2462.19	FS2759.9	Mitchell Daysh Limited	Queenstown Airport Corporation	7-Planning Maps > 7.35-Stage 2 Map 31a	Oppose	That the proposed use of land in the Shotover delta for Active Sport and Recreation is inappropriate and poses a potential safety risk.	Out of Scope
2468.24		Remarkables Park Ltd	Remarkables Park Ltd	7-Planning Maps > 7.35-Stage 2 Map 31a	Oppose	The submitter seeks the rezoning of the land at the southern end of Riverside Road on Map 31a to be zoned Informal Recreation.	Reject
2618.23		Mitchell Daysh Limited	Queenstown Airport Corporation	7-Planning Maps > 7.35-Stage 2 Map 31a	Not Stated	That the Informal Recreation Zone over the Lower Shotover Delta, at the end of the Runway End Safety area be rezoned to Rural or create a new 'Shotover Delta Sub-Zone' and restrict activities within it.	Reject
2618.23	FS2754.57		Remarkables Park Limited	7-Planning Maps > 7.35-Stage 2 Map 31a	Oppose	That the submission is opposed.	Accept
2618.23	FS2755.56		Queenstown Park Limited	7-Planning Maps > 7.35-Stage 2 Map 31a	Oppose	That the submission is opposed.	Accept
2336.32		Southern Planning Group	Ngai Tahu Property Limited	7-Planning Maps > 7.36-Stage 2 Map 32	Oppose	That Warren Park be included within the Informal Recreation Zone.	Accept
2369.3			Frankton Community Association	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That the proposed Community Purposes Zone - Campground for the Frankton Campground be rejected.	Reject
2369.5			Frankton Community Association	7-Planning Maps > 7.37-Stage 2 Map 33	Oppose	That Community Purpose Zone - Campground be rejected for the properties at 8 and 10 Stewart Street, Frankton.	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2290.5		Brown & Company Planning Group	KAWARAU JET SERVICES HOLDINGS LIMITED	7-Planning Maps > 7.39-Stage 2 Map 35	Support	That the Open Space and Recreation Zone be supported	Accept
2290.5	FS2752.18	Anderson Lloyd	Go Orange Limited	7-Planning Maps > 7.39-Stage 2 Map 35	Support	That the relief sought to amend provisions of chapter 38 are supported.	Accept
2290.5	FS2760.198	Anderson Lloyd	Real Journeys Limited	7-Planning Maps > 7.39-Stage 2 Map 35	Support	That the relief sought is supported.	Accept
2335.15		Southern Planning Group	Ngai Tahu Property Limited Ngai Tahu Justice Holdings Limited	7-Planning Maps > 7.40-Stage 2 Map 36	Oppose	That the Informal Recreation Zone is rejected for the site at Section 10 Block XVIII, Stanley Street.	Accept
2290.6		Brown & Company Planning Group	KAWARAU JET SERVICES HOLDINGS LIMITED	7-Planning Maps > 7.41-Stage 2 Map 37	Support	That the Open Space and Recreation Zone be supported	Accept
2290.6	FS2752.19	Anderson Lloyd	Go Orange Limited	7-Planning Maps > 7.41-Stage 2 Map 37	Support	That the relief sought to amend provisions of chapter 38 are supported.	Accept
2290.6	FS2760.199	Anderson Lloyd	Real Journeys Limited	7-Planning Maps > 7.41-Stage 2 Map 37	Support	That the relief sought is supported.	Accept
2103.1			Kingston Holiday Park Limited	7-Planning Maps > 7.43-Stage 2 Map 39	Oppose	That Map 39b is amended so that the existing Kingston Holiday Park and two adjoining lots are rezoned to Community Purposes Zone (Camping Ground); or should the Community Purposes Zone (Camping Ground) not proceed or be deemed inappropriate for these sites, a visitor accommodation sub-zone be imposed over the land.	Struck Out
2381.35		Boffa Miskell Ltd	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	7-Planning Maps > 7.44-Stage 2 Map 41	Oppose	That Map 41 is amended so that the area of Informal Recreation Zone is rezoned and retained as Jacks Point Zone.	Reject
Submissions allocated from Stage 1							
443.8		Brown & Company Planning Group Ltd	Trojan Helmet Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2	Not Stated	Opposes Rule 6.4.1.2 and seeks that it is amended as follows: <i>6.4.1.2 The landscape categories and the provisions of this chapter apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.</i>	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
452.8		Brown & Company Planning Group Ltd	Trojan Helmet Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2	Oppose	Opposes Rule 6.4.1.2 and seeks that it is amended as follows: <i>6.4.1.2 The landscape categories and the provisions of this chapter apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.</i> Consequential amendments to the objectives and policies in Chapter 6 may be required to clarify they do not apply to the Rural Lifestyle zone.	Accept in Part
669.9		John Edmonds + Associates Ltd	Cook Adam Trustees Limited, C & M Burgess	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2	Other	Clarify that landscape classification objectives and policies do not apply to zones such as the Rural Lifestyle Zone.	Accept in Part
694.21		John Edmonds + Associates Ltd	Glentui Heights Ltd	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2	Other	Clarify that landscape classification objectives and policies do not apply to zones such as the Rural Residential Zone.	Accept in Part
696.15		John Edmonds + Associates Ltd	Millbrook Country Club Ltd	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2	Not Stated	Amend to clarify whether landscape classification objectives and policies apply to zones such as the Millbrook Zone.	Accept in Part
712.11		John Edmonds + Associates Ltd	Bobs Cove Developments Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2	Other	Clarify that landscape classification objectives and policies do not apply to zones such as the Rural Residential Zone.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
836.19		Anderson Lloyd	Arcadian Triangle Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2	Not Stated	<p>Rule 6.4.1.2 Issue: (a) Rule 6.4.1.2 is awkwardly worded, and arguably inconsistent. It also refers to the Strategic Directions Chapter 3 which is unnecessary because Chapter 3 obviously informs the entire District Plan. Relief Requested: (b) Reword Rule 6.4.1.2 and the beginning of Rule 6.4.1.3 as follows: "6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter 6 and Strategic Direction Chapter 3 objectives and policies are relevant and applicable in all zones where landscape values are at issue, <u>except where specified in Rule 6.4.1.3.</u> 6.4.1.3 The landscape categories apply only to the Rural Zones, <u>but</u> do not apply to the following <u>areas</u> within the Rural Zones: [(a) (e)]"</p>	Accept in Part
836.19	FS1085.6		Contact Energy Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 134-6.4.1.2	Support	Support amendment insofar that landscape categories apply only to the Rural Zone.	Accept in Part
407.4		Brown & Company Planning Group Ltd	Mount Cardrona Station Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Oppose	<p>(a) MCS OPPOSES Rule 6.4.1.3(a) and seeks the following modification: <i>6.4.1.3 The landscape categories do not apply to the following within the Rural Zones:</i> <i>a. Ski Area Activities within the Ski Area Sub Zones.</i></p>	Accept in Part
407.4	FS1097.265		Queenstown Park Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Support	Landscape categories should not apply to gondola corridor linking Remarkables Park to the Remarkables ski field	Accept in Part
580.4			Contact Energy Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Other	Amend rule 6.4.1.3 to exclude the Hydro Generation zone from the three landscape classifications.	Accept in Part
580.4	FS1040.28		Forest and Bird	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Oppose	Oppose	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
608.54		Boffa Miskell Ltd	Darby Planning LP	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Support	Retain Rule 6.4.1.3	Accept in Part
608.54	FS1085.5		Contact Energy Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Support	Significant investments in infrastructure, development, the overall wellbeing of the community and the sustainable management of the land should be exempt from the landscape categories. The exemption should be for broader categories than just the activities cited by DPL.	Accept in Part
608.54	FS1034.212		Upper Clutha Environmental Society (Inc.)	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Oppose	The Society stands by its Primary Submissions. It follows from this by default that the Society seeks that that the vast majority, if not all, of the detailed changes to the PDP requested in the submission should be disallowed.	Accept in Part
631.3		Webb Farry Lawyers	Cassidy Trust	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Support	The Cassidy Trust supports Rule 6.4.1.3	Accept in Part
671.3			Queenstown Trails Trust	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Other	Alternatively Amend Rule 6.4.1.3 by adding (f): Any trail and associated works that are undertaken by the Queenstown Trail or Upper Clutha Tracks Trusts The Landscape Chapter of the District Plan establishes a very high threshold for any activities in the rural parts of the district, and it is important that the trail network and associated infrastructure is excluded from those matters, in much the same way that important economic contributors such as ski fields have been excluded. Such exclusion will continue to allow the trails network to grow and develop for the benefit of the wider community, without unnecessary consent and assessment processes.	Accept in Part
806.94			Queenstown Park Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Other	Amend. Recognise that as the proposed Queenstown Park Special Zone is a special zone, not rural zone, it is exempt from the landscape categories. 6.4.1.3 The landscape categories do not apply to the following within the Rural Zones: a. Ski Area Activities within the Ski Area Sub Zones b. <u>the Remarkables Alpine Recreation Area</u>	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
836.20		Anderson Lloyd	Arcadian Triangle Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Not Stated	<p>Rule 6.4.1.2 Issue: (a) Rule 6.4.1.2 is awkwardly worded, and arguably inconsistent. It also refers to the Strategic Directions Chapter 3 which is unnecessary because Chapter 3 obviously informs the entire District Plan. Relief Requested: (b) Reword Rule 6.4.1.2 and the beginning of Rule 6.4.1.3 as follows: "6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter 6 and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue, <u>except where specified in Rule 6.4.1.3.</u> 6.4.1.3 The landscape categories <u>apply only to the Rural Zones, but</u> do not apply to the following <u>areas</u> within the Rural Zones: [(a) (e)]'</p>	Accept in Part
836.21		Anderson Lloyd	Arcadian Triangle Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Not Stated	<p>Rule 6.4.1.3 Landscape Category - Ski Area Sub Zones Issue: (a) The Operative District Plan excludes Ski Area Sub Zones from the landscape categories. Rule 6.4.1.3 carries that exemption forward but amends it to read "Ski Area Activities within the Ski Area Sub Zones". This amendment effectively means that the landscape categories apply to some activities within Ski Area Sub Zones but not to other activities within Ski Area Sub Zones. That is a nonsense. (b) All of the other exclusions in Rule 6.4.1.3 apply to identified areas of land, not to activities. That is logical and understandable, because a landscape category applies to land, not to activities. The same should apply within the Ski Area Sub Zones. Relief Requested: (c) Amend Rule 6.4.1.3.a as follows: "Ski Area Activities within the <u>The</u> Ski Area Sub Zones".</p>	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
836.21	FS1229.33	C/- Southern Planning Group	NZSki Limited	81-6 Landscape > 131-6.4 Rules > 132-6.4.1 Application of the landscape provisions > 135-6.4.1.3	Support	NZSki Ltd support the submitters proposed re-wording of Rule 6.4.1.3 which carries the exemption of Ski Area Sub-Zones from the landscape chapter forward. NZSki Limited request that this submission be accepted by QLDC.	Accept in Part
836.21	FS1097.726		Queenstown Park Limited	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.	Accept in Part
282.3			Sarah Burdon	7-Part Seven - Maps > 7.18-Map 17 - Hawea	Other	Currently the zoning of the camp and surrounding land – approximately 23 hectares is zoned Rural General. We support that this area, including underlying the campground designation 175, be rezoned to Rural Visitor Zone and that the area be planned for future development which can be done in stages. That the classification ONL be removed from the Lake Hawea Holiday Park (shown on Proposed Planning Map 17) and surrounding area ~23 ha. This area should be considered as being within the Rural Landscape Classification. Would like to see Designation 175 extended to cover campground operations and facilities which extend over both Pt Sec 2 Block II Lower Hawea Survey District parcel so that the whole campground (15.7 hectares) is designated for Motor Park not just Part.	Accept in Part
384.2			Glen Dene Ltd	7-Part Seven - Maps > 7.18-Map 17 - Hawea	Other	We submit that the Hawea Campground, including underlying the campground designation 175, be rezoned to Rural Visitor Zone.	Accept in Part
229.1		Clark Fortune McDonald Attn: Emma Dixon	Felzar Properties Ltd	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes	Other	Change the zoning of the submitters land located at the southern end of Lake Hayes (Part Sections 115 and 210R Blk III Shotover SD) from rural to rural residential at the southern end of Lake Hayes located on planning map 30.	Reject
229.1	FS1092.2		NZ Transport Agency	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes	Oppose	That submission 229.1 be disallowed.	Reject
229.1	FS1340.66	Mitchell Partnerships	Queenstown Airport Corporation	7-Part Seven - Maps > 7.32-Map 30 - Lake Hayes	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Reject
574.5		Southern Planning Group	Skyline Enterprises Limited	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay	Other	That a new Commercial Tourism and Recreation Sub-Zone and associated provisions as outlined in this submission and attachments to this submission are adopted into the PDP.	Accept in Part

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
574.5	FS1370.1	Brookfields Lawyers	ZJV (NZ) Limited	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay	Oppose	The liberal controls promoted within the proposed "Commercial Tourism & Recreation Sub-Zone" are inappropriate in ONL setting. The proposed "Commercial Tourism & Recreation Sub-Zone" is not supported by an adequate examination of alternatives, costs and benefits under section 32 of the RMA 1991. The existing designation enables a range of activities that are appropriate for the location and in inconsistent with a recent Environment Court Decision.	Accept in Part
574.5	FS1063.23		Peter Fleming and Others	7-Part Seven - Maps > 7.37-Map 34 - Fernhill and Sunshine Bay	Oppose	Oppose all	Accept in Part
790.2			Queenstown Lakes District Council	771-21Rural Zone	Oppose	Rezone the land known as the Commonage Sports Reserve legally identified as Section 1 Survey Office Plan 23185 and Section 2 Survey Office Plan 433650 from Rural to Medium Density Residential and modification of the urban growth boundary.	Accept
655.1			Bridesdale Farm Developments Limited	Map 30 - Lake Hayes	Oppose	Requests that Lot 3 Deposited Plan 392823, Lot 4 Deposited Plan 447906, Lot 1 Deposited Plan 26719, Lot 1 Deposited Plan 21087 and Lot 3 Deposited Plan 337268 be zoned Medium Density Residential, remove the urban growth boundaries ("UGB") or reposition the urban growth boundary to include the site and relocate the ONL line to the south of the site along the true left bank of the Kawarau River.	Reject. Part of the submission that relates to land subject to the Wakatipu Basin Variation addressed in Hearing Stream 14.
655.1	FS1064.1		Martin MacDonald	Map 30 - Lake Hayes	Oppose	I seek that the whole of the submission be disallowed as per the reasons given in my original submissions reference numbers 451 and 454. I consider Medium Density zoning as inappropriate in this area, and that shifting of the outstanding natural landscape line and urban growth boundary line will result in significant adverse effects on the environment (both east and west of Hayes Creek) which is contrary to the principles of sustainable management.	Reject. Part of the submission that relates to land subject to the Wakatipu Basin Variation addressed in Hearing Stream 14.
655.1	FS1071.2		Lake Hayes Estate Community Association	Map 30 - Lake Hayes	Oppose	That the entire submission is disallowed and hte existing zoning remains in place	Reject. Part of the submission that relates to land subject to the Wakatipu Basin Variation addressed in Hearing Stream 14.

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
655.1	FS1340.129		Queenstown Airport Corporation	Map 30 - Lake Hayes	Oppose	QAC is concerned rezoning requests that will result in the intensification of ASAN establishing within close proximity to Queenstown Airport. The proposed rezoning is a significant departure from the nature, scale and intensity of ASAN development currently anticipated at this site and may potentially result in adverse effects on QAC over the longer term. The proposed rezoning request should not be accepted.	Reject. Part of the submission that relates to land subject to the Wakatipu Basin Variation addressed in Hearing Stream 14.
492.1			Jane & Richard Bamford	Map 30 - Lake Hayes	Not Stated	Supports the UGB as shown on Planning Map 30 (with all associated objectives, policies and rules) as it relates to the submitters property (at Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown) and the adjoining properties. Strongly support the area of land proposed to be retained as Rural Zone and an ONL classification as shown on Planning Map 30 (including all associated objectives, policies and rules) over our land and adjoining properties. If Bridesdale Farms Special Housing Area resource consent SH15001 is declined by the Commission, requests to retain Rural zoning over submitters property and adjoining properties as proposed. Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over our property and adjoining properties.	Accept in Part. Accept the Rural zoning of Lot 404 DP 505513, reject the Rural zoning as it relates to the land notified Stage 2 Informal Recreation Zone.
492.1	FS1261.4		Bridesdale Farm Developments Limited	Map 30 - Lake Hayes	Oppose	Disallow the relief requested in paragraph 6(i) of the submission. The Urban Growth Boundary, Outstanding Natural Landscape boundary, and zoning of the land subject to this Submission should be as requested in Bridesdale Farm Developments Limited Primary Submission #655	Reject

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
492.4			Jane & Richard Bamford		Not Stated	Supports the area of land proposed to be retained as Rural Zone as it relates to the submitters property (at Lot 17 DP 445230, located on the end of Judge and Jury Drive, Lake Hayes Estate, Queenstown) and the adjoining properties. If Bridesdale Farms Special Housing Area resource consent SH15001 is declined by the Commission, requests to retain Rural zoning over submitters property and adjoining properties as proposed. Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over our property and adjoining properties.	Reject as it relates to Lot 400 DP 445230.
451.6			Martin McDonald and Sonya Anderson		Not Stated	Strongly supports the area of land proposed to be retained as Rural Zone as shown on Planning Map 30 (including all associated objectives, policies and rules) over the Bridesdale Farm property. Retain as proposed on Planning Map 30 over Bridesdale Farm property.	Accept in Part. Accept the Rural zoning of Lot 404 DP 505513, reject the Rural zoning as it relates to the land notified Stage 2 Informal Recreation Zone.
451.2			Martin McDonald and Sonya Anderson	Map 30 - Lake Hayes	Other	Supports the rural lifestyle zoning over submitters property located at 51 Walnut Lane (Lot 2 DP 457573). Requests the Rural Lifestyle Zoning be adopted over this property. Strongly supports the Urban Growth Boundary as shown on Planning Map 30 (with all associated objectives, policies and rules) as it relates to the Bridesdale Farm land. Retain the Low Density Residential, Rural Lifestyle, Rural General, Urban Growth Boundary and Outstanding Natural Landscape classification (including all associated objectives, policies and rules) as proposed on Planning Map 30 over Bridesdale Farm property. Reconsider the Low Density Residential and location of the Urban Growth Boundary over 45A-C Erskine Street in light of the fact that covenants are imposed on those titles in our favour restricting future development.	Accept in Part. Accept the Rural zoning of Lot 404 DP 505513, reject the Rural zoning as it relates to the land notified Stage 2 Informal Recreation Zone.

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
451.2	FS1261.9		Bridesdale Farm Developments Limited	Map 30 - Lake Hayes	Oppose	Disallow the submission. The Urban Growth Boundary, Outstanding Natural Landscape boundary, and zoning of the land subject to this Submission should be as requested in Bridesdale Farm Developments Limited Primary Submission #655. The zoning of the McDonald property should be consistent with the zoning determined for the Bridesdale Farm property.	Reject