

**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 Hearing Stream 15

**REPLY OF CHRISTINE MELISSA EDGLEY
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

CHAPTER 38 OPEN SPACE AND RECREATION

15 October 2018

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APPENDIX 1 – REVISED RECOMMENDED CHAPTER 38

APPENDIX 2 – UPDATED SUMMARY OF SUBMISSIONS

1. INTRODUCTION

1.1 My name is Christine Melissa Edgley. I prepared the section 42A report for Chapter 38 Open Space and Recreation filed in Hearing Stream 15. My qualifications and experience are listed in my evidence dated 23 July 2018.

1.2 I have reviewed the relevant summaries of evidence of other expert witnesses and relevant legal submissions and other information filed on behalf of submitters. I attended the hearing on 4, 17 and 19 September 2018, and have been provided with reports of what has taken place at the hearing each day.

1.3 This reply evidence covers the following issues:

- (a) Response to Panel's Minute dated 28 September 2018;
- (b) The appropriateness of the zone provisions to privately-owned land;
- (c) The application of the different Open Space zones;
- (d) The application of the Landscape Assessment Matters;
- (e) Policy 38.2.1.3;
- (f) Restricted discretionary activities;
- (g) The appropriate zoning of Wanaka Marina;
- (h) Mr Sean Dent for Skyline Enterprises Limited (2493);
- (i) Mr Jeff Brown for ZJV (NZ) Limited (2485); and
- (j) Ms Vanessa Robb for Kiwi Birdlife Park Limited (2569).

1.4 The following are attached to my reply evidence:

- (a) **Appendix A:** Revised Recommended Chapter 38; and
- (b) **Appendix B:** Updated Summary of Submissions.

2. RESPONSE TO PANEL'S MINUTE DATED 28 SEPTEMBER 2018

2.1 The Panel's minute of 28 September 2018 requested the following general matters be addressed:

4. *Throughout the provisions as amended in the rebuttal evidence, the references in rules to matters of control or discretion use a variety of terminology. Does the Council wish to use wording consistent with that in the Decisions Version of the Stage 1 Chapters?*

5. *It appears to us that the rules in each chapter related to notification/non-notification of resource consent applications, as notified, were drafted without reference to the amendments made to the notification provisions in the Act which came into effect late last year. Does the Council recommend any amendments to avoid unexpected, and potentially disabling, outcomes, and if so, to what extent is there scope to make such amendments?*

2.2 With regards to point 4 of the Panel's minute, I have reviewed the terminology of the controlled and restricted discretionary activities and standards within Chapter 38 with the decisions versions of the Stage 1 chapters and I am satisfied that the terminology is consistent with the Stage 1 PDP decisions. Chapter 38 uses "Discretion is restricted to the following" when referring to matters of discretion and "Control is reserved to the following" when referring to matters of control. For complete consistency, the words "to the following" could be deleted in each instance. Also, for a consistent approach to layout, the matters of control or discretion should be located in the "Non-compliance Status" column of the tables containing standards. I consider that both of these amendments can be done under Clause 16(2) and I have made those changes in the revised recommended chapter, in **Appendix 1**.

2.3 The Panel's concern in point 5 of the memo has been addressed in the S42A report, where I recommended the deletion of provision 38.12.2. This particular provision noted that the Council may require written approvals or limited notification for controlled activities in the

Ben Lomond Sub Zone (**BLSZ**). In the S42A report I recommended that this be deleted in order to be consistent with section 95B of the Act.¹ There was scope to make this recommendation through the submission of Skyline Enterprises Limited (2493). The effect of the recommended change is that applications for controlled or restricted discretionary activities within the Open Space and Recreation zones will not be notified or limited notified, with the exception of restricted discretionary activities in the BLSZ.

2.4 Counsel for ZJV (NZ) Limited (2485), in a memorandum filed on 27 September 2018, has submitted that the inclusion of Rule 38.12.2 was *ultra vires*, but remains of the view that limited notification for controlled activities may be appropriate and recommends Rule 38.12.2 be amended to retain the discretion to apply section 95B(10), and include an advice note to indicate what factors will contribute to the “special circumstances” test of that section. Ms Ward proposes the following amendments:

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 person where special circumstances exist.*

Advice note:

The following factors may contribute to special circumstances for applications in the Informal Recreation Ben Lomond Sub Zone:

- The scale and significance of the proposed activity; and/or
- The proximity of the proposed activity to existing recreation and commercial recreation activities; and/or
- The potential for the proposed activity to adversely affect existing recreation and commercial recreation users.

2.5 I remain of the opinion set out in the S42A report that limited notification should not be required for a controlled activity. The version of the rule above does not address the *vires* issue that appears to have been acknowledged. Referring to the steps in section 95B of the RMA, even with notification (Step 1) and limited notification (Step 2) precluded, the Council must continue to work

1 Section 42 report, paragraph 11.34.

through Steps 3 and 4. No rules in the Stage 1 PDP set out what might be special circumstances under the Act, and I do not see why that information (which has no legal effect) is needed here. I also consider that consideration of special circumstances should be left to be considered on its face, and based on the guidance provided by case law.

2.6 The use of the term “unique” in the Evidence in Chief of Ms Galavazi,² referred to by Ms Ward,³ was used to justify the use of a subzone for this particular reserve when compared to reserves generally. There is no intention for that to be a link through to Step 4 in section 95B of the RMA. Indeed, I consider that the activities identified as controlled activities in the BLSZ (being Passenger Lift Systems in the Bob’s Peak and Gondola Corridor Area, Harvesting and Management of existing Forestry, and Parking within the Lower Terminal Area) are unlikely to be considered exceptional, abnormal or unusual in the context of the BLSZ.

2.7 The Panel’s minute of 28 September 2018 also requested the following information particularly relating to the Open Space and Recreation chapter:

12. Provide definitions of terms used to differentiate activities in Table 38.1, such as informal recreation, organised sport and recreation and public amenities, and advise on whether scope exists to include those definitions in Chapter 2.

2.8 During my appearance at the Hearing it was brought to my attention that a variation (included as part of the notified text for Chapter 29 Transport) included a definition for ‘Public amenities’. I have read this definition and have no concerns as it relates to Chapter 38, in particular Policy 38.6.1.3 and Rule 38.9.3.

2.9 ‘Commercial recreation’ and ‘Recreation’ are both defined in Chapter 2,⁴ however ‘Informal recreation’ and ‘Organised sport and recreation’ are not. I noted in the S42A report that, as recreation is defined, the

² Statement of Evidence of Jeannie Galavazi dated 23 July 2018, paragraph 7.2.

³ Memorandum of Counsel for ZJV (NZ) Limited dated 27 September 2018, paragraph 11.

⁴ The definitions for these activities in the PDP Stage 1 decisions version of Chapter 2 are identical to those in the ODP definitions section. Neither definition has been appealed in Stage 1.

difference between the two was limited to ‘Informal’ and ‘Organised’, which I considered to have their ordinary meaning and not warrant definitions.

2.10 To be as clear and concise as practicable, the definition of ‘Organised sport and recreation’ should include examples of activities that would fall within it and to differentiate it from the definition of “Commercial Recreation”. I recommend the following definitions, adapted from the Auckland Unitary Plan:⁵:

<u>Informal recreation</u>	<u>Means a pastime, leisure, sport or exercise activity that occurs on an ad hoc basis or irregularly and contributes to a person’s enjoyment and/or relaxation. Excludes Organised sport and recreation.</u>
<u>Organised sport and recreation</u>	<p><u>Activities that require physical effort and skills, are competitive, occur on a regular basis, have formal rules, referees and officials, and are organised within formal structures. The activity typically involves the following:</u></p> <ul style="list-style-type: none"> • <u>exclusive use of public open space during the course of the activity;</u> • <u>participants and spectators;</u> • <u>use of clubrooms, changing facilities;</u> • <u>training and practice sessions;</u> • <u>payment of money to conduct activity;</u> • <u>organised by a club, sporting body or group;</u> • <u>booking and recording system of scheduled hours per week of each sports field by the owner or administrator of the sports field.</u>

2.11 In order to further differentiate ‘Organised sport and recreation’ from ‘Commercial Recreation’, it would assist if the existing definition for the latter could be amended to specifically exclude ‘Organised sport and recreation’. That is not however within the scope of submissions received. There is scope within the submission of Queenstown Airport Corporation⁶ to include definitions for ‘Informal recreation’ and ‘Organised sport and recreation’ and I recommend that these be included. The terms ‘Organised sport and recreation’ and ‘Informal recreation’ only occur within Chapter 38, therefore there is no issue with the proposed definitions having unintended consequences in other chapters. I have included these changes in the revised Recommended Chapter attached as **Appendix A**.

5 In accordance with section 18A(c) of the RMA.
6 Submission point 2618.24.

2.12 The following new terms in Table 38.1 are also undefined:

- (a) Gardens (38.9.4);
- (b) Parks Maintenance (38.9.5);
- (c) Community centres and halls (38.9.7);
- (d) Education and research facilities (38.9.9);
- (e) Art galleries, arts and cultural centres (38.9.10);
- (f) Clubrooms (38.9.11);
- (g) Libraries (38.9.12);
- (h) Grandstands (38.9.13);
- (i) Artworks (38.9.22);
- (j) Conservation Planting, species protection and conservation management works (38.9.26);
- (k) Recreation trails (38.9.27) – noting this needs to be updated to ‘Recreation tracks’;
- (l) Cemeteries (38.9.33);
- (m) The parking or placing of any motor vehicle, boat, caravan, trailer, or material for the purpose of sale or lease (38.9.34);
and
- (n) Boat ramps, Jetties and Marinas (38.9.36).

2.13 Of these terms, scope for providing definitions exists only for ‘Parks Maintenance’ and ‘Recreational trails’ (which was recommended to be amended to Recreational tracks in the S42A report), again through the submission of Queenstown Airport Corporation (2618). Definitions for these two activities could be drafted as follows:

<u>Parks Maintenance</u>	<p><u>Maintenance and repair undertaken within Council-controlled reserves. Includes:</u></p> <ul style="list-style-type: none"> • <u>maintenance and repair of any buildings and structures;</u> • <u>maintenance and repair of footpaths and tracks;</u> • <u>clearing or reforming drainage channels;</u> • <u>topsoiling, reseeding, sandslitting of sports fields and grassed areas;</u> • <u>weed management, grass mowing and planting of trees and gardens;</u> • <u>replacement, repairs, maintenance or upgrading of existing bridges, boardwalks, and culverts; and</u> • <u>resealing and sealing metal parking and access drives and internal park roads.</u>
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<u>Recreational tracks</u>	<u>A sealed or unsealed pathway or greenway within Council-controlled reserves that is used for informal or organised recreational purposes such as walking, cycling, horse riding, or fitness.</u>
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2.14 In addition to the definitions listed above, during my appearance the Panel also questioned what definition a ‘market’ would fall into, and whether a resource consent would be required for this activity within an Open Space zone. Markets fall within the definition of ‘Temporary Events’⁷ in the Stage 1 PDP decision version of Chapter 2. Temporary events within the Open Space and Recreation zones are permitted in accordance with the variation to Chapter 35 that was notified with the rest of the Stage 2 provisions.

3. THE APPROPRIATENESS OF THE ZONE PROVISIONS FOR APPLICATION TO PRIVATELY-OWNED LAND

3.1 During my appearance at the hearing the Panel queried the appropriateness of the zone provisions for Council-controlled land, but not other land, and questioned what additional standards or controls are missing from the different zones if they were to be applied to privately-owned land.

3.2 The section 32 evaluation report (**S32**) specifies that the chapter has been developed for application to land that is in Council ownership or administration, and the provisions will work in tandem with strategies, reserve management plans, bylaws and other management tools available to Council (such as licences). Generally, these documents

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

- a. carnivals;
- b. fairs;
- c. festivals;
- d. fundraisers;
- e. galas;
- f. market days;
- g. meetings;
- h. exhibitions;
- i. parades;
- j. rallies;
- k. cultural and sporting events;
- l. concerts;
- m. shows;
- n. weddings;
- o. funerals;
- p. musical and theatrical entertainment, and
- q. uses similar in character.

are publicly notified,⁸ or seek public feedback, and must be approved by full Council. The S32 states that the provisions in the zones focus on the management of activities and effects that are not addressed through other methods.⁹

3.3 I remain of the opinion set out in the S42A report and my rebuttal that the application of the Open Space and Recreation zones should be limited to Council-controlled land. The S32 evaluation has been undertaken based on the application of the provisions to Council-controlled land that is subject to other legal processes. The provisions have been assessed as appropriate in that context only; they have not been evaluated in relation to privately-owned land. A number of notified provisions would not make sense if the scope of the zones were to be extended to private land (such as Policy 38.2.1.6), and I consider that some permitted activity standards are unlikely to be appropriate in some instances where the additional oversight of Council-administration are not available.

3.4 For example, if private land located within an Outstanding Natural Landscape (**ONL**) were to be zoned Active Sport and Recreation, the notified standard for height is not likely to be appropriate. For Council-controlled reserve land, in addition to the provisions in Chapter 38, the administrator is also bound by the reserve purposes set out in the Reserves Act 1977, which include managing and protecting scenic and natural features. On Council-controlled land therefore, while Chapter 38 may enable a height of 10 metres (for example), the management of the reserve under the Reserves Act provisions may not allow for such a height. Without this additional level of assessment, and the requirement to manage land for the benefit of the community, I would recommend revising some permitted activity standards to a more conservative level.

3.5 In the event that the Open Space and Recreation provisions were to be applied to privately-owned land, I consider that the following matters would also need to be addressed through additional or amended provisions:

8 Under the Local Government Act 2002 or the Reserves Act 1977.
9 Section 32 Evaluation, page 26.

- (a) The permitted activity criteria listed in Rule 35.4.4 (PDP Chapter 35 decision version) for temporary events;
- (b) Minimum areas for subdivision; A maximum coverage of impervious surface;
- (c) Minimum floor levels for buildings in flood-risk areas;
- (d) Minimum site areas for more intensive activities;
- (e) Building colour requirements (e.g. expanding Rule 38.10.10 to apply to all zones); and
- (f) Limits on the hours of operation.

3.6 The matters listed above address potential amenity, infrastructure and landscape effects, and risk from natural hazards. There could also be merit in a building coverage rule in addition to the existing maximum ground floor area (**GFA**) rule 38.10.2. I note that where an open space is made up of more than one legal parcel, the rule as currently written would enable a building of the maximum GFA on each legal parcel,¹⁰ regardless of the size of the parcel.

3.7 I have read the Memorandum of Counsel¹¹ for Bridesdale Farm Developments Limited (**BFDL**) (655, 2391) which includes a number of proposed provisions for private land zoned Active Sport and Recreation Zone (**ASRZ**). For the reasons set out above I remain of the opinion that the private land that is the subject of the submission should not be zoned an Open Space and Recreation Zone. However, if the Panel were minded to apply an Open Space and Recreation zone to this land, I would recommend Informal Recreation Zone (**IRZ**) in order to ensure (through a resource consent application) that the land is suitable for the Organised sport and recreation activities sought by the submitter.

3.8 If the Panel were minded to apply the ASRZ to the BFDL-owned land, I would recommend that the provisions proposed in the BFDL memorandum be included in Chapter 38 with amendments. I consider that the discretionary status for buildings as proposed is justified given the uncertainty around the suitability of the land for the uses proposed by BFDL (for example, the flood risk). I note that the rule as proposed does not address the activity status in zones other

10 Based on the recommended variation to Chapter 2 on the definition of 'Site', heard in Stream 14.
 11 Memorandum of Counsel for Bridesdale Farm Developments Limited dated 21 September 2018.

than the ASRZ, despite being located in Table 38.1. If the Panel were minded to accept the BFDL rezoning then I would suggest a discretionary activity status in all zones for consistency:

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sport & Recreation Zone	Civic Spaces Zone	CPZ	CPZ (golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
38.9.XX	Buildings & Recreation facilities on privately-owned land	D	D	D	D	D	D	D	D

3.9 The decisions version of Chapter 27 Subdivision and Development lists any subdivision that does not fall within any rule in section 27.5 to be a discretionary activity (Rule 27.5.6). This would include subdivision within the Open Space and Recreation zones as it is not currently specified in any of the other rules in that section. The nature of reserves, being vested land, means that subdivision of Council-administered land would be unusual. I consider that the discretionary status is appropriate and should continue to be applied to any privately-owned land to prevent unintended consequences, such as increasing the maximum GFA in an area by creating additional sites.

3.10 The additional provisions proposed by BDFL included assessment matters for the proposed new discretionary activity of buildings and recreation facilities on privately-owned land. I have reviewed the Stage 1 decisions and it has not been the practice to list assessment matters for discretionary activities. Given the fully discretionary status, I would suggest not including the proposed assessment matters.

3.11 If the Open Space and Recreation zones were to be applied to privately-owned land, the definition I have proposed for 'Organised sport and recreation' may need to be amended to remove the reference to "public open space". Similarly, the provisions relating to standards for signs in Chapter 31 (Rule 31.9.3) may need to be revised to remove the references to "park" activities when referring to activities within the Open Space and Recreation zones. In addition to the matters above, the reference in 38.1 (Purpose) to the zones

applying to Council administered reserves only would need to be amended to recognise the application to some private land.

4. THE APPLICATION OF THE DIFFERENT OPEN SPACE ZONES

4.1 In addition to the application to private land, the Panel queried the consistency of the application of the zones across the Council-administered land. Generally speaking, the zoning has been applied based on the current dominant use of the land. There are however exceptions that have been made to this through the submission process. For example, the recommended rezoning of Coronet Forest to Nature Conservation Zone (**NCZ**) is based on the future plans to harvest the Council's existing forest and replant with native vegetation. However, in the instances where a rezoning request has been recommended to be accepted it has been to an Open Space and Recreation zone with a less intensive recreational use. The exception to this is the rezoning request relating to Section 10 Block XVIII (corner of Stanley Street and Gorge Road), but in that instance the land is freehold and not gazetted for Reserve Purposes. In this instance I have recommended that a non-Open Space and Recreation zone be applied to the land.

4.2 During my appearance the Panel also questioned whether there was an inconsistency in the application of the zones as they related to ONL / Outstanding Natural Features (**ONF**) / Rural Character Landscapes (**RCL**). Generally, if an open space was located within one of these landscape categories, the zone applied was either the NCZ or the IRZ, these being the two zones with the most conservative provisions. There are however a few exceptions to this.

4.3 The first is the Civic Spaces Zone (**CSZ**) on the Lake Wanaka foreshore. While this is technically located within the wider ONL of Lake Wanaka, it has been zoned Civic Spaces in recognition of its proximity to the town centre and its high level of use as a result of this proximity. In terms of permitted development, the CSZ is comparable with the IRZ. It has a higher maximum height limit (8 metres as opposed to 6 metres) but the same maximum GFA of 100m². It includes one additional permitted activity (Rule 38.9.28, vehicle

access and car parking areas up to 200m²). The differences in the provisions are unlikely to be discernible from the IRZ when considered against the backdrop of Wanaka town centre. I consider that this Civic Spaces zoning is not inconsistent with the land's ONL/ONF status.

- 4.4** The second exception to the application of NCZ or IRZ to ONL/ONFs is Ben Lomond Reserve. The BLSZ provisions applying to this reserve are more enabling than the IRZ provisions in that the activity status of specific activities anticipated in the subzone (such as buildings and Commercial recreation) are restricted discretionary rather than discretionary. This means that the landscape assessment matters in Rule 38.15 will not be assessed for these activities, even though the BLSZ is within an ONL. The lack of application of the landscape assessment matters is in recognition of the existing historical development and unusually high level of use of this particularly reserve. An evaluation of the landscape assessment matters will be required in the BLSZ for breaches of maximum height and building coverage, and for any IRZ provisions that are not prevailed over by the more specific BLSZ rules.
- 4.5** While being a restricted discretionary activity, the construction, addition or alteration of buildings does include, as a matter of discretion, landscape and visual amenity values. Effects on the landscape can therefore still be assessed, but the level of detail as set out in Rule 38.15 will not be required for all applications. For these reasons, I do not consider the BLSZ to be inconsistent with the general approach to applying the IRZ or NCZ to ONL/ONFs.
- 4.6** There are also a small number of instances where land zoned Community Purposes Zone – Camping Ground (**CPZ-CG**) is located within an ONL, for example the Lake Hawea Campground and the Albert Town Campground. The provisions for this subzone are relatively enabling in terms of building bulk (maximum GFA of 600m² and maximum height of 8 metres) when compared to the other Open Space and Recreation zones in the ONL.
- 4.7** Despite these enabling provisions, I do not consider the application of the CPZ-CG to ONL-categorised land to create an inconsistency in

the treatment of ONL/ONF/RCL within the chapter. The CPZ-CG has only been applied to existing campgrounds and does not create new areas for development. The maximum GFA in Rule 38.10.2, while large in comparison with some other Open Space and Recreation zones, applies to existing buildings as well as new development. Therefore, in practice, the maximum is likely to be relatively restrictive where new buildings are proposed.

- 4.8** In addition to the zoning applying to existing camping grounds only, the recreation reserve classification of this land (under the Reserves Act 1977) means that the reserve must be administered to achieve the purposes set out in that Act. For recreation reserves, this includes the protection of the natural environment and beauty of the countryside, scenic features and the conservation of those qualities that contribute to the pleasantness, harmony and cohesion of the natural environment.¹²
- 4.9** If the CPZ-CG were to be applied to ONL/ONF/RCL land that was not already developed for camping ground activity, or applied to privately-owned land, then I would consider that this particular subzone may not be consistent with the current treatment of ONL/ONF/RCL in Chapter 38.

5. THE APPLICATION OF THE LANDSCAPE ASSESSMENT MATTERS

- 5.1** The Panel questioned the application of the landscape assessment matters in 38.15, and comparison to other zones with landscape assessment matters.
- 5.2** Two Stage 1 PDP zones include landscape assessment matters: the Rural Zone (Chapter 21) and the Gibbston Character Zone (Chapter 23). The Open Space and Recreation landscape assessment matters are more or less identical with the Rural Zone assessment matters. They also refer to the landscape classifications that the Rural Zone is classified as: ONL, ONF, and RCL.
- 5.3** The Rural Zone landscape assessment matters are contained in 21.21.1 (ONL/ONF) and 21.21.2 (RCL). Both provisions state that

12 Section 17, Reserves Act 1977.

“applications shall be considered with regard to the following assessment matters”, with additional guidance as to the appropriateness of activities in the different classifications.

- 5.4 The Gibbston Character Zone landscape assessment matters are tailored for the Gibbston Character Zone, and are split into the following categories: effects on landscape character; effects on visual amenity; design and density of development; Tangata Whenua; biodiversity and geological values; cumulative effects of development on the landscape; and other factors and positive effects.
- 5.5 The Gibbston Character Zone landscape assessment matters (23.7) states: “The following assessment matters apply to any discretionary or [sic] activity within the Gibbston Character Zone where landscape is relevant.”
- 5.6 There is no explanation within Chapter 38, aside from the headings for 38.15 and associated Table 38.6, to identify what the landscape assessment matters apply to. Text could be added below the heading for 38.15 and before the Table 38.6 as follows (additional text underlined):

38.15 Landscape Assessment Matters for Discretionary and Non-Complying Activities

The following assessment matters apply to any discretionary or non-complying activity within an Open Space and Recreation Zone where the land involved is subject to one of the landscape classifications.

	<i>Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones.</i>
<i>38.15.1</i>	<i>Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL).</i> <i>...</i>

- 5.7 This approach is consistent with the Rural and Gibbston Character Zones and with provisions 38.13 (Matters of control for Controlled Activities) and 38.14 (Matters of discretion for Restricted Discretionary Activities) within Chapter 38 and will provide clarity. I consider that this addition is of minor effect and therefore can be included under Clause 16(2) of Schedule 1.

6. POLICY 38.2.1.3

- 6.1 The Hearings Panel queried whether, in light of the Supreme Court decision on *King Salmon*,¹³ policies should be “aspirational” as stated in paragraph 14.7 of the S42A report relating to Policy 38.2.1.3. The Panel also raised whether Policy 38.2.1.3 ought to protect and enhance ecological values in all of the zones.
- 6.2 The *King Salmon* decision supports the importance of certainty in planning documents. In particular, disciplined focus is required to create clear policy direction, to define what outcomes are sought and what adverse effects or inappropriate activity are to be avoided, where and under what circumstances. Any qualifiers should be clear, defining what flexibility is available and under what circumstances it should be applied.¹⁴
- 6.3 Policy 38.2.1.3 as notified reads:
- 38.2.1.3** *Protect and enhance ecological values, including habitats for indigenous fauna.*
- 6.4 In accordance with *King Salmon*, qualifiers are acceptable (and indeed often appropriate to give effect to higher order documents) provided that they are clear and defined. If the qualifier “significant” was accepted, I consider that some confusion could arise over the application of Policy 38.2.1.3 and its interaction with Chapter 33. By providing a policy specific to Chapter 38, my understanding is that the intention of Policy 38.2.1.3 was to protect and enhance ecological values not already protected through Chapter 33.
- 6.5 I accept that not all of the Open Space zones will have existing ecological values to protect, or they may include uses where enhancement of these values is not practical. For example, the Active Sport and Recreation or Community Purposes Zones are generally highly modified for human use and are not necessarily suited for rehabilitation of ecological values.

13 *Environmental Defence Society Incorporated v New Zealand King Salmon Company Limited & Ors* [2014] NZSC 38.

14 Atkins, Helen; Dawson, Sarah (2014) “The King Salmon Decision – a think piece for planners”, New Zealand Planning Institute.

6.6 In accordance with the guidance of *King Salmon*, I agree with the Panel's suggestion that further defining may be necessary for Policy 38.2.1.3, in order to direct decision-makers and applicants as to what ecological values should be protected or enhanced, and where these ecological values are likely to be located. I therefore recommend Policy 38.2.1.3 be amended as follows:

38.2.1.3 *Protect ~~and enhance~~ existing ecological values, including habitats of indigenous fauna, and encourage opportunities to enhance ecological values where practicable.*

7. RESTRICTED DISCRETIONARY ACTIVITIES

7.1 During my appearance at the hearing the Panel questioned whether a restricted discretionary activity could take into account the benefits of an application if not expressly provided for in the matters of discretion.¹⁵ I have since been advised by legal counsel that positive effects associated with an application for a RDA consent can form a relevant consideration under section 104C, but in order for that to occur such positive effects must be explicitly included as a matter of discretion, or otherwise captured by a matter of discretion. .

7.2 I have reviewed the decision versions of the chapters in Stage 1 of the PDP review and none of the restricted discretionary activities listed include the benefits of the application as a separate matter of discretion. I therefore consider that the "benefits of the proposal" should not be included as a standalone matter of discretion in restricted discretionary activities in Chapter 38, in order to ensure consistency with the remainder of the plan.

8. THE ZONING OF WANAKA MARINA

8.1 The yachting activities undertaken by Wanaka Yacht Club (2232) would fall under the definition of Organised sport and recreation I have recommended above at paragraph 2.10. In terms of the Open Space provisions, marinas are unusual in that they hold facilities for activities taking place elsewhere (Rural-zoned surface of water).

15 Submissions 2466, 2485 and 2494 sought that all restricted discretionary activities in Chapter 38 be amended to include "the benefits of the proposal" in the matters of discretion.

However I accept that in my recommended definition the activity includes the facilities that service it. This situation is anticipated by Policy 38.2.2.5, which limits development and activities in the vicinity of water bodies to the land based components of recreation water based activities which have a practical and functional need to be located within these areas.

- 8.2** I consider that the IRZ is the most appropriate zone when implementing the “limit development” part of the policy, due to its more conservative provisions. The exception for the land based components of water based activities would support a resource consent being granted for any future upgrades or extensions to the existing Wanaka Yacht Club clubrooms.
- 8.3** During discussion on the Wanaka Marina land, the Panel queried the name of the ASRZ, particularly given that “Active” is not the antonym of “Informal”. I agree with the Panel that the antonym of “informal” is “organised” rather than “active”, and this is evidenced by the activity in Rule 38.9.14 of Organised sport and recreation. I consider that the zone names as notified are appropriate. Neither zone name precludes active recreation (which would be the inference if IRZ was renamed “Passive Recreation Zone”) or informal recreation (which would be the inference if the ASRZ was renamed “Organised Sport and Recreation Zone”). The names as notified recognise what is enabled in each of the zones without precluding other uses. I also note that the ASRZ is very similar to the draft National Planning Standards, which included the “Sport and Active Recreation Zone”.
- 8.4** During his appearance for Wanaka Yacht Club (2232) Mr White referred to the existing Reserve Management Plan (**RMP**) “providing for” a 10 metre height. I note that Section 6.3 of the RMP that he referred to is not a provision of the RMP itself but a copy of the (operative) designation conditions for all recreation reserves located in an appendix to the RMP. I understand that it is the Council’s intention to remove the designations at some stage after the Open Space and Recreation chapter becomes operative.

9. **SKYLINE ENTERPRISES LIMITED (2493)**

9.1 When Mr Dent appeared at the hearing he responded “No” to a question from the Panel on whether the current zoning of the western area where an extension is sought is part of the BLSZ. He then went on to state that only the IRZ applies to this area of land. This is not correct. As shown on notified Map 34, the western area subject to the rezoning request is within the BLSZ as notified (see **Figure 1** below). Therefore, the only extension that can be sought in this area is the Bob’s Peak Area overlay, which (as noted in my rebuttal) would enable a height increase from 6m to 10m and enable passenger lifts as a controlled activity, while restricting development to a maximum 15% building coverage standard.

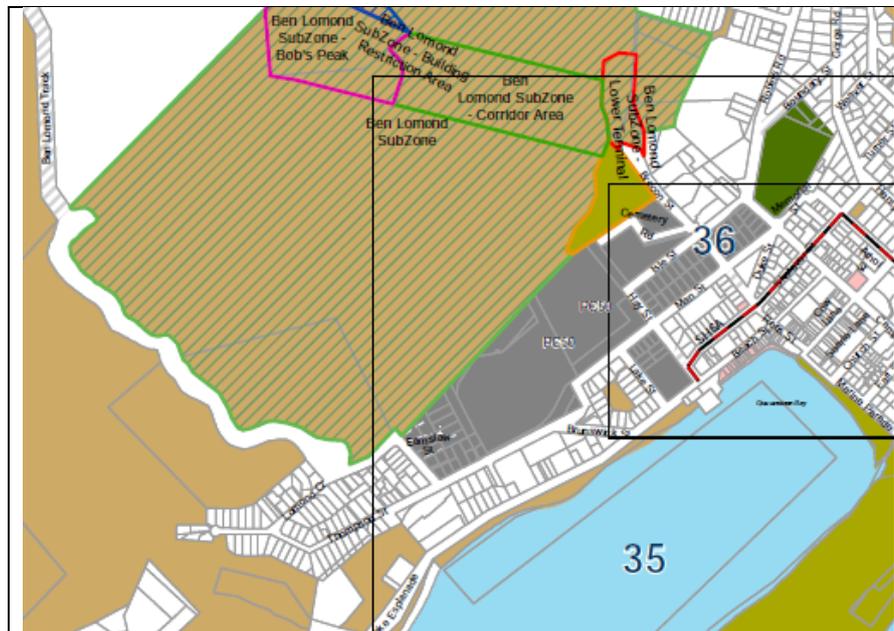


Figure 1 – Extract from Map 34 notified as part of Stage 2 of the PDP review. The tan indicates IRZ and the hatched areas show the extent of the BLSZ. The area that was the subject of the Panel’s question to Mr Dent is located immediately to the west of the Bob’s Peak Area (pink outline), and adjoins the northern boundary of the BLSZ.

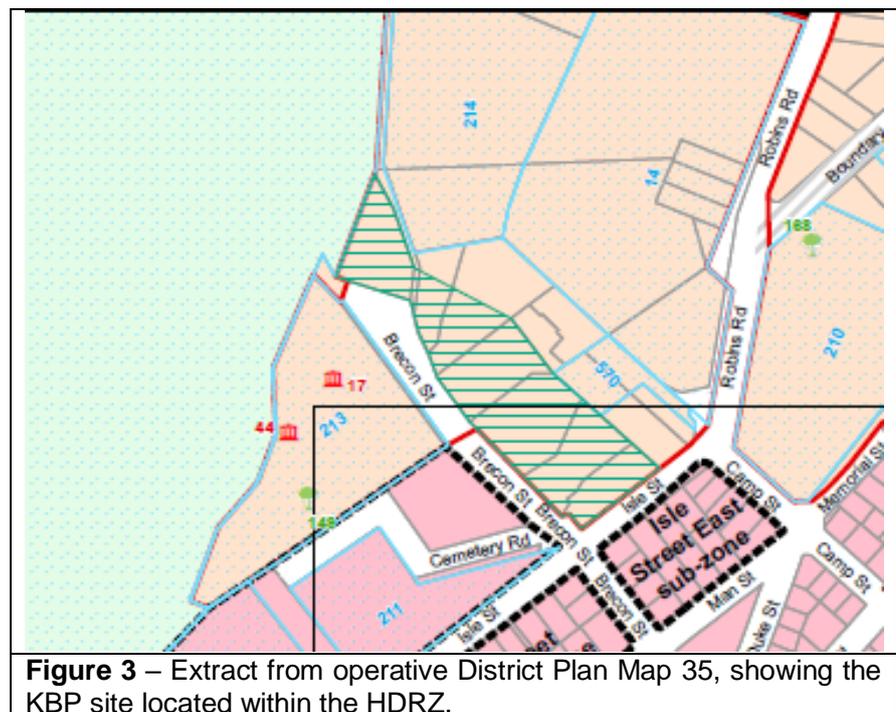
9.2 The proposed zoning map supplied with submission 2493 showed the western area as subject to the Bob’s Peak Area (see **Figure 2** below). Therefore, given the notified extent of the BLSZ, the S42A report and rebuttal responses were in response to the extension of the Bob’s Peak Area only.

stated in legal submissions for ZJV.¹⁶ In the S42A report I recommended the inclusion of a provision making buildings in the Gondola Corridor Area a non-complying activity. The Gondola Corridor Area is therefore less enabling of built development than other areas of the BLSZ.

11. KIWI BIRDLIFE PARK LIMITED (2569) (KBP)

11.1 Counsel for KBP submits in her memorandum of 27 September 2018 that the S32 evaluation did not include analysis of the “significant reduction in height limitations” from the status quo of the operative District Plan provisions.¹⁷

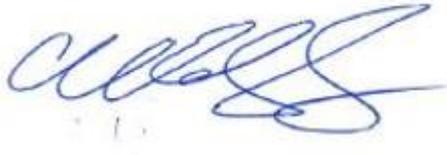
11.2 The KBP site was zoned High Density Residential (HDRZ) in the ODP (see **Figure 3**). Under Rule 7.5.6.3(iii) (non-residential activities), maximum building height is limited to 8 metres on flat sites and 7 metres for sloping sites. Non-compliance with a zone standard is a non-complying activity under 7.5.3.5 of the ODP. While the site was notified in Stage 1 of the PDP review as HDRZ (with a maximum height of 12 metres (flat sites) and 7 metres (sloping sites)), the Stage 2 variation means these rules have never had legal effect on this site.



16 Memorandum of Counsel for ZJV (NZ) Limited dated 21 September 2018, paragraph 4.15.

17 Memorandum of Counsel for Kiwi Birdlife Park Limited dated 27 September 2018, paragraph 8.

11.3 A breach of the 6 metre height standard proposed in Chapter 38 would require an application for a discretionary activity. I accept the assertion by counsel for KBP that the height limitations for the site are more restrictive than the operative provisions, however I consider that the proposed Chapter 38 provisions as notified are more enabling of the activity sought by KBP (that is, buildings of a maximum height of 10 metres) than the operative provisions through the discretionary activity status for a breach of Rule 38.10.1. I also note that the zoning (and therefore the applicable height limits) on the northern boundary of KBP's site has not been notified under either Stage 1 or 2 of the PDP review and is therefore still subject to the operative HDRZ provisions.

A handwritten signature in blue ink, appearing to read 'C. Edgley', is positioned above the typed name.

Christine Melissa Edgley

15 October 2018

APPENDIX 1
REVISED RECOMMENDED CHAPTER 38

Appendix 1

Reply 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.

Reply dated 12 October 2018: Recommended changes to notified chapter are shown in green text for additions and ~~green-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.~~

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);

Commented [CE1]: 2466 et. al.

- 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;

Commented [CE4]: 2290, 2485

- 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;~~
- 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.

Commented [CE5]: 2290, 2485

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

38.2.1.3 Protect ~~and enhance existing~~ ecological values, including habitats for indigenous fauna, ~~and encourage opportunities to enhance ecological values where practicable.~~

Commented [CE6]: 2466 et. al.

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 [CE7]: 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 [CE8]: 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 [CE9]: 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 [CE10]: 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 [CE11]: 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 [CE12]: 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 [CE13]: 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

Commented [CE14]: 2466 et. al.

character and nature conservation values of lakes, rivers and their margins from inappropriate activities.

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 [CE15]: 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 [CE16]: 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 barbecues, 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 [CE17]: 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 [CE18]: 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,~~

Commented [CE19]: Cl 16 – consequential on right of reply.

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;~~

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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.

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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.

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

38.8.2.4412 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

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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)
38.9.17	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

<p>38.10.2</p>	<p>Ground Floor Area of Buildings</p> <p>The total maximum ground floor area of buildings per site in the following zones is:</p> <p>38.10.2.1 Nature Conservation Zone: 50m².</p> <p>38.10.2.2 Informal Recreation Zone: 100m².</p> <p>38.10.2.3 Active Sports and Recreation Zone: 400m².</p> <p>38.10.2.4 Civic Spaces Zone: 100m².</p> <p>38.10.2.5 CPZ: 300m².</p> <p>38.10.2.6 CPZ (Golf): 600m².</p> <p>38.10.2.7 CPZ (Camping Ground): 600m².</p> <p>38.10.2.8 CPZ (Cemeteries): 50m².</p> <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 	<p>RD</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> ● <u>Building dominance;</u> ● <u>Effects on visual amenity and landscape character values and in particular views of significance;</u> ● <u>The size, design and location of buildings relative to the public realm and adjoining properties;</u> ● <u>Consistency with the character of the locality and the role and function of the open space;</u> ● <u>Pedestrian and vehicle access;</u> ● <u>Functional needs;</u> ● <u>Scale and intensity;</u> ● <u>Cumulative effect of buildings; and</u> ● <u>Design and integration of landscaping.</u>
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	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non- compliance Status
	<ul style="list-style-type: none"> Design and integration of landscaping. 	
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> <p>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:</p> <ol style="list-style-type: none"> Northern Boundary: 2.5m and 55 degrees; Western and Eastern Boundaries: 2.5m and 45 degrees; and Southern Boundary: 2.5m and 35 degrees. <p>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:</p> <ol style="list-style-type: none"> Northern Boundary: 2.5m and 55 degrees; and 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><u>Discretion is restricted to the following:</u></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. 	<p>RD</p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Building dominance;</u> • <u>Privacy effects on adjoining properties;</u> • <u>Access to sunlight and impacts on shading;</u> • <u>Effects on visual amenity;</u> • <u>The size, design and location of buildings relative to the public realm and adjoining properties;</u> • <u>Consistency with the character of the locality; and</u> • <u>The historic heritage value of any adjacent heritage item and or feature.</u>

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	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non- compliance Status
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. 	<p>RD</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.

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	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. 	<p>RD</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.

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	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non- compliance Status
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. 	<p>RD</p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Visual amenity values;</u> • <u>Opportunities for passive surveillance;</u> • <u>Consistency with any established fencing; and</u> • <u>Functional constraints, including the use of land, security, and wind shelter.</u>
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>	<p>D</p>

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	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non- compliance Status
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><u>Discretion is restricted to the following:</u></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. 	<p>RD</p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>External appearance;</u> • <u>Visual prominence from both public places and private locations; and</u> • <u>Effects on visual amenity and landscape character values and in particular views of significance.</u>

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	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non- compliance Status
<p>38.10.11</p>	<p><u>Water supply and access for firefighting</u></p> <p><u>All new buildings over 20m² in area that are not connected to the reticulated water supply must make the following provision for firefighting:</u></p> <p><u>38.10.11.1</u> <u>A water supply of 45,000 litres; and</u></p> <p><u>38.10.11.2</u> <u>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</u></p> <p><u>38.10.11.3</u> <u>A firefighting water connection located more than 6 metres but not less than 90 metres away from the building; and</u></p> <p><u>38.10.11.4</u> <u>Access from the property boundary to the firefighting water connection of a minimum width of 4.5 metres.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>the extent of compliance with any national standards for firefighting water supply;</u> • <u>the accessibility of the firefighting water connection point for fire service vehicles;</u> • <u>whether and the extent to which the building is assessed as a low fire risk;</u> • <u>any advice that may have been received from Fire and Emergency New Zealand.</u> 	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>the extent of compliance with any national standards for firefighting water supply;</u> • <u>the accessibility of the firefighting water connection point for fire service vehicles;</u> • <u>whether and the extent to which the building is assessed as a low fire risk;</u> • <u>any advice that may have been received from Fire and Emergency New Zealand.</u>
<p>38.10.12</p>	<p><u>Activities Sensitive to Aircraft Noise</u></p> <p><u>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.</u></p>	<p><u>NC</u></p>

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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
8.11.1	<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, storm water disposal, 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 	<p>RD</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, storm water disposal, 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

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	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non- compliance Status
	<ul style="list-style-type: none"> • Requirements for the provision of dedicated car parks; • Public access to, and the use of, open space 	<p>connections and networks to the Queenstown Town Centre Zone;</p> <ul style="list-style-type: none"> • Measures to encourage reduced use of car travel by employees and customers; and • Requirements for the provision of dedicated car parks; <p>Public access to, and the use of, open space</p>
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. 	<p>C</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.

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	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non- compliance Status
38.11.3	<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 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 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); 	<p>RD</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);

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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	<p>Harvesting and management of existing Forestry</p> <p>Control is reserved to 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; and • Effects of harvesting on risk from natural hazards; and • Landscape rehabilitation. 	<p>C</p> <p>Control is reserved to 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; and • Effects of harvesting on risk from natural hazards; and • Landscape rehabilitation.
38.11.5	<p>Parking within the Lower Terminal area of the Ben Lomond Sub Zone.</p> <p>Control is reserved to the following:</p> <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. 	<p>C</p> <p>Control is reserved to the following:</p> <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.

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	Table 38.3: Activities and Standards for Activities in the Ben Lomond Sub Zone	Activity or Non- compliance Status
38.11.6	Building within the Building Restriction Area: Bob's Peak Area Any building within the Building Restriction Area, excluding retaining walls.	PR
38.11.7	Building within the Gondola Corridor Area Any building within the Gondola Corridor Area excluding passenger lift systems.	NC
	Standards	Non-Compliance Status
38.11.78	Building Height The maximum height of buildings and structures as specified shall be: 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
38.11.89	Building Coverage The maximum building coverage within the Bob's Peak Area shall be 15%	D

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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.

Commented [CE56]: Cl 16(2)

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.

Table 38.5: Matters of Discretion for Activities in the Open Space and Recreation Zones	
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.
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

The following assessment matters apply to any discretionary or non-complying activity within an Open Space and Recreation Zone where the land involved is subject to one of the landscape classifications.

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>

Commented [CE57]: Cl 16(2)

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones

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:

a. Physical attributes:

- 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.

b. Visual attributes:

- 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.

c. Appreciation and cultural attributes:

- Whether the elements identified in (a) and (b) are shared and recognised;
- Cultural and spiritual values for Tangata whenua;
- Historical and heritage associations.

The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.

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.

38.15.1.2 Effects on visual amenity

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<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> <ol style="list-style-type: none"> the extent to which the proposed activity or development detracts from visual amenity values as viewed from public roads and other public places; 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; the proposal will be appropriately integrated, screened or hidden from view by elements that are in keeping with the character of the landscape; the proposed activity or development will not reduce the visual amenity values of the wider landscape (not just the immediate landscape); structures will not be located where they will break the line and form of any ridges, hills and slopes; <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> <ol style="list-style-type: none"> 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; 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; 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>38.15.2.2 Effects on visual amenity:</p>

Commented [CE58]: Cl 16(2)

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<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> <ol style="list-style-type: none"> the visual prominence of the proposed development from any public places will reduce visual amenity; the proposed development is likely to be visually prominent such that it detracts from private views; 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 <u>Character</u> Landscape from both public and private locations; 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; 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>38.15.2.3 Tangata Whenua, biodiversity and geological values:</p> <ol style="list-style-type: none"> 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>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> <ol style="list-style-type: none"> 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

Table 38.6: Landscape Assessment Matters for Discretionary and Non-Complying Activities in the Open Space and Recreation Zones	
	<p>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, or permanent tourist cabins, 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:

Ground Floor Area	<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>
Informal recreation	<u>Means a pastime, leisure, sport or exercise activity that occurs on an ad hoc basis or irregularly and contributes to a person's enjoyment and/or relaxation. Excludes Organised sport and recreation.</u>
Organised sport and recreation	<u>Activities that require physical effort and skills, are competitive, occur on a regular basis, have formal rules, referees and officials, and are organised within formal structures. The activity typically involves the following:</u> <ul style="list-style-type: none"> • <u>exclusive use of public open space during the course of the activity;</u> • <u>participants and spectators;</u> • <u>use of clubrooms, changing facilities;</u> • <u>training and practice sessions;</u> • <u>payment of money to conduct activity;</u> • <u>organised by a club, sporting body or group;</u> • <u>booking and recording system of scheduled hours per week of each sports filed by the owner or administrator of the sports field.</u>
Recreation facility	<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>
Visually Permeable	<u>In reference to a wall, gate, door or fence:</u> <u>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>

Commented [CE59]: 2618

Commented [CE60]: 2618

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.~~

Commented [CE61]: 2376, 2381, 2393, 2382, 2373, 2384

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>	<u>No minimum</u>

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> on 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 L _{Aeq} (15 min)	NC
			2000h to 0800h	40 dB L _{Aeq} (15 min) 75 dB L _A Fmax	NC

APPENDIX 2

UPDATED SUMMARY OF SUBMISSIONS

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

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 B Updated Summary of Submissions - 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 B Updated Summary of Submissions - 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
2405.4		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
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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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.	Accept in Part
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.	Accept in Part
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
2494.126	FS2778.30	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
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
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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

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 <u>iconic destination</u> 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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

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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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

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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

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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

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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

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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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

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

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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

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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

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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

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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 B Updated Summary of Submissions - 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

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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.

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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

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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

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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

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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
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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
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
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
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

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Original Submission No	Further Submission No	Agent	Submitter	Provision	Position	Submission Summary	Planner Recommendation
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 <u>and the provisions of this chapter</u> 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
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 <u>and the provisions of this chapter</u> 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</u>, <u>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

Appendix B Updated Summary of Submissions - Chapter 38 Open Space and Recreation

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